April 7, 2020 Ballot Proposition
FACT SHEET

Proposition #10
Girdwood Valley Service Area
$2,200,000

Projects

Replace Glacier City Hall and Little Bears Facilities $2,200,000

Project Description

Replace Glacier City Hall and Little Bears Facilities - $2,200,000
This funding would build a new facility that can be used by the Little Bears Playhouse program and for other community purposes. The existing Little Bears building and old Fire Station (Glacier City Hall) would be demolished. The existing Little Bears Day Care building and Glacier City Hall facilities were built in the 1960’s and have been repurposed several times. These facilities are past their useful life. The Little Bears building is under-sized for its use as a childcare facility and has substandard electrical, plumbing, kitchen, and laundry facilities. There is no modern security access system and no room to add a security door to limit access from those who do not belong in the building. Both buildings have been determined to pose a strong risk from roof collapse if snow is allowed to accumulate. A Gravity Load Analysis report by engineering firm USKH, requested by MOA Facility Maintenance in 2011, determined Little Bears is required to clear snow from the roof when snow fall meets 4” in accumulation and Glacier City Hall occupancy is not more than three people. Little Bears is not allowed into the building if snow has not been removed from the roof. Alternate locations have been considered; however, research has shown that there are no existing structures in Girdwood that meet the requirements for a childcare facility. The existing location is desirable for a childcare facility with respect to existing services and infrastructure, such as the library, playground, etc. The cost to purchase private property and develop it is prohibitively high. The new building will be compliant with code requirements for a childcare facility and will also be able to hold community functions and public gatherings. The existing facility is 2130 sq. ft.; the proposed facility would be approximately 3955 sq. ft.

Costs Associated with Bond Approval

<table>
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<tr>
<th>Bond Principal Amount</th>
<th>$2,200,000</th>
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<tbody>
<tr>
<td>Estimated Annual Cost of Debt Service</td>
<td>$169,128</td>
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<tr>
<td>Annual Increased Operations and Maintenance Costs</td>
<td>$0</td>
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Estimated Annual Property Tax Increase for $100,000 of Assessed Property Value:

| To Retire Debt | $28.70 |
| Operations and Maintenance Costs | $0.00 |

The proposed bonds will not increase the maximum attainable Girdwood Valley Service Area mill rate approved pursuant to AMC 27.30.020. The debt is anticipated to be paid from real and personal property taxes levied and collected within the Girdwood Valley Service Area, without cost to properties in Anchorage, Chugiak, Eagle River and other areas outside the Service Area.

For further information: Alan Czajkowski, Maintenance & Operations Department, 343-8340

It is the expectation of the Municipality of Anchorage that the general obligation bonds proposed for April 7, 2020 will be used to make capital improvements to facilities in each service area noted. Information contained herein describes how MOA expects to use the bond proceeds. However, as project development progresses, changes in scope, project feasibility, phasing, timeline, or estimated costs may occur that result in acceleration, delay, or adjustments related to the above projects.

Municipality of Anchorage