

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Anchorage Water and Wastewater
Utility

For reading: May 20, 2008

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

Date: 6/6/08 AO No. 2008- 71

1 AN ORDINANCE AUTHORIZING A LEASE, FOR THE CONTINUED PARKING,
2 MAINTENANCE AND OPERATIONS, ON A PORTION OF LOT 1A, BLOCK 2, KRUSE
3 INDUSTRIAL (PLAT 99-6), BETWEEN ANCHORAGE WATER AND WASTEWATER
4 UTILITY, A PUBLIC CORPORATE AUTHORITY OF THE MUNICIPALITY OF
5 ANCHORAGE, AND TRIPLE B CORPORATION

6
7 WHEREAS, the Municipality of Anchorage owns property described as Lot 1A, Block 2,
8 Kruse Industrial, King Street O&M Facility; and
9

10 WHEREAS, AMC section 25.10.050 states that the Mayor may in writing designate any
11 municipal agency as the managing authority of a specific parcel of municipal property; and
12

13 WHEREAS, Land management authority for this property was designated to Anchorage Water
14 and Wastewater Utility (AWWU) in September of 1987; and
15

16 WHEREAS, Triple B Corporation is currently at this location under revocable land use
17 agreement between AWWU and Triple B Corporation; and
18

19 WHEREAS, AMC section 25.30.020 states that disposal of Municipal land or interest therein
20 shall be by ordinance only; and
21

22 WHEREAS, AMC section 25.30.040 states that, notwithstanding exceptions, all disposals of
23 municipal land shall be for fair market value of the interest disposed of, and the municipality
24 may accept in exchange for municipal land any consideration of sufficient value not prohibited
25 by law; and
26

27 WHEREAS, at its May 7, 2008 meeting, the AWWU Authority Board supported Triple B
28 Corporation's request for lease privileges within MOA-AWWU property; now therefore,
29

30 THE ANCHORAGE ASSEMBLY ORDAINS:
31

32 **Section 1.** AWWU is authorized to lease ground space on a portion of Lot 1A, Block 2,
33 Kruse Industrial; to Triple B Corporation, upon the terms and conditions summarized in the
34 Assembly Memorandum submitted to the Assembly with this ordinance.
35

36 **Section 2.** The lease shall be for a term of five years with three five year renewal periods,
37 subject to mutual consent of both parties. The annual lease payment for each of the years for
38 the first five years shall be \$3,840.

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

PASSED and APPROVED by the Anchorage Assembly this 10th day of June, 2008.



Chair of the Assembly

ATTEST:

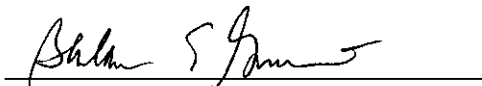
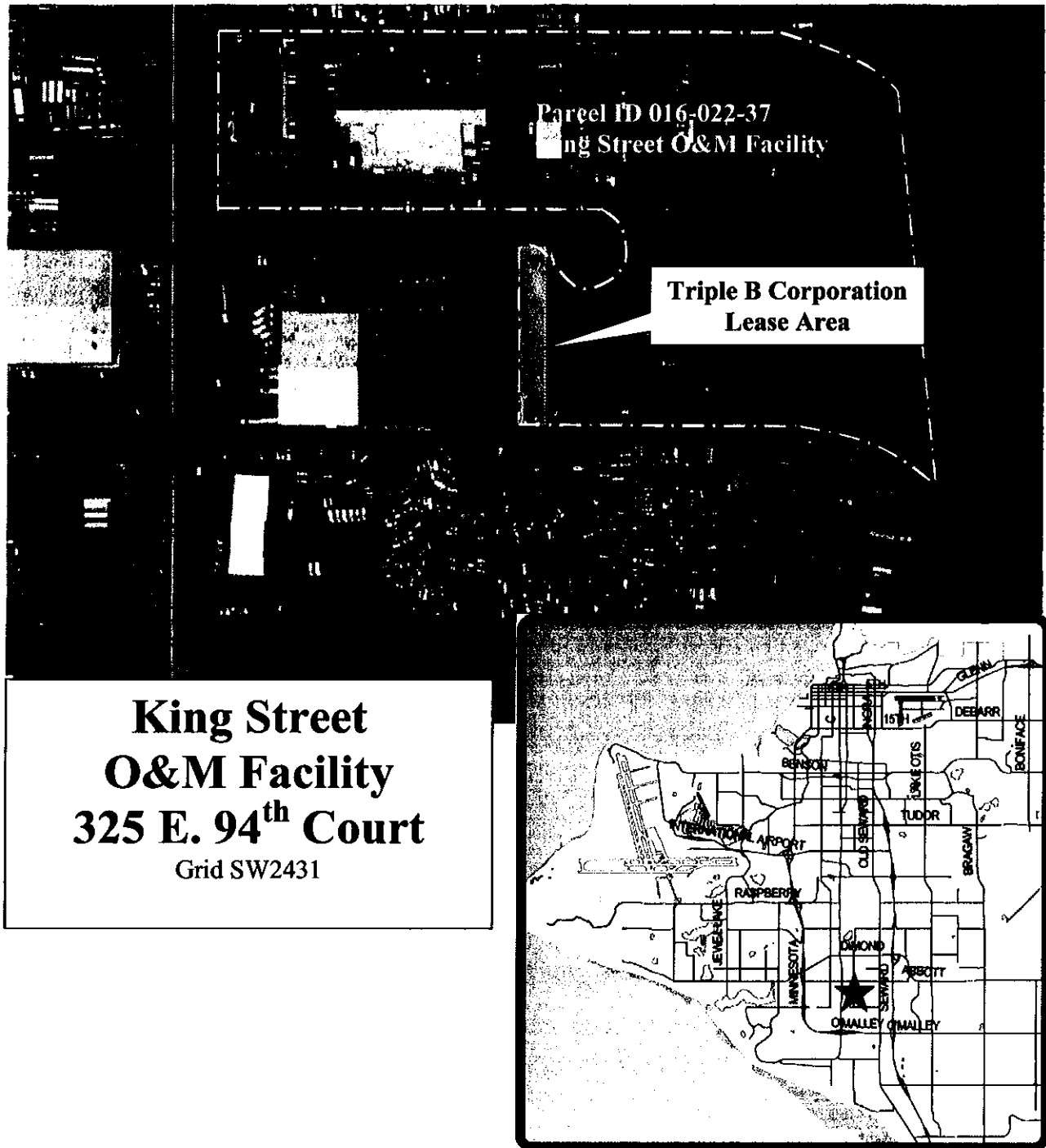

Municipal Clerk

Exhibit A



Municipality of Anchorage
Summary of Economic Effects - Utilities

AO 2008- <u>71</u>	Title: An Ordinance Authorizing a Lease, for the continued parking, maintenance and operations, on a portion of Lot 1A, Block 2, Kruse Industrial, King Street O&M Facility between AWWU and Triple B Corporation.		
Sponsor:	Mark Premo, General Manager		
Preparing Agency:	Anchorage Water & Wastewater Utility	Others Affected:	None

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

Operating Revenues:	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Total Operating Revenues:					
Operating Expenses:					
Total Operating Expenses:					
Non-Operating Revenues:					
Total Non-Operating Revenues:					
Non-Operating Expenses					
Total Non-Operating Expenses:					
NET INCOME					
Positions: FT/PT/TEMP					

Impact on General Government: ~~YES~~ NO (If yes, attach SEE for General Government agency impacted.)

Public Sector Economic Effects: Exemption of \$30,000 limit: Effects are less than \$30,000 in this year and any of the next four years.

Private Sector Economic Effects: Exemption of \$30,000 limit: Effects are less than \$30,000 in this year and any of the next four years.

If further explanation is necessary, a separate page may be attached.

Prepared By: Paul Hatcher, Real Estate Coordinator 564-2721
(Name, Title) Telephone:

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 349 -2008

Meeting Date: May 20, 2008

From: MAYOR

Subject: An Ordinance Authorizing a Lease, for the continued parking, maintenance and operations, on a portion of Lot 1A, Block 2, Kruse Industrial, (Plat 99-6), between Anchorage Water and Wastewater Utility (AWWU), a Public Corporate Authority of the Municipality of Anchorage (MOA), and Triple B Corporation.

Triple B Corporation seeks permission to lease ground space for continued parking, maintenance and operations. This action was previously permitted by revocable land use permit. In accordance with municipal code, continued permission requires a lease.

The attached ordinance seeks authorization for AWWU to enter into a lease agreement with Triple B Corporation for parking, maintenance and operations at this site.

The term of this lease is for (5) five years with (3) three (5) five-year renewal periods, subject to mutual consent of both parties. The annual lease payment for each of the years for the first (5) five year period shall be \$3,840. These annual rates are comparable with fees charged by the State of Alaska for land use under similar circumstances.

Triple B Corporation shall be responsible for any and all taxes, assessments, licenses and other charges. At the expiration or earlier termination of the lease, Lessee shall remove all Lessee facilities from the premises at Lessee's sole cost.

At its regular meeting of May 7, 2008, the AWWU Board of Directors endorsed this lease.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING LEASE FOR THE CONTINUED PARKING, MAINTENANCE AND OPERATIONS, ON A PORTION OF LOT 1A, BLOCK 2, KRUSE INDUSTRIAL, (PLAT 99-6), BETWEEN ANCHORAGE WATER AND WASTEWATER UTILITY, A PUBLIC CORPORATE AUTHORITY OF THE MUNICIPALITY OF ANCHORAGE, AND TRIPLE B CORPORATION.

Prepared by:	Anchorage Water and Wastewater Utility
Recommended by:	Mark Premo, P.E., General Manager, AWWU
Concur:	William M. Mehner, Executive Director, Heritage Land Bank
Concur:	Mary Jane Michael, Executive Director, Office of Economic and Community Development
Concur:	James N. Reeves, Municipal Attorney
Concur:	Michael K. Abbott, Municipal Manager
Respectfully submitted:	Mark Begich, Mayor

Content ID: 006370**Type:** Ordinance - AO

AN ORDINANCE AUTHORIZING A LEASE, FOR THE CONTINUED PARKING, MAINTENANCE AND OPERATIONS, ON A PORTION OF LOT 1A, BLOCK 2,

Title: KRUSE INDUSTRIAL (PLAT 99-6), BETWEEN ANCHORAGE WATER AND WASTEWATER UTILITY, A PUBLIC CORPORATE AUTHORITY OF THE MUNICIPALITY OF ANCHORAGE, AND TRIPLE B CORPORATION**Author:** gibsonam**Initiating Dept:** AWWU**Review Depts:** HLB, ECD**Date Prepared:** 5/8/08 3:28 PM**Director Name:** Mark Premo**Assembly Meeting Date:** 5/20/08**Public Hearing Date:** 6/10/08

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/15/08 5:20 PM	Exit	Heather Handyside	Public	006370
MuniMgrCoord_SubWorkflow	5/15/08 5:20 PM	Approve	Heather Handyside	Public	006370
MuniManager_SubWorkflow	5/9/08 12:04 PM	Approve	Michael Abbott	Public	006370
Legal_SubWorkflow	5/9/08 12:03 PM	Approve	Dean Gates	Public	006370
OMB_SubWorkflow	5/9/08 9:46 AM	Approve	Regina Alatervo	Public	006370
ECD_SubWorkflow	5/8/08 4:54 PM	Approve	Lisa Villareal	Public	006370
HLB_SubWorkflow	5/8/08 4:52 PM	Approve	Tammy Oswald	Public	006370
AWWU_SubWorkflow	5/8/08 4:49 PM	Approve	Mark Premo	Public	006370
AllOrdinanceWorkflow	5/8/08 3:53 PM	Checkin	Alyssa Gibson	Public	006370
AWWU_SubWorkflow	5/8/08 3:50 PM	Reject	Mark Premo	Public	006370
AllOrdinanceWorkflow	5/8/08 3:30 PM	Checkin	Alyssa Gibson	Public	006370

Adrian — CONSENT AGENDA - INTRODUCTION