

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank, Division of
Real Estate Services
For Reading: April 10, 2007

CLERK'S OFFICE

APPROVED

Date: 5-1-07 ANCHORAGE, ALASKA
AO No. 2007- 64

1 AN ORDINANCE AUTHORIZING A LEASE WITH GCI COMMUNICATION
2 CORPORATION (GCI), AN ALASKA CORPORATION, FOR CONSTRUCTION AND
3 USE OF TELECOMMUNICATIONS FACILITIES ON A PORTION OF LOT 38B,
4 AUDACIOUS SUBDIVISION, IN EAGLE RIVER, ALASKA.

5
6 **WHEREAS**, the Municipality of Anchorage owns a 1.77 acre± parcel described as Lot 38B,
7 Audacious Subdivision, in Eagle River, Alaska; and

8
9 **WHEREAS**, GCI Communication Corporation (GCI), an Alaska corporation, requests a
10 ten-year lease with the Municipality for a portion of Lot 38B in order to construct, maintain
11 and operate telecommunication and interconnected facilities; and

12
13 **WHEREAS**, the Municipality prepared a ten-year Telecommunication Lease, including two
14 five-year renewal options, with GCI for construction and operation of facilities on Lot 38B;
15 and

16
17 **WHEREAS**, notwithstanding Anchorage Municipal Code section 25.30.050C., GCI shall
18 make graduated annual lease payments to the Municipality of Anchorage for the term of the
19 lease as described in the accompanying Assembly Memorandum; and

20
21 **WHEREAS**, GCI shall be responsible for any and all utilities, taxes, assessments and
22 applicable costs and fees during the lease term; now, therefore,

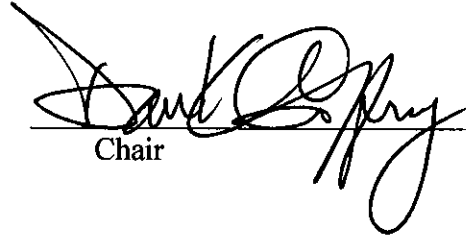
23
24 THE ANCHORAGE ASSEMBLY ORDAINS:

25
26 **Section 1.** A telecommunications lease with GCI for construction and operation of
27 telecommunications facilities on Lot 38B, Audacious Subdivision, Eagle River, Alaska,
28 pursuant to the terms and conditions set out in the Assembly Memorandum, is hereby approved.

29
30 **Section 2.** The Municipality is authorized to negotiate such additional terms and conditions
31 as it deems appropriate.

32
33 **Section 3.** This ordinance is effective immediately upon passage and approval.
34

PASSED AND APPROVED by the Anchorage Assembly this 1st day of May,
2007.


Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2007- 64 Title: AN ORDINANCE AUTHORIZING A LEASE WITH GCI
 COMMUNICATION CORPORATION (GCI), AN ALASKA
 CORPORATION, FOR CONSTRUCTION AND USE OF
 TELECOMMUNICATIONS FACILITIES ON A PORTION OF LOT 38B,
 AUDACIOUS SUBDIVISION, IN EAGLE RIVER, ALASKA

Sponsor: Real Estate Services
Preparing Agency: HLB
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY07	FY08	FY09	FY10	FY11
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COSTS:	0	0	0	0	0
6000 IGCs	0	0	0	0	0
FUNCTION COST:	0	0	0	0	0
REVENUES:	15.8*	8.2	8.5	8.7	9
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

Lease revenue will go to AFD (Fund 131).

*2007 revenue reflects first year's payment upon signing of lease plus payment for second year of lease on December 1, 2007.

PRIVATE SECTOR ECONOMIC EFFECTS:

Construction of telecommunications facilities will supply optional telephone, cable TV and internet services to the Eagle River area.

Prepared by: **Tammy R. Oswald**
 Acting Director, Heritage Land Bank and Real Estate Services

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 247 -2007

Meeting Date: April 10, 2007

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE AUTHORIZING A LEASE WITH GCI
4 COMMUNICATION CORPORATION (GCI), AN ALASKA
5 CORPORATION, FOR CONSTRUCTION AND USE OF
6 TELECOMMUNICATIONS FACILITIES ON A PORTION OF
7 LOT 38B, AUDACIOUS SUBDIVISION, IN EAGLE RIVER,
8 ALASKA.
9

10 This ordinance authorizes a ten-year lease between the Municipality of Anchorage
11 (MOA) and GCI Communication Corporation (GCI), for a 1,891-square foot portion of
12 municipally-owned property located adjacent to Fire Station #11 in Eagle River, Alaska.
13 The parcel is approximately 1.77 acres in size, zoned PLI (Public Lands and Institutions),
14 and under management authority of the Anchorage Fire Department.
15

16 Terms of this lease conform to the requirements as set forth in Anchorage Municipal
17 Code section 25.30.050. The purpose of the lease is to facilitate the construction,
18 maintenance and operation of telecommunication facilities and interconnected facilities
19 on Lot 38B, Audacious Subdivision, under the jurisdiction of the Regulatory Commission
20 of Alaska and the Federal Communications Commission. The materials terms and
21 conditions are set out below:
22

23 Lessee: GCI Communication Corporation

24 Term: Ten (10) years, with two (2) five-year renewal periods, subject to
25 mutual consent of both parties.

26 Initial Lease Term

27 Annual Payments: First payment of Seven Thousand, Eight Hundred Dollars (\$7,800)
28 due upon signing of the lease;

29 Subsequent annual payments, due on December 1st of each year, as
30 follows:

31 Year 2: \$8,034

32 Year 3: \$8,275

33 Year 4: \$8,523

34 Year 5: \$8,779

35 Year 6: \$9,042

36 Year 7: \$9,314

37 Year 8: \$9,593

38 Year 9: \$9,881; and

39 Year 10: \$10,177.

Additional terms: GCI shall be responsible for any and all utilities, taxes, assessments, license fees and other charges.

Termination: At the expiration or earlier termination of the lease, Lessee shall remove all Lessee facilities from the premises at Lessee's sole cost.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING A LEASE WITH GCI COMMUNICATION CORPORATION (GCI), AN ALASKA CORPORATION, FOR CONSTRUCTION AND USE OF TELECOMMUNICATIONS FACILITIES ON A PORTION OF LOT 38B, AUDACIOUS SUBDIVISION, IN EAGLE RIVER, ALASKA.

Prepared by: Heritage Land Bank, Division of Real Estate Services

Approved by: Tammy R. Oswald, Acting Director

Heritage Land Bank

Concur: Mary Jane Michael, Executive Director

Office of Economic and Community Development

Concur: James N. Reeves, Municipal Attorney

Concur: Denis C. Leblanc, Municipal Manager

Respectfully submitted, Mark Begich, Mayor

Content Information**Content ID :** 004884**Type:** Ordinance-InvolvingFunds - AO**Title:** Lease with GCI for Telecommunications Facility in Eagle River**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Authorization of a lease with GCI for construction and use of telecom facility in Eagle River**Keywords:** GCI telecommunications facility Eagle River**Date Prepared:** 3/8/07 5:24 PM**Assembly Meeting Date :** 4/10/07**Public Hearing Date:** 5/1/07**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllFundOrdinanceWorkflow	3/8/07 5:26 PM	Checkin	vanhornlr	Public	004884
HLB_SubWorkflow	3/9/07 7:58 AM	Approve	oswaldtr	Public	004884
ECD_SubWorkflow	3/9/07 10:09 AM	Approve	thomasm	Public	004884
OMB_SubWorkflow	3/15/07 10:36 AM	Approve	mitsonjl	Public	004884
CFO_SubWorkflow	3/15/07 5:36 PM	Approve	sinzje	Public	004884
Legal_SubWorkflow	3/19/07 12:17 PM	Approve	fehlenrl	Public	004884
MuniManager_SubWorkflow	3/30/07 9:48 AM	Approve	leblancdc	Public	004884
MuniMgrCoord_SubWorkflow	3/30/07 11:23 AM	Approve	abbottmk	Public	004884

M.O.A.
 2007 MAR 30 PM 1:00
 CLEM'S OFFICE