

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Department,
Real Estate Services Division
For Reading: August 30, 2011

CLERK'S OFFICE

APPROVED

9-13-11

**ANCHORAGE, ALASKA
AO No. 2011-86**

Date: _____

1 **AN ORDINANCE AUTHORIZING A LEASE WITH THE ANCHORAGE**
2 **CONVENTION AND VISITORS BUREAU FOR USE OF THE HISTORIC CITY**
3 **HALL BUILDING.**

4
5 **WHEREAS**, the Municipality of Anchorage (MOA) owns the historic City Hall
6 building, located at 500 West 4th Avenue, in Anchorage; and
7

8 **WHEREAS**, Anchorage Convention & Visitors' Bureau (ACVB) has requested a
9 new lease of the premises for purposes of promoting tourism to Anchorage and
10 managing the Anchorage Convention Centers; and
11

12 **WHEREAS**, the lease term would be for fifty-one (51) months, commencing
13 October 1, 2011 and terminating on December 31, 2015, with one option to
14 extend the lease by an additional five years; and
15

16 **WHEREAS**, ACVB shall pay to MOA \$14,080.65 per month for the first fifteen
17 months, and commencing January 1, 2013 would pay to MOA an annually
18 determined lease rate based upon the increase or decrease to the Consumer
19 Price Index (CPI) from each prior year; and
20

21 **WHEREAS**, ACVB shall be responsible for all utilities and services used on or
22 supplied to the premises; Now, therefore,
23

24 **THE ANCHORAGE ASSEMBLY ORDAINS:**

25
26 **Section 1.** A lease of the Historic City Hall by the Anchorage Conventions and
27 Visitors' Bureau is hereby authorized.
28

29 **Section 2.** This ordinance shall be effective immediately upon passage and
30 approval by the Assembly.
31

32 PASSED AND APPROVED by the Anchorage Assembly this 13th day of
33 September, 2011.
34

35 
36 Chair

37 ATTEST:

38 
39 _____
40 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2011-86 Title: **AN ORDINANCE AUTHORIZING A LEASE WITH THE ANCHORAGE CONVENTION AND VISITORS BUREAU FOR USE OF THE HISTORIC OLD CITY HALL BUILDING.**

Sponsor: MAYOR
 Preparing Agency: Real Estate Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY11	FY12	FY13	FY14	FY15
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:	42.2	168.9	174*	179.2*	184.6*
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS: Lease will provide revenue to MOA.

*Revenue for 2013 and outlying years is based on estimated 3% annual increase to Consumer Price Index.

PRIVATE SECTOR ECONOMIC EFFECTS: Use of leased property will provide tourism support.

Prepared by: **Tammy R Oswald**
 Real Estate Dept, Acting Director

Telephone: **343-7986**

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 455-2011

Meeting Date: August 30, 2011

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AUTHORIZING A LEASE WITH THE**
4 **ANCHORAGE CONVENTION AND VISITORS BUREAU FOR USE**
5 **OF THE HISTORIC CITY HALL BUILDING.**
6

7 This ordinance authorizes a new lease between the Municipality of Anchorage
8 (MOA) as Lessor and the Anchorage Convention and Visitors' Bureau (ACVB) as
9 Lessee, for use of the Old City Hall Building, an historic structure situated on the
10 north half of Block 42, Original Townsite, and located at 500 West 4th Avenue in
11 downtown Anchorage.

12
13 ACVB has been the Lessee of the old City Hall building since August 1995. The
14 current lease will expire in September 2011; the purpose of this ordinance is to
15 authorize a new Lease Agreement for ACVB's continued operations.

16
17 Terms of this lease conform to the requirements as set forth in Anchorage
18 Municipal Code section 25.30.050. Terms of the lease include use of the building
19 only, and does not include underlying land or surrounding areas, for purposes of
20 conducting Lessee's business of promoting tourism to Anchorage and managing
21 the Anchorage Convention Centers. The lease term shall be for Fifty-One Months,
22 beginning October 1, 2011 and terminating on December 31, 2015, excepting that
23 the Lease may be extended for one additional Five Year period beginning January
24 1, 2016 and terminating on December 31, 2020.

25
26 The lease rate shall be for Fourteen Thousand Eighty Dollars and Sixty-Five Cents
27 (\$14,080.65) per month, beginning October 1, 2011 and ending December 31,
28 2012. Beginning January 1, 2013 and through the remaining term of the Lease
29 Agreement, lease payments shall be adjusted annually, based upon the Consumer
30 Price Index (CPI) from the previous year.

31
32 ACVB shall pay and be responsible for all charges for utilities and other utility
33 services used on or supplied to the building, and shall maintain and repair in good
34 condition all portions of the building.

35
36
37 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
38 **AUTHORIZING A LEASE WITH THE ANCHORAGE CONVENTION AND**
39 **VISITORS BUREAU FOR USE OF THE HISTORIC CITY HALL BUILDING.**
40

1	Prepared by:	Real Estate Services Division
2	Approved by:	Tammy R. Oswald, Acting Director
3		Real Estate Department
4	Concur:	George J. Vakalis, Municipal Manager
5	Concur:	Dennis A. Wheeler, Municipal Attorney
6	Respectfully submitted:	Daniel A. Sullivan, Mayor