ANCHORAGE, ALASKA
AO 2007-26(S)


WHEREAS, Anchorage Horse Council, Inc. (AHC) (Council), a non-profit corporation, manages the Section Sixteen Equestrian Center, also known as the William C. Chamberlain Equestrian Center (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, Rainbow Connection Therapeutic Riding Program (Rainbow), a non-profit organization, provides therapeutic horseback riding to children and adults of every age, race and income level with a wide range of disabilities since 1974; and

WHEREAS, Rainbow is a nationally accredited therapeutic riding program with a waiting list of individuals wanting to participate; and

WHEREAS, the Rainbow needs a permanent, handicapped accessible facility in a central public location; and

WHEREAS, at the request of Council and Rainbow, and in consideration of the Council’s continued management and operation, the municipality proposes a non-exclusive lease of the Center to Rainbow and AHC for a term not to exceed 20 years, plus two 10-year renewal options, for less than fair market value, to provide a continuing program for Alaskans with physical disabilities and facilitate further development and enhancement of Center facilities, a purpose beneficial to the Municipality and the public; and

WHEREAS, the Center includes approximately 334.57 acres in Ruth Arcand Park, at Tract D, Section Sixteen Subdivision, Plat No. 86-124; and

WHEREAS, pursuant to Anchorage Ordinance 90-71(S), Ruth Arcand Park is dedicated to park and recreational uses, requiring any lease to be approved by the voters pursuant to Anchorage Municipal Charter §10.02(8) and Anchorage Municipal Code Section 25.30.020; and
WHEREAS, a companion ordinance, AO 2007-27, authorizing a long-term, non-exclusive lease of
dedicated park land known as the Section Sixteen William C. Chamberlain Equestrian Center to
AHC and Rainbow, both non-profit corporations, at less than fair market value, as permitted by
Anchorage Municipal Code section 25.30.040B. is pending, and must be approved by the
Assembly prior to placing this ballot proposition before the voters; now therefore,

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

Section 1. Submission of this ballot proposition to the voters is subject to the adoption of
AO 2007-27, approving a long-term, non-exclusive lease of the Section Sixteen William C.
Chamberlain Equestrian Center by Anchorage Horse Council, Inc. and Rainbow Connection, Inc.,
two non-profit corporations.

Section 2 (1). Pursuant to Anchorage Municipal Charter §10.02, at the regular Municipal election
April 3, 2007, a ballot proposition in substantially the following form shall be submitted to the
qualified voters of the Municipality of Anchorage:

Proposition

APPROVING A LONG-TERM, NON EXCLUSIVE LEASE OF
THE WILLIAM C. CHAMBERLIN EQUESTRIAN CENTER AT
IN RUTH ARCAND PARK, TRACT D CONTAINING 334.57
ACRES OF DEDICATED MUNICIPAL PARK LAND, WITH
THE RAINBOW CONNECTION THERAPEUTIC HORSEBACK
RIDING PROGRAM AND ANCHORAGE HORSE COUNCIL,
TWO NON-PROFIT CORPORATIONS, FOR THE PURPOSE OF
OPERATING, UPGRADING AND MAINTAINING PUBLIC
EQUESTRIAN FACILITIES AND PROVIDING THERAPEUTIC
HORSEBACK RIDING FACILITIES AND PROGRAMS FOR
PEOPLE WITH DISABILITIES.

Shall the Municipality of Anchorage enter into a long-term, non-exclusive
lease of the William Clark Chamberlain Equestrian Center at in Ruth
Arcand Park, Tract D containing 334.57 acres of dedicated municipal park
land, with Rainbow Connection Therapeutic Horseback Riding Program
and Anchorage Horse Council, two non-profit organizations, for the
purpose of operating, upgrading and maintaining public equestrian facilities
and providing therapeutic horseback riding facilities and programs for
people with disabilities upon approval by a majority of the voters at no cost
to the taxpayers?

Yes [ ] No [ ]

Property affected by this proposition is located in Ruth Arcand Park,
described more specifically as the Section Sixteen Equestrian Center, also
known as William Clark Chamberlain Equestrian Center, Tract D,
Section Sixteen Subdivision, according to Plat 86-124, Anchorage Recording District, Third Judicial District at Anchorage, Alaska.

The taxpayers of the Municipality of Anchorage do not incur an increase in property taxes as a result of this lease, and any operations, upgrades and improvements constructed during the lease by Rainbow Connection and Anchorage Horse Council shall belong to the Municipality of Anchorage at the end of the lease.

Section 3. Section 1 of this ordinance shall become effective if, and only if, the companion ordinance authorizing the long-term lease, AO 2007-27, is adopted by the Assembly.

Section 4. Section 2 of this ordinance shall become effective if, and only if, said proposition is passed by a majority of Municipality of Anchorage voters voting on the proposition.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 15th day of February, 2007.

[Signature]
Chair

ATTEST:

[Signature]
Municipal Clerk
MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government


Sponsor: Preparing Agency: OECD
Others Impacted: Parks & Recreation

CHANGES IN EXPENDITURES AND REVENUES: (In Thousands of Dollars)

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REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

This ordinance will have no public economic effect.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

Prepared by: OECD Telephone: 343-7117
MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 152-2007

Meeting Date: February 13, 2007

From: MAYOR


The Anchorage Horse Council, Inc. (Council), a non-profit corporation, manages the Section Sixteen Equestrian Center (Center), also known as the William C. 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.

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 Sixteen Subdivision, Plat No. 86-124. 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.

A companion ordinance, Anchorage Ordinance 2007-27, seeks Assembly approval of a non-exclusive, long term lease.
THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY AT THE
REGULAR MUNICIPAL ELECTION APRIL 3, 2007, A BALLOT PROPOSITION
APPROVING A NON-EXCLUSIVE LONG-TERM LEASE OF THE WILLIAM
C.CHAMBERLIN EQUESTRIAN CENTER AT RUTH ARCAND PARK TO RAINBOW
CONNECTION THERAPEUTIC HORSEBACK RIDING PROGRAM AND THE
ANCHORAGE HORSE COUNCIL, INC.

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

Subject: Technical changes to AO 2007-26, long term lease of the William C. Chamberlain Equestrian Center

The attached AO “S” version contains technical corrections throughout the original AO and adds the line “at no cost to the taxpayers” to the ballot language.

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

- **Content ID**: 004814
- **Type**: Ordinance - AO
- **Title**: Long term lease Horse Council and Rainbow Connection
- **Author**: maglaquip
- **Initiating Dept**: ECD
- **Description**: Long term lease Horse Council and Rainbow Connection
- **Keywords**: Long term lease Horse Council and Rainbow Connection
- **Date Prepared**: 2/9/07 11:03 AM
- **Director Name**: Mary Jane Michael

**Assembly Meeting Date**

- **MM/DD/YY**: 2/13/07

**Public Hearing Date**

- **MM/DD/YY**: 2/13/07

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NEW PUBLIC HEARINGS