

CLERK'S OFFICE

APPROVED

Date: \_\_\_\_\_

5-3-05

Submitted by: Chairman of the Assembly  
At the request of the Mayor  
Prepared by: Port of Anchorage  
For reading: April 19, 2005

ANCHORAGE, ALASKA  
AO NO. 2005-65

1 AN ORDINANCE AUTHORIZING TRANSFER OF OWNERSHIP OF  
2 TRESTLE 3C, CONSTRUCTED AT THE PORT OF ANCHORAGE MUNICIPAL  
3 DOCK BY TOTEM OCEAN TRAILER EXPRESS, INC., TO THE MUNICIPALITY  
4 OF ANCHORAGE, AND AUTHORIZING THE MUNICIPALITY TO LEASE  
5 TRESTLE 3C TO TOTEM OCEAN TRAILER EXPRESS, INC.  
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8 WHEREAS, Totem Ocean Trailer Express, Inc. (TOTE) uses certain pier and related  
9 facilities owned by the Municipality of Anchorage (MOA) at the Port of Anchorage  
10 Municipal Dock (Municipal Dock) pursuant to a Preferential Use Agreement dated  
11 January 3, 1996, approved by the Federal Maritime Commission, amended April 23, 2002;  
12 and  
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14 WHEREAS, TOTE constructed Trestle 3C, at its own expense, to connect TOTE's  
15 Preferential Use Berthing Area and Transit Area D, including modifications and additions to  
16 the Municipal Dock and Transit Area D required for construction of Trestle 3C; and  
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18 WHEREAS, the MOA desires to recognize TOTE for its contribution of the  
19 Trestle 3C construction costs; and  
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21 WHEREAS, TOTE desires to transfer ownership of Trestle 3C to the MOA, and lease  
22 Trestle 3C from the MOA at a rate recognizing TOTE's contributions to  
23 Trestle 3C construction costs; and  
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25 WHEREAS, the MOA negotiated terms with TOTE for acquisition and lease of Trestle 3C;  
26 and  
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28 WHEREAS, Anchorage Municipal Code section 25.30.020 requires disposal of Municipal  
29 land shall be by ordinance only; now therefore,  
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31 THE ANCHORAGE ASSEMBLY ORDAINS:  
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33 **Section 1.** The Municipality of Anchorage is authorized to accept ownership of Trestle  
34 3C at the Port of Anchorage Municipal Dock from TOTE.  
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36 **Section 2.** The Municipality of Anchorage is authorized, after accepting ownership, to  
37 lease Trestle 3C to TOTE upon the terms and conditions summarized in the Assembly  
38 Memorandum submitted concurrently with this ordinance.  
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**Section 3.** This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 3<sup>rd</sup> day of  
May, 2005.

Anna J. Fairclough  
Chairman

ATTEST:

Barbara S. Branstetter  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- Utilities**

AO Number: 2005-65

Title: AN ORDINANCE AUTHORIZING TRANSFER OF OWNERSHIP OF TRESTLE 3C, CONSTRUCTED AT THE PORT OF ANCHORAGE MUNICIPAL DOCK BY TOTEM OCEAN TRAILER EXPRESS, INC., TO THE MUNICIPALITY OF ANCHORAGE, AND AUTHORIZING THE MUNICIPALITY TO LEASE TRESTLE 3C TO TOTEM OCEAN TRAILER EXPRESS, INC.

Sponsor: William J. Sheffield  
 Preparing Agency: Port of Anchorage  
 Others Impacted: None

<b>CHANGES IN REVENUES AND EXPENSES:</b>		<b>(In Thousands of Dollars)</b>				
	<b>FY05</b>	<b>FY06</b>	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>	
<b>Operating Revenues:</b>						
9568 Trestle Lease/Rentals	\$ 18.0	\$ 18.0	\$ 18.0	\$ 18.0	\$ 18.0	\$ 18.0
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 18.0</b>	<b>\$ 18.0</b>	<b>\$ 18.0</b>	<b>\$ 18.0</b>	<b>\$ 18.0</b>	<b>\$ 18.0</b>
<b>Operating Expenses:</b>						
Monitoring & Maint. Rectifiers	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0
Annual Protective Paint Touch-up		\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0	\$ 2.0
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 2.0</b>	<b>\$ 4.0</b>	<b>\$ 4.0</b>	<b>\$ 4.0</b>	<b>\$ 4.0</b>	<b>\$ 4.0</b>
<b>Non-Operating Revenues:</b>						
<b>TOTAL NON-OPERATING REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Non-Operating Expenses:</b>						
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>NET INCOME (REGULATED)</b>	<b>\$ 16.0</b>	<b>\$ 14.0</b>	<b>\$ 14.0</b>	<b>\$ 14.0</b>	<b>\$ 14.0</b>	<b>\$ 14.0</b>
<b>POSITIONS: FT/PT and Temp</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**PUBLIC SECTOR ECONOMIC EFFECTS:**

This lease for the new Trestle 3C at the Port of Anchorage to Totem Ocean Trailer Express, Inc provides the Port of Anchorage with new rental revenue of \$18,000 per year for twenty years and recognize TOTE's contribution of an estimated \$1.75 - \$2.0 million to build the trestle at its own expense, to the Municipality of Anchorage, Port of Anchorage.

**SUMMARY OF ECONOMIC EFFECTS**

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Totem Ocean Trailer Express (TOTE), Inc. is the only private sector entity impacted by the Trestle 3C Lease.

Prepared by: Edward Leon, Director of Finance & Admin.  
 Validated by OMB: \_\_\_\_\_  
 Approved by: William J. Sheffield, Port Director

Telephone: 343-6204  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_