

Submitted by: Chair of the Assembly at the
Request of the Acting Mayor
Prepared by: Real Estate Services
Division of Heritage Land Bank
For reading: May 26, 2009

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

AO No. 2009-66

Date: 6-23-09

1 AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT TO LITTLE
2 BEAR'S PLAYHOUSE, INC., A NON-PROFIT CORPORATION, OF PREMISES
3 LOCATED AT 124 EGLOFF DRIVE IN GIRDWOOD, FOR A DAYCARE
4 CENTER.

5
6 **WHEREAS**, the Municipality of Anchorage (MOA) owns land and improvements
7 on a parcel legally described as Tract A-1, Girdwood First Addition Subdivision
8 (Parcel ID #075-062-56) in Girdwood; and

9
10 **WHEREAS**, Little Bear's Playhouse, Inc. currently occupies the improvements
11 and operates it as a daycare center, and desires a Permit of the premises; and

12
13 **WHEREAS**, pursuant to Anchorage Municipal Code (AMC) section 25.40.050B.,
14 the MOA may "... dispose of municipal land to ... a nonprofit corporation ... for
15 less than the fair market value of the interest disposed of, upon a finding by the
16 assembly that the disposal will allow the use of the land for a public purpose
17 beneficial to the municipality"; and

18
19 **WHEREAS**, the granting of the Permit to Little Bear's Playhouse shall incur no
20 revenue to the Municipality of Anchorage and requires a finding by the Assembly
21 of no substantial value to the Municipality; Now, therefore,

22
23 **THE ANCHORAGE ASSEMBLY ORDAINS:**

24
25 **Section 1.** Pursuant to Anchorage Municipal Code section 25.30.040B., the
26 Assembly hereby finds that a Revocable Use Permit with Little Bear's Playhouse,
27 Inc., a non-profit corporation, is a public purpose beneficial to the Municipality.

28
29 **Section 2.** The granting of the Permit to Little Bear's Playhouse is without
30 substantial value to the Municipality.

31
32 **Section 3.** A less than fair market value Permit of the premises to Little Bear's
33 Playhouse is hereby approved.

34
35 **Section 4.** This ordinance shall take effect immediately upon passage and
36 approval by the Assembly.
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PASSED AND APPROVED by the Anchorage Municipal Assembly this 23rd
day of June, 2009.

Debbie Ossander
Chair of the Assembly

ATTEST:
Patricia S. Goulet
Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2009-66 AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT TO LITTLE BEAR'S PLAYHOUSE, A NON-PROFIT CORPORATION, OF PREMISES LOCATED AT 124 EGLOFF DRIVE, GIRDWOOD, FOR A DAYCARE CENTER.

Sponsor: **ACTING MAYOR**
 Preparing Agency: Heritage Land Bank
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(Thousands of Dollars)				
	FY09	FY10	FY11	FY12	FY13	
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 affordable daycare facilities.

Prepared by: **Tammy R. Oswald**
 Real Estate Services Division Manager

Telephone: **343-7986**



Municipality of Anchorage

Assembly Memorandum

AM No. 290-2009

Meeting Date: May 26, 2009

1
2 **From: ACTING MAYOR**

3
4 **Subject: AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT**
5 **TO LITTLE BEAR'S PLAYHOUSE, INC., A NON-PROFIT**
6 **CORPORATION, OF PREMISES LOCATED AT 124 EGLOFF**
7 **DRIVE IN GIRDWOOD, FOR A DAYCARE CENTER.**
8

9 This Ordinance authorizes a Revocable Use Permit between the Municipality of
10 Anchorage (MOA) and Little Bear's Playhouse, Inc. (Little Bear's) for use of the
11 land and premises located at 124 Egloff Drive in Girdwood for less than fair
12 market value, beginning May 1, 2009 and expiring April 30, 2010.
13

14 The property and its improvements are owned by Municipality of Anchorage
15 (MOA), and legally described as Tract A-1, Girdwood First Addition Subdivision
16 (Parcel Identification #075-062-56).
17

18 The Girdwood Board of Supervisors (GBOS) and the residents of Girdwood
19 have long recognized the need and support for good quality daycare within its
20 community. Records dating back more than 20 years indicate continued support
21 by the MOA for Little Bears Playhouse in its current facility. In an attempt to
22 make daycare more affordable to Girdwood residents, GBOS has supported
23 them in a variety of ways, including a no fee permit for the building.
24

25 Little Bear's previously had a use permit with the MOA for the facility, which has
26 expired. Negotiation of the permit is authorized under Anchorage Municipal
27 Code section 25.30.070B.
28

29 Material terms of the Permit agreement also include the following:
30

- 31 1. Little Bear's Playhouse, Inc. shall receive a rent-free Permit for the term
32 of the permit to continue use of the facility currently being operated as a
33 daycare center.
34
- 35 2. Upon mutual agreement of the parties, Little Bear's shall have the option
36 to exercise Five one-year extensions of the Permit, with any additional
37 extension of the Permit subject to all provisions of the Anchorage
38 Municipal Code then in effect, and is not of substantial value to the MOA.
39

- 1 3. Little Bear's shall be responsible for any and all tenant improvements,
2 and for payment of any applicable taxes, assessments, charges, costs
3 and expenses and utilities.
4
- 5 4. MOA shall and specifically agrees to furnish major maintenance of the
6 premises, i.e., the roof, parking lots, heating, plumbing and electrical
7 systems, with Little Bear's responsible for routine maintenance.
8
- 9 5. Little Bear's Playhouse may not assign this Permit, even to a parent or
10 affiliate entity, without the prior written approval of the Municipality.
11
- 12 6. The Municipality retains the right to designate or grant rights-of-way or
13 utility easements across the permitted premises without compensation.
14

15 These terms comply with the requirements of Anchorage Municipal Code
16 section 25.30.050.
17
18

19 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
20 **AUTHORIZING A REVOCABLE USE PERMIT TO LITTLE BEAR'S**
21 **PLAYHOUSE, INC., A NON-PROFIT CORPORATION, OF PREMISES**
22 **LOCATED AT 124 EGLOFF DRIVE IN GIRDWOOD, FOR A DAYCARE**
23 **CENTER.**
24

25 Prepared by: Tammy Oswald, Manager
26 Real Estate Services
27 Division of Heritage Land Bank
28 Approved by: William Mehner, Director
29 Heritage Land Bank and Real Estate Services
30 Concur: Mary Jane Michael, Executive Director
31 Office of Economic and Community Development
32 Concur: James N. Reeves, Municipal Attorney
33 Concur: Michael K. Abbott, Municipal Manager
34 Respectfully submitted: Matt Claman, Acting Mayor
35

Content ID: 007662

Type: Ordinance - AO

Title: AN ORDINANCE AUTHORIZING A REVOCABLE USE PERMIT TO LITTLE BEAR'S PLAYHOUSE, INC., A NON-PROFIT CORPORATION, OF PREMISES LOCATED AT 124 EGLOFF DRIVE IN GIRDWOOD, FOR A DAYCARE CENTER

Author: vanhornlr

Initiating Dept: HLB

Review Depts: ParksRec

Description: MOA Permit for Daycare Center in Girdwood in municipal facility

Keywords: Little Bear's Playhouse Revocable Use Permit Daycare Center

Date Prepared: 4/23/09 11:28 AM

Director Name: Wm. M. Mehner

Assembly Meeting Date: 5/26/09

Public Hearing Date: 6/9/09

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	5/15/09 10:47 AM	Exit	Joy Maglaqui	Public	007662
MuniMgrCoord_SubWorkflow	5/15/09 10:47 AM	Approve	Joy Maglaqui	Public	007662
MuniManager_SubWorkflow	5/15/09 10:47 AM	Approve	Joy Maglaqui	Public	007662
Legal_SubWorkflow	5/4/09 3:17 PM	Approve	Rhonda Westover	Public	007662
Finance_SubWorkflow	5/1/09 7:38 PM	Approve	Sharon Weddleton	Public	007662
OMB_SubWorkflow	5/1/09 12:43 PM	Approve	phillipswj	Public	007662
ParksRec_SubWorkflow	4/30/09 9:21 AM	Approve	Elizabeth Stanley-Harris	Public	007662
ECD_SubWorkflow	4/23/09 2:50 PM	Approve	Tawny Klebesadel	Public	007662
HLB_SubWorkflow	4/23/09 11:34 AM	Approve	William Mehner	Public	007662
AllOrdinanceWorkflow	4/23/09 11:33 AM	Checkin	Lynn Roderick Van Horn	Public	007662