AN ORDINANCE AUTHORIZING THE ACQUISITION BY PURCHASE, OR LEASE
WITH OPTION TO PURCHASE, OF REAL PROPERTY LEGALLY DESCRIBED
AS: LOT 7A BLOCK C HEATHER MEADOWS SUBDIVISION (PLAT 77-149) (PID
009-161-51), LOTS 1 - 6 BLOCK C ROSEBUD SUBDIVISION (PLAT P-224A), (PID
009-161-32, 009-161-33, 009-161-34, 009-161-35, 009-161-36, 009-161-37), BLOCK
4A CENTRAL CITY SUBDIVISION (PLAT 76-245) (PID 003-241-29), THE
IMPROVEMENTS ON LOT 1 BLOCK 33C USS 408 (PLAT 84-374) (PID 003-073-
33), AND TRACT C GREEN VALLEY RESUBDIVISION NO. 1 (PLAT 73-210) (PID
010-193-22) (PROPERTIES) WITH AGGREGATE ACQUISITION AND
RENOVATION COSTS NOT TO EXCEED TWENTY-TWO MILLION FIVE
HUNDRED THOUSAND DOLLARS ($22,500,000).

WHEREAS, to reduce the risk of a COVID-19 outbreak in the homeless population in
Anchorage, the Sullivan Arena and Ben Boeke Arena were established for shelter,
meal distribution, showering, and guest laundry, while the Dempsey Arena was
established as a quarantine and isolation facility, and a resource hub for this group
has been set up in tents, located in the Ben Boeke Arena parking lot, providing
referrals for housing, case management, medical treatment, and other services; and

WHEREAS, the emergency shelters have now been consolidated in the Sullivan
Arena with a maximum occupancy of 377 adults, the quarantine and isolation needs
have been transferred to hotel rooms, and the Ben Boeke and Dempsey Arenas have
been demobilized and returned to service as hockey rinks; and

WHEREAS, planning for the Sullivan Arena to be returned to service, the Municipality
of Anchorage (MOA) anticipates the need to shelter those hundreds of adults in other
facilities;

WHEREAS, in housing those individuals, the municipality intends to provide non-
congregate shelter where possible, minimize congregate shelter, and, in any
congregate shelter provided to include engagement centers (daytime services and
resource access); and

WHEREAS, four properties (Properties) have been identified as potential facilities to
convert into: housing and a future treatment center; a midtown shelter with an
engagement center; supportive housing with a resource hub; and a downtown
engagement center; and

WHEREAS, the Bean’s Café building on the downtown campus is currently being
utilized for meal preparation and distribution, but may be the best location for a
downtown engagement center to provide services to the unsheltered homeless
WHEREAS, the former Alaska Club on Tudor Road near the Old Seward Highway may be the best location for a midtown shelter with an engagement center for the unsheltered homeless population in that area; and

WHEREAS, the Golden Lion Hotel may be the best location for a treatment center that would include step-down housing; and

WHEREAS, the America’s Best Value has been identified as a potential facility for use as housing with a resource center; and

WHEREAS, the aggregate acquisition and renovation costs of the Properties will not exceed the amount of $22,500,000; and

WHEREAS, the funds for the acquisition and renovations of the Properties are proposed to come from, or to have been made available by, the State of Alaska, CARES Act Funds, appropriated with AR 2020-199, approved by the Anchorage Assembly on June 2, 2020; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The MOA is hereby authorized to acquire the Properties for acquisition by purchase, or lease with option to purchase, and renovation costs in an aggregate amount not to exceed Twenty-Two Million Five Hundred Thousand Dollars ($22,500,000).

Section 2. This Ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of ______________, 2020.

______________________
Chair of the Assembly

ATTEST:

______________________
Municipal Clerk
From: MAYOR

Subject: AN ORDINANCE AUTHORIZING THE ACQUISITION BY PURCHASE, OR LEASE WITH OPTION TO PURCHASE, OF REAL PROPERTY LEGALLY DESCRIBED AS: LOT 7A BLOCK C HEATHER MEADOWS SUBDIVISION (PLAT 77-149) (PID 009-161-51), LOTS 1 - 6 BLOCK C ROSEBUD SUBDIVISION (PLAT P-224A), (PID 009-161-32, 009-161-33, 009-161-34, 009-161-35, 009-161-36, 009-161-37), BLOCK 4A CENTRAL CITY SUBDIVISION (PLAT 76-245) (PID 003-241-29), THE IMPROVEMENTS ON LOT 1 BLOCK 33C USS 408 (PLAT 84-374) (PID 003-073-33), AND TRACT C GREEN VALLEY RESUBDIVISION NO. 1 (PLAT 73-210) (PID 010-193-22) (PROPERTIES) WITH AGGREGATE ACQUISITION AND RENOVATION COSTS NOT TO EXCEED TWENTY-TWO MILLION FIVE HUNDRED THOUSAND DOLLARS ($22,500,000).

Purpose of the Ordinance

This Ordinance authorizes the Municipality of Anchorage (MOA) to purchase real property (the “Properties”) and pay for acquisition by purchase, or lease with option to purchase, and renovation, for an aggregate amount not to exceed $22,500,000.

Background

To reduce the risk of a COVID-19 outbreak in the homeless population in Anchorage, the MOA organized a plan for Emergency Mass Care to meet CDC guidelines for sheltering this vulnerable group by standing up three municipal facilities to allow this population to social distance and sleep at least 6 feet apart. The Sullivan Arena and Ben Boeke Arena were established for shelter, meal distribution, showering and guest laundry, while the Dempsey Arena was established as a quarantine and isolation facility. A resource hub for this group has been set up in tents, located in the Ben Boeke Arena parking lot, providing referrals for housing, case management, medical treatment and other services.

The emergency shelters have now been consolidated in the Sullivan Arena with a maximum occupancy of 377 adults, the quarantine and isolation needs have been transferred to hotel rooms and the Ben Boeke and Dempsey Arenas have been demobilized and returned to service as hockey rinks.
In planning for the Sullivan Arena to be returned to service, the MOA anticipates the need to shelter those 377 adults in other facilities focusing on housing as many adults as possible, providing non-congregate shelter where possible, and minimizing congregate shelter. This need for sheltering would also include engagement centers (for daytime services and access to resources).

Four properties have been identified as potential facilities to convert into housing and a future treatment center; a midtown shelter with an engagement center; supported housing with a resource; and a downtown engagement center:

- **The Bean's Café (1101 E. 3rd Avenue)** building on the downtown campus is currently being utilized for meal preparation and distribution, but may be the best location for a downtown engagement center to provide services to the unsheltered homeless population in that area, along with the clients at the Brother Francis Shelter (Appendix A).

- **The Alaska Club (630 E. Tudor Road)** on Tudor Road near the Old Seward Highway may be the best location for a midtown shelter with an engagement center for the unsheltered homeless population in that area (Appendix B).

- **The Golden Lion Hotel (1000 E. 36th Avenue)** may be the best location for a treatment center that would include step-down housing (Appendix C).

- **America’s Best Value (4360 Spenard Road)** has been identified as a potential facility for use as housing, with a resource center (Appendix D).

**Financing and Source of Funds**

The funds for acquisition and renovations of the Properties are proposed to come from, or to have been made available by, the State of Alaska, CARES Act Funds, appropriated with AR 2020-199, approved by the Anchorage Assembly on June 2, 2020.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE.**

Prepared by: Real Estate Department
Approved by: Robin E. Ward, Real Estate Director
Concur: Christopher M. Schutte, OECD Director
Concur: Lance Wilber, OMB Director
Fund Certification: Alexander Slivka, CFO
231802-9000000041-124304-57XXXX $22,500,000 (Alaska CARES Act Funds – Subject to Receipt of Executed Grant Agreement)
Concur: Kathryn R. Vogel, Municipal Attorney
Concur: William D. Falsey, Municipal Manager
Respectfully submitted: Ethan A. Berkowitz, Mayor

**Appendices:**
- Appendix A: Bean’s Café
- Appendix B: The Alaska Club
- Appendix C: Golden Lion Hotel
- Appendix D: America’s Best Value
MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2020-66 Title: AN ORDINANCE AUTHORIZING THE ACQUISITION BY PURCHASE, OR LEASE WITH OPTION TO PURCHASE, OF REAL PROPERTY LEGALLY DESCRIBED AS:
LOT 7A BLOCK C HEATHER MEADOWS SUBDIVISION (PLAT 77-149) (PID 009-161-51), LOTS 1 - 6 BLOCK C ROSEBUD SUBDIVISION (PLAT P-224A), (PID 009-161-32, 009-161-33, 009-161-34, 009-161-35, 009-161-36, 009-161-37), BLOCK 4A CENTRAL CITY SUBDIVISION (PLAT 76-245) (PID 003-241-29), THE IMPROVEMENTS ON LOT 1 BLOCK 33C USS 408 (PLAT 84-374) (PID 003-073-33), AND TRACT C GREEN VALLEY RESUBDIVISION NO. 1 (PLAT 73-210) (PID 010-193-22) (PROPERTIES) WITH AGGREGATE ACQUISITION AND RENOVATION COSTS NOT TO EXCEED TWENTY-TWO MILLION FIVE HUNDRED THOUSAND DOLLARS ($22,500,000).

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

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<th>(In Thousands of Dollars)</th>
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PUBLIC SECTOR ECONOMIC EFFECTS:

The proposed acquisition and renovation of four properties has the potential to provide for sheltering, engagement center, treatment center, bridge housing, and supported housing services to homeless population.

PRIVATE SECTOR ECONOMIC EFFECTS:

The proposed acquisition and renovation of four properties has the potential to provide for sheltering, engagement center, treatment center, bridge housing, and supported housing services to homeless population. If all properties are purchased, approximately $17.4 million of assessed value equating to $300,000 of property taxes (per 2020 assessment) will be removed from the tax rolls.

Prepared by: Real Estate Department Telephone: 343-7534
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Appendix A: 1101 E. 3rd Avenue
Appendix B: 630 E. Tudor Road
Appendix C: 1000 E. 36th Avenue
Appendix D: 4360 Spenard Road

Potential Acquisition
Parcel Boundaries

0 150 300 600 Feet