

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Department
For reading: March 27, 2012

CLERK'S OFFICE

APPROVED

Date: 4-10-12

ANCHORAGE, ALASKA
AO No. 2012-36

1 **AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT TO**
2 **GIRDWOOD COMMUNITY CLUB, INC., A NON-PROFIT CORPORATION, ON**
3 **PREMISES LOCATED ON DEDICATED PARK LAND AT 124 EGLOFF DRIVE**
4 **IN GIRDWOOD.**

5
6 **WHEREAS**, the Municipality of Anchorage owns dedicated park land on a parcel
7 legally described as Tract A-1, First Addition Girdwood Townsite Alaska
8 Subdivision, according to plat no. 2000-6 on file at the Anchorage Recording
9 District, Third Judicial District, State of Alaska (Parcel ID #075-062-56) in
10 Girdwood; and

11
12 **WHEREAS**, Girdwood Community Club, Inc. currently owns and occupies
13 certain improvements on the subject parcel and operates a radio station, and
14 desires a use permit of the premises; and

15
16 **WHEREAS**, the granting of a revocable use permit to Girdwood Community
17 Club, Inc. shall incur no revenue to the Municipality of Anchorage and requires a
18 finding by the Assembly of no substantial value to the Municipality; now,
19 therefore,

20
21 **THE ANCHORAGE ASSEMBLY ORDAINS:**

22
23 **Section 1.** Pursuant to Anchorage Municipal Code section 25.30.020, the
24 Assembly hereby finds that granting a revocable use permit for the purposes
25 described in the attached memorandum to Girdwood Community Club, Inc., a non-
26 profit corporation, is without substantial value to the Municipality.

27
28 **Section 2.** A revocable use permit of the premises issued to Girdwood
29 Community Club, Inc. on the terms described in the attached memorandum allows
30 a use of the land for a public purpose beneficial to the Municipality and is hereby
31 approved.

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33 **Section 3.** This ordinance shall take effect immediately upon passage and
34 approval by the Assembly.
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1 PASSED AND APPROVED by the Anchorage Municipal Assembly this 10th
2 day of April, 2012.
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5 *Debbie Omsander*
6 Chair of the Assembly
7

8 ATTEST:
9

10
11 *Patricia Spence*
12 Municipal Clerk
13

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects-General Government

AO No.: 2012-36 AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT TO GIRDWOOD COMMUNITY CLUB, INC., A NON-PROFIT CORPORATION, ON PREMISES LOCATED ON DEDICATED PARK LAND AT 124 EGLOFF DRIVE IN GIRDWOOD.

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

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)					
	FY12	FY13	FY14	FY15	FY16
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:	0	0	0	0	0
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 to provide facility and services beneficial to the Girdwood community.

PRIVATE SECTOR ECONOMIC EFFECTS:

Provides the residents of Girdwood with an affordable community services facility.

Prepared by: **Tammy R. Oswald, Director**
Real Estate Department

Telephone: **343-7986**



Municipality of Anchorage

Assembly Memorandum

No. AM 193-2012

Meeting Date: March 27, 2012

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT TO GIRDWOOD COMMUNITY CLUB, INC., A NON-PROFIT CORPORATION, ON PREMISES LOCATED ON DEDICATED PARK LAND AT 124 EGLOFF DRIVE IN GIRDWOOD.

This ordinance authorizes a revocable use permit between the Municipality of Anchorage (MOA) and the Girdwood Community Club, Inc. for use of dedicated park land located at 124 Egloff Drive in Girdwood beginning April 1, 2012 and expiring March 31, 2013. Girdwood Community Club, Inc. previously had a use permit with the MOA which has expired.

The parcel is owned by the Municipality and legally described as Tract A-1, First Addition Girdwood Townsite Alaska Subdivision, according to plat no. 2000-6 on file at the Anchorage Recording District, Third Judicial District, State of Alaska (Parcel ID #075-062-56).

In order for the permit to be granted, the Assembly must find the area of land to be used by the Permittee is without substantial value to the Municipality. In exchange for the zero-rent permit, the Municipality and residents of Girdwood benefit in terms of recreation and education. There is minimal impact to the park, and the Permittee is required to carry appropriate insurance coverage and indemnify the Municipality as to the building.

The Girdwood Community Club, Inc. is a non-profit corporation, supporting and promoting community education and information in the Turnagain Arm area. There is a building on the land owned by the Girdwood Community Club and used for recreation and educational purposes: sponsoring community gatherings, operation of the local non-profit educational FM radio station, and a Youth in Radio project.

Future projects of the Club include: continued renovation of the building for a community gathering space for all ages, a community garden, hut to hut wilderness trail system, and outdoor education for children and adults.

Material terms of the Permit agreement also include the following:

1. The Girdwood Community Club, Inc. shall receive a rent-free Permit for the term of the permit to continue use of the facility currently being operated as a multi-purpose community center.
2. Upon mutual agreement of the parties, the Girdwood Community Club Inc. shall have the option to exercise five (5) one-year extensions of the Permit, with any additional extension of the Permit subject to all provisions of the Anchorage Municipal Code then in effect, and is not of substantial value to the MOA.
3. The Girdwood Community Club, Inc. shall be responsible for any and all improvements, and for payment of any applicable taxes, assessments, charges, costs and expenses and utilities.
4. The Girdwood Community Club Inc. may not assign this Permit, 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 permitted premises without compensation.
6. Per the terms of the permit, only non-permanent improvements are authorized, and the permit may be revoked without cause by the MOA on 30 days written notice, triggering a requirement to the removal of the building from the park and restore it to its original condition.

These terms reflect the non-profit organization's use is beneficial to the public, and the permitted area is without substantial monetary value to the Municipality.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT TO GIRDWOOD COMMUNITY CLUB, INC., A NON-PROFIT CORPORATION, ON PREMISES LOCATED ON DEDICATED PARK LAND AT 124 EGLOFF DRIVE IN GIRDWOOD.

Prepared and approved: Tammy Oswald, Director, Real Estate Department
Concur: Dennis A. Wheeler, Municipal Attorney
Concur: George J. Vakalis, Municipal Manager
Respectfully submitted: Daniel A. Sullivan, Mayor