

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Services, Division
of Heritage Land Bank
For reading: March 25, 2008

CLERK'S OFFICE

ANCHORAGE, ALASKA

APPROVED

AO No. 2008-45

Date: 4-15-08

1 AN ORDINANCE AUTHORIZING A LEASE BETWEEN THE MUNICIPALITY OF
2 ANCHORAGE AND THE SALVATION ARMY, A NON-PROFIT CORPORATION,
3 OF LAND AND FACILITIES LOCATED AT POINT WORONZOF, FOR
4 OPERATION OF THE CLITHEROE CENTER.
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6
7 **WHEREAS**, the Municipality of Anchorage (MOA) owns land and improvements on a
8 portion of Heritage Land Bank land near Point Woronzof, legally described as the
9 Southeast ¼ of the South ¼ of the Northwest ¼ of Section 32, T13N, R4W, Seward
10 Meridian; and
11

12 **WHEREAS**, on October 13, 1981, the Municipal Assembly approved AO 81-166,
13 authorizing a lease to the Salvation Art of interest in said municipal land and facilities;
14 and
15

16 **WHEREAS**, the present lease agreement has expired and the Salvation Army is desirous
17 of entering into a new lease agreement for the use of these facilities for the same
18 purposes; and
19

20 **WHEREAS**, the new lease agreement shall extend the use of these facilities by the
21 Salvation Army to December 31, 2009, for an annual rent rate of Seventy-three Thousand
22 Two Hundred Dollars (\$73,200) to be paid in quarterly payments; and
23

24 **WHEREAS**, Salvation Army shall be responsible for any and all taxes, assessments and
25 applicable fees during the lease term; Now, therefore,
26
27

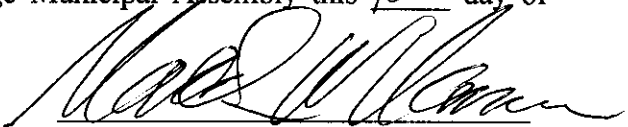
28 **THE ANCHORAGE ASSEMBLY ORDAINS:**
29

30 **Section 1.** Pursuant to Anchorage Municipal Code Section 25.30.040B., the Assembly
31 hereby finds a lease of Clitheroe Center by Salvation Army, a non-profit corporation, is
32 appropriate and allows the use of the land and facilities for a public purpose beneficial to the
33 Municipality.
34

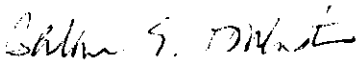
35 **Section 2.** A lease of Clitheroe Center with Salvation Army, is approved.
36

37 **Section 3.** This ordinance shall take effect immediately upon passage and approval by
38 the Assembly.
39

1 PASSED AND APPROVED by the Anchorage Municipal Assembly this 15th day of
2 April, 2008.

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4 
5 Chair of the Assembly

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7 ATTEST:

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9
10 
11 Municipal Clerk
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2008-⁴⁵/ Title: AN ORDINANCE AUTHORIZING A LEASE BETWEEN MOA AND THE SALVATION ARMY OF LAND AND FACILITIES LOCATED AT POINT WORONZOF, FOR OPERATION OF THE CLITHEROE CENTER.

Sponsor: MAYOR
Preparing Agency: Real Estate Services, Division of Heritage Land Bank
Others Impacted: Facility Maintenance

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY08	FY09	FY10	FY11	FY12
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COST	0	0	0	0	0
6000 IGCs	0	0	0	0	0
FUNCTION COST:	0	0	0	0	0
REVENUES:	73.2	73.2	0	0	0
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

The Salvation Army provides indirect beneficial economic effects to the public by providing a drug and alcohol dependency treatment program.

PRIVATE SECTOR ECONOMIC EFFECTS:

Same.

Prepared by: **William M. Mehner**
Director, Heritage Land Bank and Real Estate Services

Telephone: **343-4337**



Municipality of Anchorage

Assembly Memorandum

No. AM 194 -2008

Meeting Date: March 25, 2008

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING A LEASE BETWEEN THE MUNICIPALITY OF ANCHORAGE AND THE SALVATION ARMY, A NON-PROFIT CORPORATION, OF LAND AND FACILITIES LOCATED AT POINT WORONZOF, FOR OPERATION OF THE CLITHEROE CENTER.

This Ordinance authorizes a less than fair market value Lease between the Municipality of Anchorage (MOA) and the Salvation Army of municipal property located in Anchorage at Pt. Woronzof. (See map attached as **Appendix A.**)

The leasehold parcel, a portion of HLB Parcel 4-033, is legally described as the Southeast ¼ of the South ¼ of the Northwest ¼ of Section 32, T13N, R4W, Seward Meridian (PID #010-401-24-001). It contains facilities under MOA ownership operated by the Salvation Army for a drug and alcoholic detoxification and rehabilitation program. The Salvation Army has leased the facilities at Pt. Woronzof since 1978 for this purpose.

Terms of the lease agreement include the following:

1. Use of the facilities by the Salvation Army as Tenant for a counseling, detoxification and drug treatment center.
2. As the use of the land and facilities provide a public purpose beneficial to the Municipality, Tenant shall pay a less than fair market value lease amount of Seventy-Three Thousand Two Hundred Dollars (\$73,200) per year, payable to MOA Real Estate Services in quarterly installments of Eighteen Thousand Three Hundred Dollars (\$18,300) on the first day of January, April, July and October.
3. Expiration date shall be December 31, 2009.
4. As Tenant, the Salvation Army shall be responsible for payment of all taxes, charges, costs and expenses, including utilities.

The ordinance authorizes the MOA to enter into a Lease with the Salvation Army, as Tenant, from date of signature until expiration of the lease on December 31, 2009, and is authorized under Anchorage Municipal Code section 25.30.070B.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING A LEASE BETWEEN THE MUNICIPALITY OF ANCHORAGE AND THE SALVATION ARMY, A NON-PROFIT CORPORATION, OF LAND

1 LOCATED AND FACILITIES LOCATED AT POINT WORONZOF, FOR
2 OPERATION OF THE CLITHEROE CENTER.
3

4 Prepared by: Tammy Oswald, Manager
5 Real Estate Services, Division of Heritage Land Bank

6 Approved by: William Mehner, Director
7 Heritage Land Bank and Real Estate Services

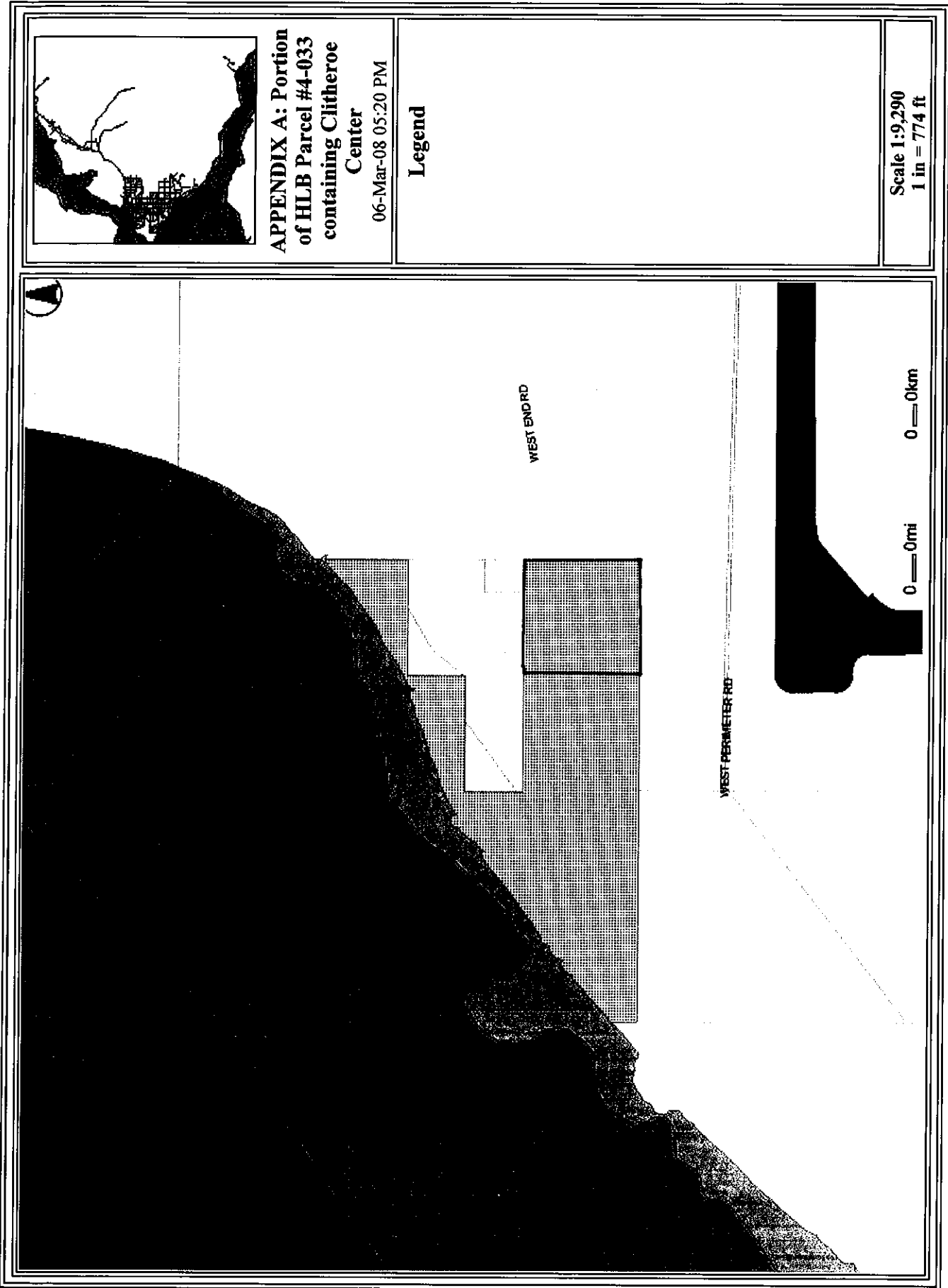
8 Concur: Mary Jane Michael, Executive Director
9 Office of Economic and Community Development

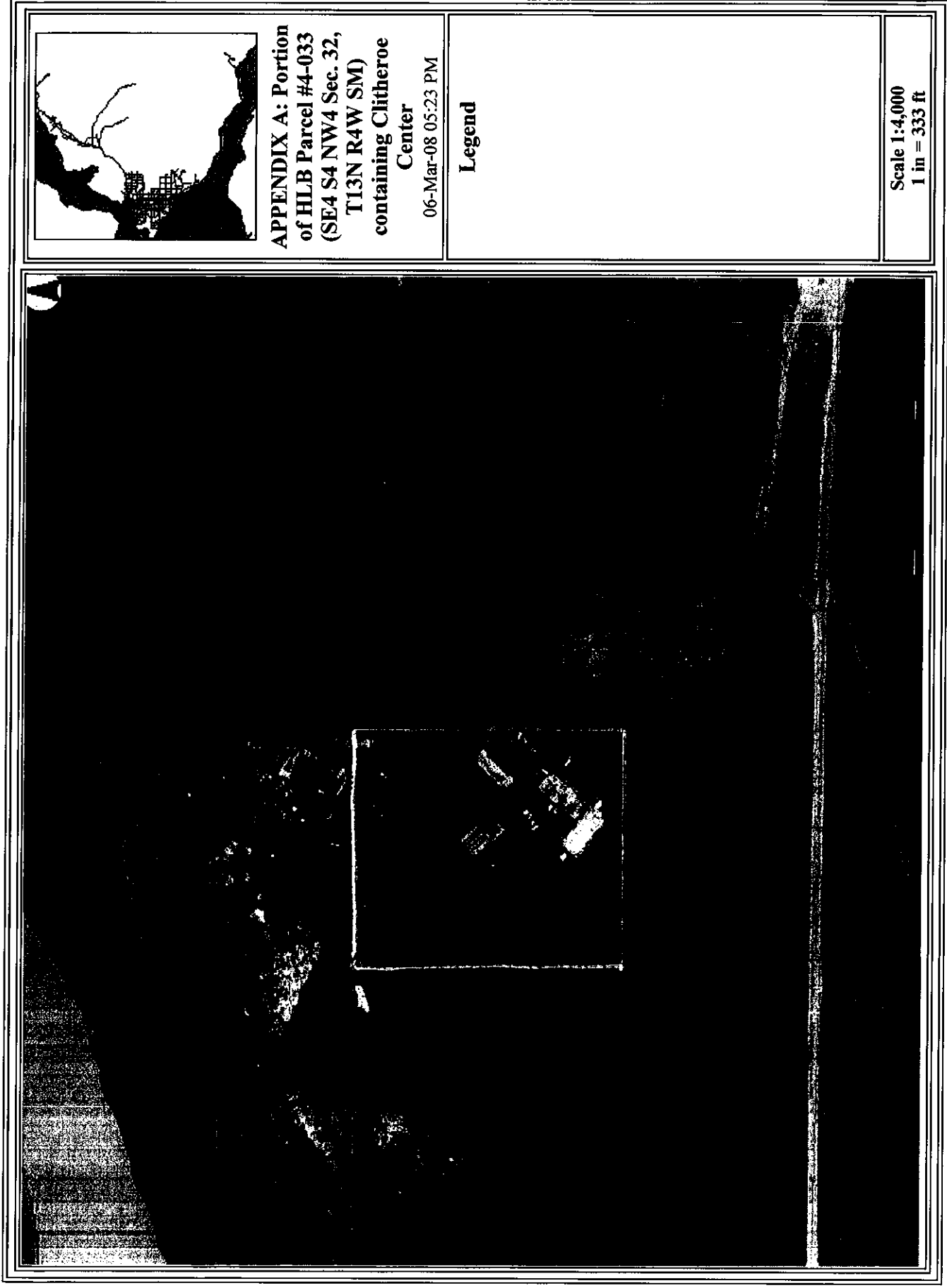
10 Concur: James N. Reeves, Municipal Attorney

11 Concur: Michael K. Abbott, Municipal Manager

12 Respectfully submitted, Mark Begich, Mayor
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15 Appendix A: Map of Leasehold area
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Content ID: 006095**Type:** Ordinance-InvolvingFunds - AO**Title:** Lease between MOA and Salvation Army for Clitheroe Center**Author:** maglaqui**Initiating Dept:** HLB**Description:** Clitheroe Center Lease with Salvation Army**Keywords:** Salvation Army Clitheroe Lease**Date Prepared:** 3/3/08 2:13 PM**Director Name:** W. M. Mehner**Assembly Meeting Date:** 3/25/08**Public Hearing Date:** 4/15/08

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2008 MAR 17 PM 12:54
Clerk's Office

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	3/13/08 4:16 PM	Exit	Heather Handyside	Public	006095
MuniMgrCoord_SubWorkflow	3/13/08 4:16 PM	Approve	Heather Handyside	Public	006095
MuniManager_SubWorkflow	3/13/08 4:16 PM	Approve	Heather Handyside	Public	006095
MuniManager_SubWorkflow	3/11/08 10:36 AM	Checkin	Joy Maglaqui	Public	006095
Legal_SubWorkflow	3/10/08 3:12 PM	Approve	Rhonda Westover	Public	006095
CFO_SubWorkflow	3/6/08 5:46 PM	Approve	Sharon Weddleton	Public	006095
OMB_SubWorkflow	3/3/08 4:53 PM	Approve	Bruce Holmes	Public	006095
ECD_SubWorkflow	3/3/08 2:32 PM	Approve	Lisa Villareal	Public	006095
HLB_SubWorkflow	3/3/08 2:26 PM	Approve	William Mehner	Public	006095
AllFundOrdinanceWorkflow	3/3/08 2:15 PM	Checkin	Lynn Roderick Van Horn	Public	006095