

Requested by: Chair of the Assembly at
the request of the Mayor
Prepared by: Cynthia M. Weed, Bond
Counsel
K&L GATES LLP
For Reading: January 7, 2025

MUNICIPALITY OF ANCHORAGE
AO No. 2025-16

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED THREE HUNDRED THOUSAND DOLLARS (\$300,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF ACCESS IMPROVEMENTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 1, 2025.

WHEREAS, the best interest of the citizens and property owners in Chugach State Park Access Service Area (“CASA”) and the Municipality of Anchorage, Alaska (the “Municipality”) require the Municipality to acquire access improvements (the “Projects”); and

WHEREAS, in order to provide financing for the Projects, it is deemed necessary and advisable that the Municipality issue and sell its general obligation bonds in the principal amount of not to exceed \$300,000 (the “Bonds”); now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Purpose. The Assembly hereby determines that the Projects are needed throughout the CASA. The Assembly hereby determines that the best interest of the residents and property owners within CASA require the Municipality to undertake the Projects at the time and in the order and in the manner deemed most necessary and advisable by the Municipality. The estimated cost of the Projects, including incidental costs and costs related to issuing and selling the Bonds as provided in this ordinance, is estimated to be \$300,000.

The Projects are described in more detail in the attachment to the Assembly Memorandum accompanying this ordinance. The cost of all necessary planning, acquisition of property for, site preparation, construction, installing and equipping of the Projects, architectural, engineering, design, and other consulting services, inspection and testing, administrative expenses, costs of issuance of the Bonds and other costs incurred in connection with the Projects shall be deemed to be costs of the approved Projects. The approved Projects may be completed with all necessary equipment and appurtenances. All components of the Projects shall be situated on

1 property situated within the boundaries of the Municipality, and shall be owned by
2 the Municipality.

3
4 The Municipality shall determine the application of available moneys for the
5 Projects so as to accomplish, as nearly as may be, the Projects described or
6 provided for in this section.

7
8 If the Municipality shall determine that it has become impractical to
9 accomplish any portion of the approved Projects by reason of changed conditions
10 or needs, incompatible development or costs substantially in excess of those
11 estimated, the Municipality shall not be required to accomplish such portions and
12 shall apply Bond proceeds as set forth in this section.

13
14 If the approved Projects have been completed in whole or in part, or their
15 completion duly provided for, or their completion found to be impractical, the
16 Municipality may apply Bond proceeds or any portion thereof to other Municipality
17 capital improvements within the Chugach State Park Access Service Area at its sole
18 discretion. Otherwise, the Municipality shall apply such remaining proceeds solely
19 to payment of principal or interest on the Bonds, as provided in the Home Rule
20 Charter. In the event that the proceeds of sale of the Bonds, plus any other monies
21 of the Municipality legally available, are insufficient to accomplish the approved
22 Projects, the Municipality shall use the available funds for paying the cost of those
23 portions of the approved Projects deemed by the Municipality most necessary and
24 in the best interest of the Municipality. No Bond proceeds shall be used by the
25 Municipality for any purpose other than a capital improvement of the Municipality.

26
27 For the purpose of providing funds for the undertaking of the Projects, which
28 is hereby found to be a public purpose and in the public interest, the Municipality
29 hereby proposes to issue general obligation bonded indebtedness in an amount not
30 to exceed Three Hundred Thousand Dollars (\$300,000).

31
32 **Section 2. Details of Bonds.** The Bonds shall be sold in such amounts and at
33 such time or times as deemed necessary and advisable by the Assembly and as
34 permitted by law and shall mature over a period of up to 20 years from date of issue.
35 The Bonds shall be issued in an aggregate principal amount of not to exceed
36 \$300,000. The Bonds shall bear interest to be fixed at the time of sale or sales
37 thereof. The exact form, terms, conditions, contents, security, options of
38 redemption, and such other matters relating to the issuance and sale of said Bonds
39 as are deemed necessary and advisable by the Assembly shall be as hereinafter
40 determined and/or delegated by ordinance and/or resolution of the Assembly.

41
42 The full faith and credit of the Municipality is pledged for the payment of the
43 principal of and interest on the Bonds, and ad valorem taxes upon all taxable
44 property in the Municipality shall be levied without limitation as to rate or amount to
45 pay the principal and interest on the Bonds when due. The principal of and interest

1 on the Bonds are to be paid first from ad valorem taxes levied and collected within
2 the CASA.

3
4 **Section 3. Ballot Proposition.** The Assembly hereby submits to the qualified
5 voters of the Municipality the proposition of whether the Municipality should issue
6 the Bonds for the purpose of financing the costs of the approved Projects at the
7 regular municipal election to be held on April 1, 2025.

8
9 The Clerk shall prepare the ballot proposition to be submitted to the voters
10 as provided by this ordinance and the Municipal Code and shall perform all
11 necessary steps in accordance with law to place this proposition before the voters
12 at the regular election. The proposition must receive a majority vote of those in the
13 Municipality voting, both in the CASA and areawide, on the question to be approved.
14 The proposition shall be substantially in the following form:

15
16 PROPOSITION NO. _____

17
18 **CHUGACH STATE PARK ACCESS SERVICE AREA BONDS**

19
20 For the purpose of providing public access
21 improvements to the parking lot at the Basher Drive
22 Trailhead within the Chugach State Park Access Service
23 Area, as provided in AO 2025-____, shall Anchorage
24 borrow money and issue up to \$300,000 in principal
25 amount of general obligation bonds?

26
27 Voter approval of this bond proposition authorizes for
28 each \$100,000 of assessed taxable property value
29 (based on the estimated 2025 assessed valuation in the
30 Chugach State Park Access Service Area) an annual
31 increase in taxes of approximately \$0.06 to retire the
32 proposed bonds.

33
34 The debt shall be paid from real and personal property
35 taxes levied and collected within the Chugach State
36 Park Access Service Area, without cost to properties in
37 Chugiak, Eagle River, Girdwood, and other properties
38 outside the Service Area. The Municipality will also
39 pledge its full faith and credit for payment of the debt.

40
41 YES NO

42
43 **Section 4. Effective Dates.** Section 2 of this ordinance shall become effective
44 only if the proposition described in Section 3 is approved by a majority of the
45 qualified voters voting on the proposition at the regular election held on April 1, 2025.

1 The remaining sections of this ordinance shall become effective upon passage and
2 approval by the Assembly.

3
4 PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this
5 ___ day of _____, 2025.

6
7
8 By _____
9 Chair of the Assembly

10
11 ATTEST:

12
13
14 _____
15 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 65-2025

Meeting Date: January 7, 2025

1 FROM: MAYOR

2
3 **SUBJECT: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE**
4 **QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE,**
5 **ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO**
6 **EXCEED THREE HUNDRED THOUSAND DOLLARS (\$300,000) OF**
7 **GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF**
8 **ANCHORAGE TO PAY THE COSTS OF ACCESS IMPROVEMENTS**
9 **IN THE CHUGACH STATE PARK ACCESS SERVICE AREA AT**
10 **THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 1,**
11 **2025.**

12
13 The attached ordinance will place a general obligation bond proposition for the
14 Chugach State Park Access Service Area on the ballot for the regular Municipal
15 election to be held on April 1, 2025.

16
17 The Administration recommends scheduling a public hearing for this bond ordinance
18 on January 21, 2025.

19
20 The Chugach State Park Access Service Area bond proposal will implement the
21 priorities established in the recently approved 2025-2030 Capital Improvement
22 Program. Please see the attached Project List, attached as Exhibit A.

23
24 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE.**

25
26 Prepared by: Ross Risvold, Public Finance & Investments Manager
27 Approved: Philippe D. Brice, CFO
28 Approved: William D. Falsey, Chief Administrative Officer
29 Concur: Eva R. Gardner, Municipal Attorney
30 Concur: Ona R. Brause, OMB Director
31 Concur: William D. Falsey, Chief Administrative Officer
32 Concur: Rebecca A. Windt Pearson, Municipal Manager
33 Respectfully submitted: Suzanne LaFrance, Mayor

EXHIBIT A

**Chugach State Park Access Service Area
2025 Bond Projects List
(000)'s**

<u>Project</u>	<u>Amount</u>	<u>O&M</u>
Basher Trailhead Parking Lot	\$300	-
Total	\$300	-

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2025-16 Title: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED THREE HUNDRED THOUSAND DOLLARS (\$300,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF ACCESS IMPROVEMENTS IN THE CHUGACH STATE PARK ACCESS SERVICE AREA AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 1, 2025.

Sponsor: Mayor
 Prepared By: Public Finance Division
 Others Impacted: Chugach State Park Access Service Area

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY25	FY26	FY27	FY28	FY29
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service	--	21.8	21.8	21.8	21.8
5000 Capital Outlay					
TOTAL DIRECT COSTS:	--	21.8	21.8	21.8	21.8
ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
FUNCTION COST:	--	21.8	21.8	21.8	21.8

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Estimated annual debt service of \$21,834 assumes bonds are sold as a single bond issue with an interest rate of 3.877% with bond repayments corresponding to the expected life of the assets financed up to 20 years.

PRIVATE SECTOR ECONOMIC EFFECTS:

Estimated annual debt service payments of approximately \$21,834 equate to an estimated property tax increase of 0.0006 mills or \$0.06 per year on \$100,000 of assessed valuation in the Chugach State Park Access Service Area.