

Submitted by: MAYOR BEGICH, ASSEMBLY MEMBER STARR,
Vice CHAIR OSSIANDER, ASSEMBLY MEMBER
TESCHE

Prepared by: Assembly Counsel
For reading: June 12, 2007

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 6-26-07

ANCHORAGE, ALASKA
AO NO. 2007-89

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AUTHORIZING**
2 **THE MUNICIPALITY OF ANCHORAGE TO CO-LOCATE THE EAGLE RIVER**
3 **LIBRARY WITH OTHER MUNICIPAL OFFICES AND SERVICES IN EAGLE RIVER**
4 **AND PROVIDING FOR WAIVER OF ANCHORAGE MUNICIPAL CODE 25.10.030B.7,**
5 **RELATING TO SEALED COMPETITIVE SOLICITATION, FOR LEASE OF SPACE IN**
6 **THE VALLEY RIVER CENTER.**

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9 WHEREAS, the library, social and local utility services, police substation, Emergency
10 Operations Center, Parks and Recreation, and other municipal offices in Eagle River
11 occupy leased space at various locations; and

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13 WHEREAS, by ordinance No. 2003-74, the Anchorage Municipal Assembly adopted the
14 Eagle River Central District Revitalization Plan as an element of the Comprehensive
15 Plan under chapter 21.05; and

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17 WHEREAS, the urban design component of the adopted plan identifies the town core
18 area of the central business district as the "Town Center of Eagle River" and
19 recommends co-location of the various municipal functions in Eagle River within a
20 single multi-functional facility to anchor this town center core area; and

21
22 WHEREAS, the library lease will expire in September 2007; and

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24 WHEREAS, the Chugiak-Eagle River Chamber of Commerce strongly endorses the
25 Valley River Center as its preferred site and anchor facility for municipal services in the
26 designated town center core area; and

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28 WHEREAS, the Valley River Center offers proximity to the transit center, Commons
29 Park, outdoor pavilion and winter ice rink, mixed-use retail businesses such as cinema,
30 grocery store, bowling alley, eateries, and has existing walkways, all of which make it an
31 excellent choice under the urban design criteria in the approved revitalization plan for
32 the co-location of municipal and public services, including the library; and

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34 WHEREAS, although vacant since 2000, the Valley River Center has not been available
35 for lease to the municipality; and

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37 WHEREAS, in recognition of the need to act timely, Assembly Resolution 2007-141
38 supports immediate efforts to negotiate for lease of space to the municipality in the
39 Valley River Center, the lease to be subject to Assembly approval and waiver of
40 25.10.030B.7,
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THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The provisions of AMC 25.10.030B.7 are hereby waived for the co-location of the Eagle River library and other municipal offices and services in leased space in the Valley River Center. This waiver is conditioned upon the successful negotiation of lease terms to include a purchase option, or right of first refusal, or both, under which the Municipality will receive an equitable credit for the value of any tenant improvements provided for or paid by the Municipality during the lease.

Section 2. The present library lease expires September 2007. Assembly action on the new lease shall be scheduled no later than the end of July 2007.

Section 3. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 26th day of June, 2007.

Chair

ATTEST:

Sally S. Bement
Municipal Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2007-89

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AUTHORIZING THE MOA TO CO-LOCATE THE EAGLE RIVER LIBRARY WITH OTHER MUNICIPAL OFFICES ...	DATE PREPARED 6/4/07
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Dan Coffey, Assembly Chair
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Assembly Counsel, Julia Tucker	HIS/HER PHONE NUMBER 343-4419
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Anchorage Parks & Recreation	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Office of Economic & Community Development	
	Solid Waste Services	
	Public Transportation	
	Anchorage Water & Wastewater Utility	
	Executive Manager	
	Planning Department	
	Chief Fiscal Officer	
	Heritage Land Bank	
	Information Technology Department	
	Project Management & Engineering	
	Purchasing	
	Other	
5	Special Instructions/Comments	
	Consent Agenda- Introduction	
6	ASSEMBLY HEARING DATE REQUESTED 6/12/07	7 PUBLIC HEARING DATE REQUESTED 6/26/07

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 M.O.A.
 CLERK'S OFFICE