

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Department of Economic &  
Community Development  
For Reading: January 30, 2007

**CLERK'S OFFICE**

**APPROVED**

Date: 6-26-07 ANCHORAGE, ALASKA  
AO 2007- 27

**AN ORDINANCE APPROVING A NON-EXCLUSIVE LONG-TERM LEASE OF  
THE SECTION 16 WILLIAM CLARK CHAMBERLAIN EQUESTRIAN  
CENTER AT RUTH ARCAND PARK TO RAINBOW CONNECTION  
THERAPEUTIC HORSEBACK RIDING PROGRAM AND THE ANCHORAGE  
HORSE COUNCIL, INC.**

WHEREAS, the Anchorage Horse Council, Inc. (AHC), a non-profit corporation, manages the Section 16 Equestrian Center (Center), also known as the William Clark Chamberlain Equestrian Center, located in a portion of Ruth Arcand Park, under a management agreement administered by the Department of Parks and Recreation since 1985; and

WHEREAS, the Rainbow Connection Therapeutic Horseback Riding Program (Rainbow), a non-profit organization, is in need of a permanent, handicapped accessible facility in order to continue to serve people in Anchorage who live with disabilities; and

WHEREAS, Ruth Arcand Park and the William C. Chamberlain Equestrian Center already serve the community as an equestrian recreation area; and

WHEREAS, AHC and Rainbow have joined forces to jointly request a non-exclusive, long term lease at Ruth Arcand Park, giving both entities the opportunity to raise and invest private funds in order to design handicapped accessible facilities and other improvements for the benefit of the Municipality and the public; and

WHEREAS, in an effort to benefit Alaskans with physical disabilities and aide further development and enhancement of the Center facilities for a public purpose beneficial to the Municipality and the public.

WHEREAS, in consideration of AHC's facility management and the desire to allow the AHC to operate in partnership with Rainbow, the municipality proposes to lease the Center to AHC and Rainbow for a term not to exceed 20 years, plus two 10-year renewal options, at less than fair market value; and

WHEREAS, the Center consists of approximately 334.57 acres in Ruth Arcand Park, Tract D, Section 16 Subdivision, Plat No. 86-824; and

WHEREAS, pursuant to Anchorage Ordinance 90-71(S), Ruth Arcand Park is dedicated to park and recreational uses, and the lease of dedicated municipal park land must be

approved by the voters of the Municipality of Anchorage pursuant to Anchorage Municipal Charter §10.02(8) and Anchorage Municipal Code section 25.30.020;

WHEREAS, a companion ordinance, Anchorage Ordinance 2007-26, contains a ballot proposition to the voters, as required by Anchorage Municipal Charter §10.02(8) and Anchorage Municipal Code section 25.30.020, subject to approval of the non-exclusive, long-term lease described herein; now therefore,

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

**Section 1.** The Assembly hereby approves a non-exclusive, long-term lease between the Municipality and the Rainbow Connection Therapeutic Riding Program and Anchorage Horse Council for the Section 16 Equestrian Center, also known as the William Clark Chamberlin Equestrian Center, consisting of approximately 334.57 acres located in Ruth Arcand Park, more particularly described as Tract D, Section 16 Subdivision, according to Plat 86-724, located within the Anchorage Recording District, Third Judicial District, State of Alaska. The essential terms and conditions of the lease are summarized in the Assembly Memorandum submitted with this ordinance.


**Section 2.** The Assembly specifically finds the disposal of municipal land by non-exclusive, long-term lease at less than fair market value to the Rainbow Connection and Anchorage Horse Council, two non-profit corporations, allows the use of the land for a public purpose beneficial to the Municipality, as required by Anchorage Municipal Code section 25.30.040.

**Section 3.** This ordinance shall take effect immediately upon passage and approval, subject to approval of ballot proposition contained in the companion ordinance referenced above.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 26<sup>th</sup> day of June, 2007.

  
Chair

ATTEST:

  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2007- 27

Title: AN ORDINANCE APPROVING A NON-EXCLUSIVE LONG-TERM LEASE OF THE WII  
C. CHAMBERLAIN EQUESTRIAN CENTER AT RUTH ARCAND PARK TO RAINBOW  
CONNECTION THERAPEUTIC HORSEBACK RIDING PROGRAM AND THE ANCHOR  
HORSE COUNCIL, INC., A 501(c)(3) NON-PROFIT CORPORATION

Sponsor:

Preparing Agency: OECD

Others Impacted: Parks & Recreation

---

**CHANGES IN EXPENDITURES AND REVENUES:**

(In Thousands of Dollars)

	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					
<b>PUBLIC SECTOR ECONOMIC EFFECTS:</b>					

This ordinance will have no public economic effect.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

This ordinance will have no economic effect on the private sector.

MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM

No. AM 90-2007

Meeting Date: January 30, 2007

**From: MAYOR**

**Subject: AN ORDINANCE APPROVING A NON-EXCLUSIVE LONG-TERM  
LEASE OF THE SECTION 16 WILLIAM CLARK CHAMBERLAIN  
EQUESTRIAN CENTER AT RUTH ARCAND PARK TO RAINBOW  
CONNECTION THERAPEUTIC HORSEBACK RIDING PROGRAM  
AND THE ANCHORAGE HORSE COUNCIL, INC.**

The Anchorage Horse Council, Inc., a non-profit corporation, manages the Section 16 Equestrian Center (Center), also known as the William Clark Chamberlin Equestrian Center, located in a portion of Ruth Arcand Park, under a management agreement administered by the Department of Parks and Recreation since 1985. The Center serves the community as an equestrian recreation area.

The Rainbow Connection (Rainbow), a Therapeutic Horseback Riding Program, needs a permanent, handicapped accessible facility in order to continue to serve people in Anchorage who live with disabilities. Rainbow has struggled for years seeking private barn owners to host their program but the program is at risk each time a barn and/or indoor riding stable is sold or circumstances change. However, the population served by Rainbow Connection remains and the waiting list grows each year as individuals wait to take part in the program.

The Anchorage Horse Council and Rainbow Connection have joined forces in an effort to obtain a non-exclusive, long term lease at Ruth Arcand Park, providing each entity with the opportunity to raise and invest private funds for designing handicapped accessible facilities and other improvements at the Center, and for the benefit of the Municipality and the public. These facilities and improvements benefit Alaskans with physical disabilities and aide further development and enhancement of the Center facilities.

The Anchorage Horse Council and Rainbow Connection agree to operate the Center in partnership by proposing a non-exclusive, long term lease of the Center, for a term not to exceed 20 years, plus two additional 10 year renewal options, at less than fair market value. The land included in the lease consists of approximately 334.57 acres in Ruth Arcand Park, Tract D, Section 16 Subdivision, Plat No. 86-824. Pursuant to Anchorage Ordinance 90-71(S), Ruth Arcand Park is dedicated to park and recreational uses, and a lease of municipal park land requires approval by the voters under Anchorage Municipal Charter §10.02(8) and Anchorage Municipal Code section 25.30.020. The following information applies to the proposed lease:

**Legal**

**Description:** The municipal park land is located in Ruth Arcand Park, described more specifically as the Section 16 Equestrian Center, also known as William Clark Chamberlin Equestrian Center, Tract D, Section 16 Subdivision, according to Plat 86-724, Anchorage Recording District, Third Judicial District at Anchorage, Alaska.

**Lease Term:** The initial term of the lease is twenty (20) years. In addition, there are two (2) additional ten (10) year optional renewal periods, upon mutual consent of the parties, pursuant to then-existing Anchorage Municipal Code requirements, and subject to Assembly approval.

A companion ordinance, Anchorage Ordinance 2007-26, seeks Assembly approval of a ballot proposition for voter approval of the lease of municipal park land.

Upon approval by the voters of the ballot proposition, the Administration requests authority to execute a long-term, non-exclusive lease with Rainbow Connection Therapeutic Horseback Riding Program and the Anchorage Horse Council, Inc., non-profit corporations, containing the terms and conditions described above, and authority to negotiate other terms and conditions as reasonably necessary for the protection and benefit of the Municipality.

**THE ADMINISTRATION RECOMMENDS APPROVAL AN ORDINANCE APPROVING A NON-EXCLUSIVE LONG-TERM LEASE OF THE SECTION 16 WILLIAM CLARK CHAMBERLAIN EQUESTRIAN CENTER AT RUTH ARCAND PARK TO RAINBOW CONNECTION THERAPEUTIC HORSEBACK RIDING PROGRAM AND THE ANCHORAGE HORSE COUNCIL, INC.**

Prepared by: Schawna M. Thoma, Deputy Director  
Office of Economic & Community Development  
Approved by: Jeff Dillon, Parks and Recreation Director  
Concur: Mary Jane Michael, Executive Director  
Office of Economic & Community Development  
Concur: James N. Reeves, Municipal Attorney  
Concur: Denis C. LeBlanc, Municipal Manager  
Respectfully submitted: Mark Begich, Mayor

G:\mat\open matters\Economic & Community Development\Horse Council - rev AM for lease.DOC

**Content Information**

**Content ID :** 004754

**Type:** Ordinance - AO

APPROVING A LONG-TERM LEASE OF THE WILLIAM C.

**Title:** CHAMBERLAIN EQUESTRIAN CENTER TO RAINBOW CONNECTION AND THE ANCHORAGE HORSE COUNCIL, INC.,

**Author:** thomasm

**Initiating Dept:** ECD

APPROVING A LONG-TERM LEASE OF THE WILLIAM C.

**Description:** CHAMBERLAIN EQUESTRIAN CENTER TO RAINBOW CONNECTION AND THE ANCHORAGE HORSE COUNCIL, INC.,

**Keywords:** Ruth Arcand Park Horse Council

**Date Prepared:** 1/19/07 12:07 PM

**Director Name:** Mary Jane Michael

**Assembly Meeting**  
**Date MM/DD/YY:** 1/30/07

**Public Hearing**  
**Date MM/DD/YY:** 2/13/07

M.O.A.  
 2007 JAN 19 PM 2:49  
 CLEMENS OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	1/19/07 12:10 PM	Checkin	thomasm	Public	004754
ECD_SubWorkflow	1/19/07 12:11 PM	Approve	thomasm	Public	004754
OMB_SubWorkflow	1/19/07 12:15 PM	Approve	mitsonjl	Public	004754
Legal_SubWorkflow	1/19/07 12:18 PM	Approve	fehlenrl	Public	004754
MuniManager_SubWorkflow	1/19/07 12:24 PM	Approve	leblancdc	Public	004754
MuniMgrCoord_SubWorkflow	1/19/07 12:46 PM	Approve	abbottmk	Public	004754