

Submitted by: Chair of the Assembly at the
Request of the Acting Mayor
Prepared by: Real Estate Services
Division of Heritage Land Bank
For reading: April 14, 2009

CLERK'S OFFICE

APPROVED

Date:

4-28-09

ANCHORAGE, ALASKA

AO No. 2009-46

1 AN ORDINANCE AUTHORIZING A LEASE WITH UNITED WAY OF
2 ANCHORAGE, A NON-PROFIT CORPORATION, AT 1305 E STREET,
3 ANCHORAGE, FOR AN ADMINISTRATIVE OPERATIONS CENTER.

4
5 WHEREAS, the Municipality of Anchorage (MOA) owns land and improvements
6 on a parcel legally described as Lot 1A, Block 39A, South Addition (PID #002-153-
7 31) in Anchorage; and

8
9 WHEREAS, the improvements are the current location of the Emergency
10 Operations Center (EOC); and

11
12 WHEREAS, United Way of Anchorage occupies a 488-square foot portion (Room
13 B28) under a temporary use permit, and desires a lease for office space; and

14
15 WHEREAS, pursuant to Anchorage Municipal Code (AMC) section 25.40.050B.,
16 the MOA may "... dispose of municipal land to ... a nonprofit corporation ... for
17 less than the fair market value of the interest disposed of, upon a finding by the
18 assembly that the disposal will allow the use of the land for a public purpose
19 beneficial to the municipality"; now, therefore,

20
21 THE ANCHORAGE ASSEMBLY ORDAINS:

22
23 Section 1. Pursuant to Anchorage Municipal Code section 25.30.040B., the
24 Assembly hereby finds a lease with United Way of Anchorage, a non-profit
25 corporation, of a 488-square square feet of office space allows the use of the EOC
26 facility for a public purpose beneficial to the Municipality.

27
28 Section 2. The lease of office space (Room B28) at the Emergency Operations
29 Center to United Way of Anchorage is hereby approved.

30
31 Section 3. This ordinance shall take effect immediately upon passage and
32 approval by the Assembly.

33
34 PASSED AND APPROVED by the Anchorage Municipal Assembly this 28th day
35 of April, 2009.

36
37 Debbie Osuender
38 Chair of the Assembly

39 ATTEST:

40 Brian S. Goulet
41 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2009-46 AN ORDINANCE AUTHORIZING A LEASE WITH UNITED WAY OF ANCHORAGE, A NON-PROFIT CORPORATION, AT 1305 E STREET, ANCHORAGE, FOR AN ADMINISTRATIVE OPERATIONS CENTER.

Sponsor: **ACTING MAYOR**
Preparing Agency: Heritage Land Bank
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY09	FY10	FY11	FY12	FY13
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:	1	1.8	1.8	1.9	1.9
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

Provides operations space for non-profit support organization.

PRIVATE SECTOR ECONOMIC EFFECTS:

Indirectly benefits members of the public in need and in times of emergency.

Prepared by: **Tammy R. Oswald**
Real Estate Services Division Manager

Telephone: **343-7986**



Municipality of Anchorage

Assembly Memorandum

No. AM 202-2009

Meeting Date: April 14, 2009

1
2 **From: ACTING MAYOR**

3
4 **Subject: AN ORDINANCE AUTHORIZING A LEASE WITH UNITED WAY**
5 **OF ANCHORAGE, A NON-PROFIT CORPORATION, AT 1305 E**
6 **STREET, ANCHORAGE, FOR AN ADMINISTRATIVE**
7 **OPERATIONS CENTER.**
8

9 This Ordinance authorizes a Lease between the Municipality of Anchorage
10 (MOA) and United Way of Anchorage (United Way) for use of Room B28 in the
11 Emergency Operations Center (EOC) facility located at 1305 E Street, in
12 Anchorage for less than fair market value.
13

14 The property and its improvements are owned by Municipality of Anchorage,
15 and legally described as Lot 1A, Block 39A, South Addition Subdivision (Parcel
16 Identification #002-153-31); the improvement contains the EOC facilities.
17

18 Co-locating United Way's 211 program at the EOC ensures a seamless
19 transition from United Way's regular operations to its critical disaster role of
20 communicating information to the inquiring public and in routing appropriate calls
21 into the EOC.
22

23 During any disaster affecting the Municipality, the United Way 211 operates its
24 call center as the primary information referral system for the public seeking
25 information concerning post-disaster services.
26

27 During a large disaster requiring expanded EOC operations, United Way 211
28 plans to expand its call center operations to act as a switchboard for all calls
29 coming into the EOC. Additionally, the United Way Volunteer Center plans to
30 act as the lead agency for volunteer coordination following a disaster affecting
31 the Municipality.
32

33 This ordinance authorizes a five-year lease with the United Way of Anchorage,
34 beginning May 27, 2009 until expiration of the lease; negotiation of the lease is
35 authorized under Anchorage Municipal Code section 25.30.070B.
36

37 Material terms of the lease agreement include the following:
38

- 39 1. United Way of Anchorage shall pay One Hundred Fifty Dollars (\$150) a
40 month, payable to the Municipality of Anchorage, for use of Room B28 of
41 the Emergency Operations Center from May 27, 2009 through May 26,

2012. There shall be no rent adjustment during the first 5-year term of the lease.

2. Upon mutual agreement of the parties, United Way of Anchorage shall have the option to exercise two one-year extensions of the lease; if an option is exercised, the rent shall be adjusted to \$160 per month during the first annual extension, and adjusted to \$170 per month for the second annual extension of the lease. Each extension of the lease, if exercised, shall be treated as a new lease and shall be subject to all provisions of this Code then in effect.

3. United Way of Anchorage shall be responsible for payment of any applicable taxes, assessments, charges, costs and expenses, including utilities.

4. United Way of Anchorage may not assign this lease, even to a parent or affiliate entity, without the prior written approval of the Municipality.

5. The Municipality retains the right to designate or grant rights-of-way or utility easements across the leased premises without compensation.

These terms comply with the requirements of Anchorage Municipal Code section 25.30.050.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING A LEASE WITH UNITED WAY OF ANCHORAGE, A NON-PROFIT CORPORATION, AT 1305 E STREET, ANCHORAGE, FOR AN ADMINISTRATIVE OPERATIONS CENTER.

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

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

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: Matt Claman, Acting Mayor

Content ID: 007569**Type:** Ordinance - AO**Title:** AN ORDINANCE AUTHORIZING A LEASE WITH UNITED WAY OF ANCHORAGE, A NON-PROFIT CORPORATION, AT 1305 E STREET, ANCHORAGE, FOR AN ADMINISTRATIVE OPERATIONS CENTER**Author:** vanhornlr**Initiating Dept:** HLB**Review Depts:** OEM**Description:** Lease of office space in EOC for United Way of Anchorage**Keywords:** United Way EOC Lease**Date Prepared:** 3/25/09 1:51 PM**Director Name:** Wm. M. Mehner**Assembly Meeting Date:** 4/14/09**Public Hearing Date:** 4/28/09

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	4/3/09 11:55 AM	Exit	Michael Abbott	Public	007569
MuniMgrCoord_SubWorkflow	4/3/09 11:55 AM	Approve	Michael Abbott	Public	007569
MuniManager_SubWorkflow	4/3/09 11:55 AM	Approve	Michael Abbott	Public	007569
Legal_SubWorkflow	3/30/09 6:37 PM	Approve	Rhonda Westover	Public	007569
Finance_SubWorkflow	3/30/09 4:03 PM	Approve	Sharon Weddleton	Public	007569
OMB_SubWorkflow	3/30/09 2:57 PM	Approve	Wanda Phillips	Public	007569
OEM_SubWorkflow	3/26/09 12:32 PM	Approve	Kevin Spillers	Public	007569
ECD_SubWorkflow	3/25/09 4:10 PM	Approve	Tawny Klebesadel	Public	007569
HLB_SubWorkflow	3/25/09 2:50 PM	Approve	William Mehner	Public	007569
AllOrdinanceWorkflow	3/25/09 2:43 PM	Checkin	Lynn Roderick Van Horn	Public	007569
ECD_SubWorkflow	3/25/09 2:28 PM	Reject	Tawny Klebesadel	Public	007569
HLB_SubWorkflow	3/25/09 1:58 PM	Approve	Tammy Oswald	Public	007569
AllOrdinanceWorkflow	3/25/09 1:57 PM	Checkin	Lynn Roderick Van Horn	Public	007569