

CLERK'S OFFICE

APPROVED

Date:

6-28-11

Submitted by: Chairman of the Assembly at the
Request of the AWWU Board

Prepared by: Anchorage Water and
Wastewater Utility

For reading: June 14, 2011

ANCHORAGE, ALASKA

AO No. 2011-73

**AN ORDINANCE AUTHORIZING A LEASE, FOR A GREENHOUSE FACILITY
USED FOR JOB AND LIFE SKILLS TRAINING, ON A PORTION OF
SECTION 7, T13N, R2W, LOT 9, BETWEEN ANCHORAGE WATER AND
WASTEWATER UTILITY AND SEEDS OF CHANGE.**

WHEREAS, the Municipality of Anchorage owns property described as
Section 7, T13N, R2W, Lot 9, Ship Creek Water Treatment Facility; and

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

WHEREAS, Land management authority for this property was designated to
Anchorage Water and Wastewater Utility (AWWU) in February of 1983; and

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

WHEREAS, AMC Section 25.30.040 states that, the municipality may dispose of
municipal land to a nonprofit corporation or association for less than the fair
market value of the interest disposed of, upon a finding by the assembly that the
disposal will allow the use of the land for a public purpose beneficial to the
municipality; and

WHEREAS, at its May 4, 2011 meeting the AWWU Authority Board supported
Seeds of Change request for lease privileges within MOA-AWWU property for a
leased rate of \$1.00 per year; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. AWWU is authorized to lease ground space on a portion of Section
7, T13N, R2W, Lot 9; to Seeds of Change, upon the terms and conditions
summarized in the Assembly Memorandum submitted to the Assembly with this
ordinance.

Section 2. The lease shall be for a term of (20) twenty years with (3) three (10)
ten year renewal periods, subject to mutual consent of both parties. The annual
lease payment for each of the years for the first (20) twenty year shall be \$1.00.

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

PASSED and APPROVED by the Anchorage Assembly this 28th day of June, 2011.


Chair of the Assembly

ATTEST:

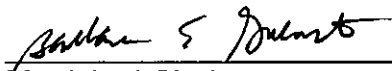
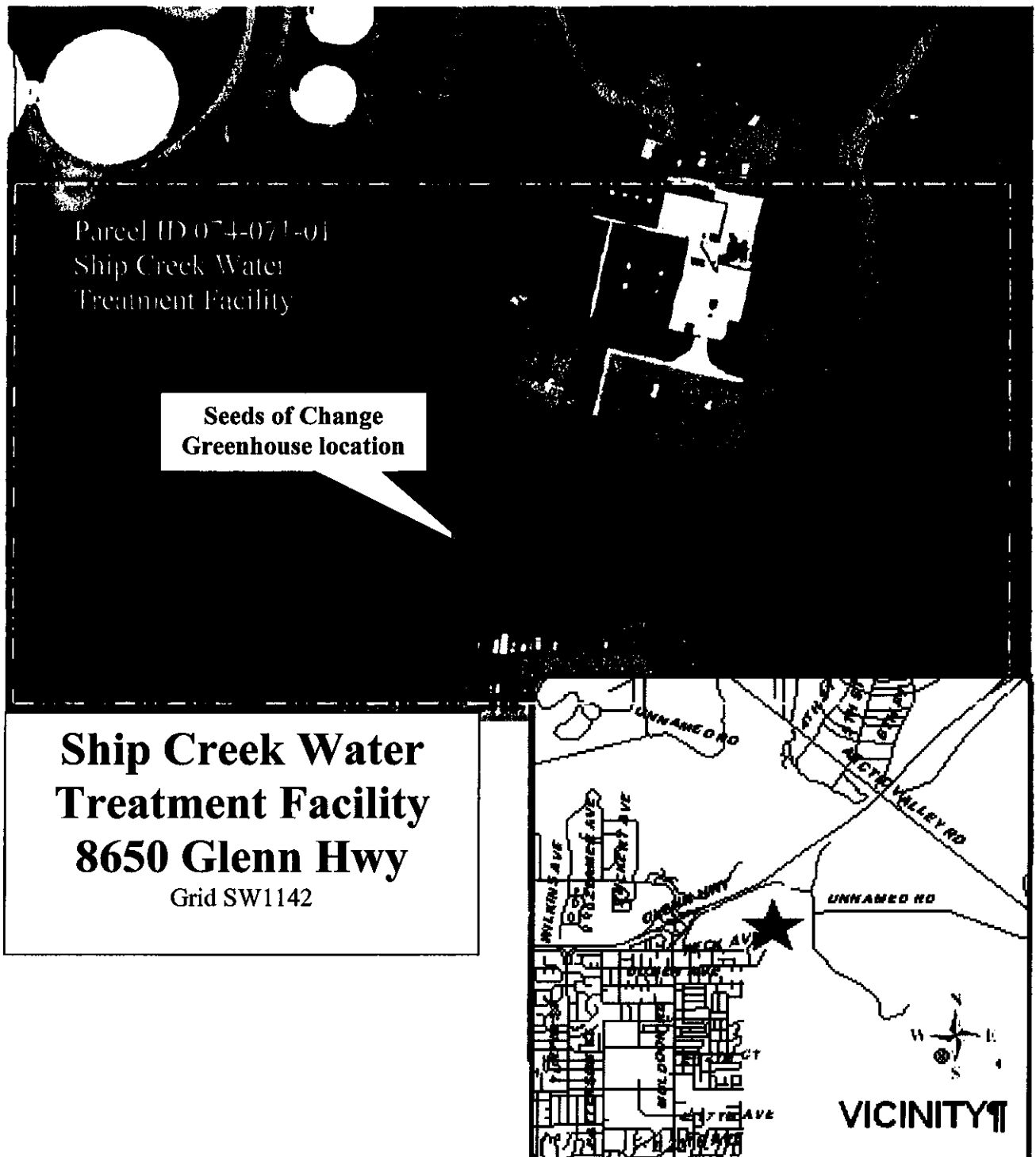

Municipal Clerk

Exhibit A



MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- Utilities

AO Number: 2011-73

Title: **AN ORDINANCE AUTHORIZING A LEASE, FOR A GREENHOUSE FACILITY USED FOR JOB AND LIFE SKILLS TRAINING PROGRAM, ON A PORTION OF SECTION 7, T13N, R2W, LOT 9 BETWEEN ANCHORAGE WATER AND WASTEWATER UTILITY AND SEEDS OF CHANGE**

Sponsor: **MAYOR**
Preparing Agency: **Anchorage Water and Wastewater Utility**
Others Impacted: **None**

CHANGES IN REVENUES AND EXPENSES:		(In Thousands of Dollars)				
		FY11	FY12	FY13	FY14	FY15
Operating Revenues:						
TOTAL OPERATING REVENUES		\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenses:						
TOTAL OPERATING EXPENSES		\$ -	\$ -	\$ -	\$ -	\$ -
Non-Operating Revenues:						
TOTAL NON-OPERATING REVENUES		\$ -	\$ -	\$ -	\$ -	\$ -
Non-Operating Expenses:						
TOTAL NON-OPERATING EXPENSES		\$ -	\$ -	\$ -	\$ -	\$ -
NET INCOME (REGULATED)						

POSITIONS: FT/PT and Temp

Impact on General Government (Yes or No)	<u>No</u>	(If yes, attach SEE for General Government agency Impacted.)
PUBLIC SECTOR ECONOMIC EFFECTS: <ul style="list-style-type: none">• None		
PRIVATE SECTOR ECONOMIC EFFECTS: <ul style="list-style-type: none">• None		

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

Prepared by:	<u>Paul Hatcher, Real Estate Coordinator, AWWU</u>	Telephone:	<u>564-2721</u>
Approved by:	<u>Glenda Gibson, CPA, CFO, AWWU</u>		
Approved by:	<u>Mark Premo, General Manager, AWWU</u>		

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 364-2011

Meeting Date: June 14, 2011

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING A LEASE, FOR A GREENHOUSE FACILITY USED FOR JOB AND LIFE SKILLS TRAINING, ON A PORTION OF SECTION 7, T13N, R2W, LOT 9, BETWEEN ANCHORAGE WATER AND WASTEWATER UTILITY AND SEEDS OF CHANGE

Seeds of Change seeks permission to lease ground space at this location for a greenhouse facility. This facility will provide job and life skills training for young people aging out of the foster care system, in the context of a greenhouse business to grow and sell vegetables to local markets.

The attached ordinance seeks authorization for AWWU to enter into a ground lease agreement with Seeds of Change. This leased area will encompass approximately 70,000 square feet located within a portion of Section 7, T13N, R2W, Lot 9.

The term of this lease is for (20) twenty years with (3) three (10) ten-year renewal periods, subject to mutual consent of both parties. The annual lease payment for each of the years for the first (20) twenty year period shall be \$1.00.

Seeds of Change shall be responsible for any all utilities, taxes, assessments, license and other charges. At the expiration or earlier termination of the lease, the Lessee shall remove all Lessee facilities from the premises at Lessee's sole cost.

At its regular meeting of May 4, 2011, the AWWU Board of Directors endorsed this lease through Board Memorandum 2011-25.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING A LEASE, FOR A GREENHOUSE FACILITY USED FOR JOB AND LIFE SKILLS TRAINING, ON A PORTION OF SECTION 7, T13N, R2W, LOT 9, BETWEEN ANCHORAGE WATER AND WASTEWATER UTILITY AND SEEDS OF CHANGE

Prepared by:	Anchorage Water and Wastewater Utility
Approved by:	Mark Premo, P.E., General Manager, AWWU
Recommended by:	Tammy R. Oswald, Acting Director, Real Estate Department
Concur:	Dennis A. Wheeler, Municipal Attorney
Concur:	George J. Vakalis, Municipal Manager
Respectfully submitted:	Daniel A. Sullivan, Mayor