

Submitted by: Chairman of the Assembly at  
the Request of the AWWU  
Board  
Prepared by: Anchorage Water &  
Wastewater Utility  
For reading: November 21, 2006

**CLERK'S OFFICE**

**APPROVED**

Date: 12-12-06 ANCHORAGE, ALASKA  
AO No. 2006-158

**AN ORDINANCE AUTHORIZING A LEASE BETWEEN THE MUNICIPALITY AND  
COOK INLET HOUSING DEVELOPMENT CORPORATION D/B/A MARY  
CONRAD CENTER OF GROUND SPACE FOR OVERFLOW PARKING ON  
MUNICIPAL PROPERTY LEGALLY DESCRIBED AS LOT 9, SECTION 7, T13N,  
R2W S.M. ALASKA (ANCHORAGE RECORDING DISTRICT), SOUTH OF THE  
MUNICIPALITY'S SHIP CREEK WATER TREATMENT FACILITY SITE**

WHEREAS, the Municipality of Anchorage owns property described as Seward Meridian, T13N, R2W, Section 7, Lot 9, on which is located the Ship Creek Water Treatment Facility and appurtenances in Anchorage, Alaska. Land management authority is designated to the Anchorage Water & Wastewater Utility (AWWU); and

WHEREAS, the Cook Inlet Housing Development Corporation D/B/A Mary Conrad Center (hereafter Mary Conrad Center) desires use of the site, specifically and particularly a portion of Lot 9 for a parking area to accommodate overflow parking at the Mary Conrad Center. The overflow parking area is north of and abutting the south property line of Lot 9, occupying approximately 27,000 square feet, and generally described as the south 90 feet of the west 300 feet of the east 700 feet, and as generally depicted on illustration A below;

WHEREAS, since December 1996, the Municipality has entered into two consecutive five-year revocable (use) permits with Mary Conrad Center to permit the overflow parking area. Renewal of these privileges is requested as a lease agreement, in accordance with Anchorage Municipal Code Title 25;

WHEREAS, lease of this location, which is passively used by the Municipality, has generated and will continue to generate annual revenue for such use;

WHEREAS, AMC section 25.30.020 states that disposal of Municipal land or interest therein shall be by ordinance only; and

WHEREAS, AMC section 25.30.040 states that, notwithstanding exceptions, all disposals of municipal land shall be for fair market value of the interest disposed of, and the municipality may accept in exchange for municipal land any consideration of sufficient value not prohibited by law;

WHEREAS, at its November 1, 2006 meeting, the AWWU Authority Board supported Mary Conrad Center's request for lease privileges within Municipal/AWWU property; now therefore,

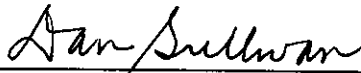
1  
2 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
3

4 **Section 1.** The Municipality is authorized to lease ground space on a portion of  
5 Seward Meridian, T13N, R2W Section 7, Lot 9 to the Mary Conrad Center upon the  
6 terms and conditions summarized in the Assembly Memorandum submitted to the  
7 Assembly with this ordinance.  
8

9 **Section 2.** The lease shall not exceed five years. The annual lease payment for  
10 each of the five years shall be \$1,591.00.  
11

12 **Section 3.** This ordinance shall take effect immediately upon passage and approval  
13 by the Anchorage Municipal Assembly.  
14

15 PASSED AND APPROVED by the Anchorage Municipal Assembly this 12<sup>th</sup> day  
16 of December, 2006.  
17

18   
19 \_\_\_\_\_  
20 Chair  
21

22 ATTEST:

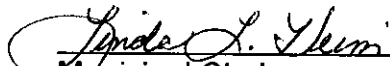
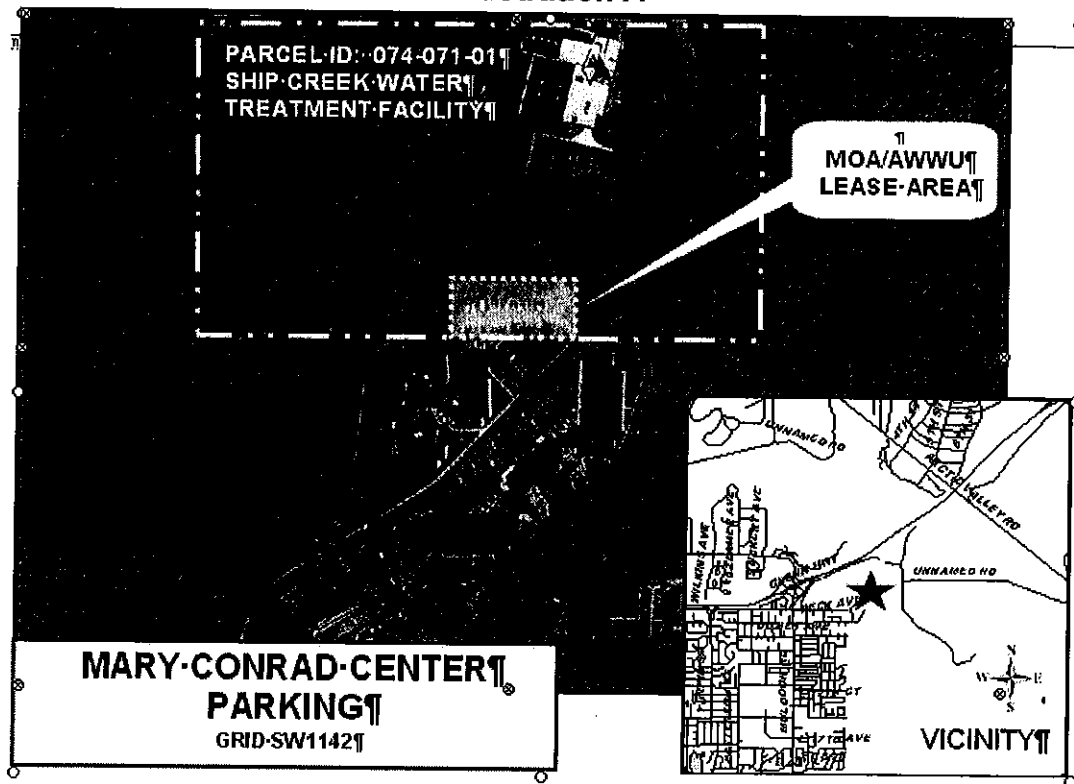
23   
24 \_\_\_\_\_  
25 Municipal Clerk  
Deputy

Illustration A



**Municipality of Anchorage**  
Summary of Economic Effects - Utilities

**AO 2006-158**      **Title:** An Ordinance Authorizing a Lease Between the Municipality and Cook Inlet Housing Development Corporation d/b/a Mary Conrad Center of Ground Space for Overflow Parking on Municipal Property Legally Described as Lot 9, Section 7, T13N, R2W S.M. Alaska (Anchorage Recording District), South of the Municipality's Ship Creek Water Treatment Facility Site

Sponsor: **Mark Premo, General Manager**

Preparing Agency:	Anchorage Water & Wastewater Utility	Others Affected:	None
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### CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

<b>Operating Revenues:</b>	<b>FY</b>	<b>FY</b>	<b>FY</b>	<b>FY</b>	<b>FY</b>
<b>Total Operating Revenues:</b>					
<b>Operating Expenses:</b>					
<b>Total Operating Expenses:</b>					
<b>Non-Operating Revenues:</b>					
<b>Total Non-Operating Revenues:</b>					
<b>Non-Operating Expenses</b>					
<b>Total Non-Operating Expenses:</b>					
<b>NET INCOME (Regulated)</b>					
<b>Positions: FT/PT/TEMP</b>					

Impact on General Government: ~~YES~~ **NO** (If yes, attach SEE for General Government agency impacted.)

Public Sector Economic Effects: Exemption of \$30,000 limit: Effects are less than \$30,000 in this year and any of the next four years

Private Sector Economic Effects: Exemption of \$30,000 limit: Effects are less than \$30,000 in this year and any of the next four years

If further explanation is necessary, a separate page may be attached.

Prepared By: Don Keefer, Planning Supervisor 564-2717  
(Name, Title) Telephone:

Validated by OMB: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Director, Preparing Agency)

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 841-2006

Meeting Date: November 21, 2006

1       **From:** Anchorage Water & Wastewater Utility Board of Directors

2  
3       **Subject:** **An Ordinance Authorizing a Lease Between the Municipality and Cook Inlet**  
4                   **Housing Development Corporation d/b/a Mary Conrad Center of Ground Space**  
5                   **for Overflow Parking on Municipal Property Legally Described as Lot 9, Section**  
6                   **7, T13N, R2W S.M. Alaska (Anchorage Recording District), South of the**  
7                   **Municipality's Ship Creek Water Treatment Facility Site**  
8

9       Mary Conrad Center seeks permission to lease ground space at Lot 9, Section 7, T13N, R2W S.M.  
10       Alaska for overflow parking at the Center. Lot 9 is a Municipal property under the management  
11       authority of AWWU. The attached ordinance seeks authorization for the Municipality d/b/a Anchorage  
12       Water & Wastewater Utility (AWWU) to enter into a lease agreement with Mary Conrad Center for  
13       ground space for overflow parking.  
14

15       Award of this lease will provide the Mary Conrad Center continued use of approximately 27,000  
16       square feet of leased ground space on Municipal property south of the AWWU Ship Creek Water  
17       Treatment Facility, property under AWWU's management authority. Since 1996, this space and use  
18       has been authorized by revocable use permit.  
19

20       The lease will not exceed five years. The annual lease payment for each of the five years shall be  
21       \$1,591.00. Award of this proprietary lease will extend lease privileges from January 01, 2007 to  
22       December 31, 2011, at which time the lease will once again be subject to renewal and Assembly  
23       approval. At that time, the Municipality and Mary Conrad Center may negotiate an increase or  
24       decrease to lease rates taking market trends into consideration.  
25

26       AWWU supports this lease request. The AWWU Board endorsed this lease opportunity at its regular  
27       meeting of November 1, 2006.  
28

29       **PURSUANT TO AMC 31.10.030.D, THE AWWU BOARD RECOMMENDS APPROVAL OF AN**  
30       **ORDINANCE AUTHORIZING LEASE OF GROUND SPACE TO MARY CONRAD CENTER FOR**  
31       **OVERFLOW PARKING ON A PORTION OF LOT 9, SECTION 7, T13N, R2W S.M. ALASKA.**  
32

33       Prepared by: Mark Premo, P.E., General Manager, AWWU  
34       Concur: Robin Ward, Executive Director, Heritage Land Bank  
35       Respectfully submitted: Calvin E. West, Chair, AWWU Board

**Content Information****Content ID :** 004533**Type:** Ordinance - AOAUTHORIZING A LEASE BETWEEN THE MUNICIPALITY AND COOK  
INLET HOUSING DEVELOPMENT CORPORATION D/B/A MARY**Title:** CONRAD CENTER OF GROUND SPACE FOR OVERFLOW PARKING  
ON MUNICIPAL PROPERTY LEGALLY DESCRIBED AS LOT 9,  
SECTION 7, T13N, R2W S.M. ALASKA**Author:** gibsonam**Initiating Dept:** AWWU**Review Depts:** AWWU, HLB, Legal**Date Prepared:** 11/2/06 12:53 PM**Director Name:** Mark Premo**Assembly****Meeting Date** 11/21/06**MM/DD/YY:****Public Hearing****Date** 12/12/06**MM/DD/YY:**

M.O.A.

2006 NOV 14 PM 3:19

CLEAN'S OFFICE

**Workflow History**

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
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AllOrdinanceWorkflow	11/2/06 1:58 PM	Reject	premomc	Public	004533
AllOrdinanceWorkflow	11/2/06 2:07 PM	Checkin	gibsonam	Public	004533
AWWU_SubWorkflow	11/2/06 2:27 PM	Approve	premomc	Public	004533
HLB_SubWorkflow	11/14/06 12:46 PM	Approve	wardre	Public	004533
Legal_SubWorkflow	11/14/06 2:55 PM	Approve	fehlenrl	Public	004533