

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Heritage Land Bank,  
Real Estate Services Division  
For Reading: August 17, 2010

CLERK'S OFFICE  
APPROVED

Date: 8-31-10 ANCHORAGE, ALASKA  
AO No. 2010-55

**AN ORDINANCE AUTHORIZING A LEASE WITH THE STATE OF ALASKA FOR  
A PORTION OF THE ANCHORAGE FIRE DEPARTMENT TRAINING CENTER  
LOCATED AT 1140 AIRPORT HEIGHTS DRIVE.**

**WHEREAS**, the Municipality of Anchorage owns the Anchorage Fire Department (AFD) Training Center facility and property described as Regional Fire Training Center Tract 1, located on Airport Heights Drive in Anchorage; and

**WHEREAS**, the State of Alaska (SOA) Fire Service Training Bureau has requested a five-year lease at a rate of One Thousand Five Hundred Dollars (\$1,500) per month, with the option to extend for an additional five-year term, for the use of three rooms in the AFD Training Center facility; and

**WHEREAS**, co-location of the SOA and AFD training resources will result in shared training courses, communications and use of training grounds and will lead to mutual training benefits and a better working relationship between MOA and SOA; and

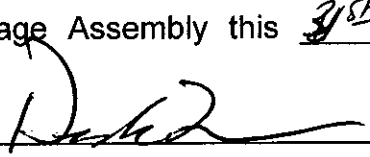
**WHEREAS**, one of the lease terms shall be that SOA as Tenant shall pay for its telecommunication costs and MOA as Landlord shall be responsible for the other operations and maintenance of the facility; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** A lease of a portion of the AFD Training Center facility by the State of Alaska is authorized.

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

PASSED AND APPROVED by the Anchorage Assembly this 31<sup>st</sup> day of August, 2010.

  
Chair

ATTEST:  
  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2010-55 Title: **AN ORDINANCE AUTHORIZING A LEASE WITH THE STATE OF ALASKA FOR A PORTION OF THE ANCHORAGE FIRE DEPARTMENT TRAINING CENTER LOCATED AT 1140 AIRPORT HEIGHTS DRIVE.**

Sponsor: MAYOR  
 Preparing Agency: Real Estate Services  
 Others Impacted: Anchorage Fire Department

**CHANGES IN EXPENDITURES AND REVENUES:** (Thousands of Dollars)

	FY10	FY11	FY12	FY13	FY14
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
<b>TOTAL DIRECT COST</b>	0	0	0	0	0
6000 IGCs	0	0	0	0	0
<b>FUNCTION COST:</b>	0	0	0	0	0
<b>REVENUES:</b>	6	18	18	18	18
<b>CAPITAL:</b>	0	0	0	0	0
<b>POSITIONS: FT/PT and Temp.</b>	0	0	0	0	0

**PUBLIC SECTOR ECONOMIC EFFECTS:** Coordinated and co-located fire training and training resources with the State of Alaska will result in increased intergovernmental communications and mutually beneficial training of personnel.

**PRIVATE SECTOR ECONOMIC EFFECTS:** Anchorage citizens will benefit from a stronger training division by co-location with the state for improved training, communication and coordination of fire academy classes and FEMA courses, and save costs to MOA and taxpayers by reducing travel for AFD members who would otherwise need to attend offsite training classes.

Prepared by: **Tammy R Oswald**  
 Real Estate Services, Manager

Telephone: **343-7986**

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 433-2010

Meeting Date: August 17, 2010

1 **From:** MAYOR

2  
3 **Subject:** AN ORDINANCE AUTHORIZING A LEASE WITH THE STATE OF  
4 ALASKA FOR A PORTION OF THE ANCHORAGE FIRE  
5 DEPARTMENT TRAINING CENTER LOCATED AT 1140  
6 AIRPORT HEIGHTS DRIVE.  
7

8 This ordinance authorizes a lease between the Municipality of Anchorage (MOA)  
9 as Landlord and the State of Alaska (SOA) as Tenant, for use of approximately  
10 400 square feet of building space in the Anchorage Fire Department (AFD)  
11 Training Center, located at 1140 Airport Heights Drive, in Anchorage. The facility  
12 is located on approximately 12.2 acres of municipally owned property legally  
13 described as Regional Fire Training Center Tract 1 (TID #004-101-13), zoned PLI  
14 (Public Lands and Institutions), and under management authority of AFD.  
15

16 The State of Alaska's General Services Division contacted MOA, expressing  
17 interest in a lease of three rooms totaling approximately 400 square feet in the  
18 AFD Training Center for use as a state office.  
19

20 In accordance with the terms of the lease, SOA as Tenant will be responsible for  
21 their own telecommunications expenses, and shall have exclusive use of three  
22 parking spaces and shared paved parking with AFD. MOA as Landlord shall  
23 retain responsibility for all other facility operations and maintenance costs.  
24

25 Terms of this lease conform to the requirements as set forth in Anchorage  
26 Municipal Code section 25.30.050. The purpose of the lease is to facilitate  
27 coordinated communications, training opportunities and resources between SOA  
28 and MOA. AFD supports this lease as a mutually beneficial use of the facility on  
29 behalf of state and municipal personnel. The materials terms and conditions are  
30 set out below:  
31

32 **Lessee:** State of Alaska – Department of Administration, Div. of  
33 General Services

34 **Term:** Five (5) years, with one (1) five-year renewal period, subject  
35 to mutual consent of both parties.

36 **Lease Payments:** One Thousand, Five Hundred Dollars (\$1,500) per month;  
37 annual rate adjustments can be requested in writing by Lessor  
38 at least thirty days prior to effective adjustment date, and are  
39 to reflect 35% of base monthly rate adjusted in accordance  
40 with the U.S. Department of Labor Consumer Price Index for  
41 Urban Consumers (CPI-U).

42 **Additional terms:** SOA as Tenant shall be responsible for telecommunications  
43 costs and have exclusive use of three (3) parking spaces, with

1 MOA as Landlord shall retain responsibility for all other facility  
2 operations and maintenance costs.

3 Termination: At the expiration or earlier termination of the lease, Lessee  
4 shall remove all Lessee facilities from the premises at  
5 Lessee's sole cost.

6  
7 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**  
8 **AUTHORIZING A LEASE WITH THE STATE OF ALASKA FOR A PORTION OF**  
9 **THE ANCHORAGE FIRE DEPARTMENT TRAINING CENTER LOCATED AT**  
10 **1140 AIRPORT HEIGHTS DRIVE.**

11  
12  
13 Prepared by: Tammy R. Oswald, Manager  
14 Real Estate Services Division  
15 Approved by: William M. Mehner, Executive Director  
16 Heritage Land Bank  
17 Concur: Greg Jones, Executive Director  
18 Office of Community Planning and Development  
19 Concur: Dennis A. Wheeler, Municipal Attorney  
20 Concur: George J. Vakalis, Municipal Manager  
21 Respectfully submitted, Daniel A. Sullivan, Mayor

**Content ID:** 009244**Type:** Ordinance - AO

AN ORDINANCE AUTHORIZING A LEASE WITH THE STATE OF ALASKA

**Title:** FOR A PORTION OF THE ANCHORAGE FIRE DEPARTMENT TRAINING CENTER LOCATED AT 1140 AIRPORT HEIGHTS DRIVE.**Author:** vanhornlr**Initiating Dept:** HLB**Review Depts:** AFD**Date Prepared:** 7/19/10 9:53 AM**Director Name:** Wm. M. Mehner**Assembly Meeting Date:** 8/17/10**Public Hearing Date:** 8/31/10

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
MuniManager_SubWorkflow	8/6/10 9:59 AM	Approve	Joy Maglaqui	Public	009244
Clerk_Admin_SubWorkflow	8/6/10 9:59 AM	Exit	Joy Maglaqui	Public	009244
Legal_SubWorkflow	7/30/10 3:12 PM	Approve	Dean Gates	Public	009244
Finance_SubWorkflow	7/29/10 5:37 PM	Approve	Lucinda Mahoney	Public	009244
OMB_SubWorkflow	7/28/10 9:55 AM	Approve	Cheryl Frasca	Public	009244
AFD_SubWorkflow	7/27/10 2:27 PM	Approve	Mark Hall	Public	009244
OCPD_SubWorkflow	7/27/10 2:18 PM	Approve	Tawny Klebesadel	Public	009244
HLB_SubWorkflow	7/27/10 1:37 PM	Approve	William Mehner	Public	009244
AllOrdinanceWorkflow	7/27/10 1:36 PM	Checkin	Lynn Roderick Van Horn	Public	009244
OCPD_SubWorkflow	7/26/10 9:48 AM	Reject	Tawny Klebesadel	Public	009244
HLB_SubWorkflow	7/21/10 10:53 AM	Approve	William Mehner	Public	009244
AllOrdinanceWorkflow	7/21/10 10:50 AM	Checkin	Lynn Roderick Van Horn	Public	009244
OCPD_SubWorkflow	7/21/10 10:33 AM	Reject	Susan Perry	Public	009244
AllOrdinanceWorkflow	7/20/10 5:23 PM	Checkin	Lynn Roderick Van Horn	Public	009244
HLB_SubWorkflow	7/20/10 5:23 PM	Approve	William Mehner	Public	009244
OCPD_SubWorkflow	7/19/10 5:37 PM	Reject	Susan Perry	Public	009244
HLB_SubWorkflow	7/19/10 3:29 PM	Approve	Tammy Oswald	Public	009244
AllOrdinanceWorkflow	7/19/10 3:26 PM	Checkin	Lynn Roderick Van Horn	Public	009244
OCPD_SubWorkflow	7/19/10 3:08 PM	Reject	Susan Perry	Public	009244
HLB_SubWorkflow	7/19/10 2:46 PM	Approve	William Mehner	Public	009244
AllOrdinanceWorkflow	7/19/10 2:44 PM	Checkin	Lynn Roderick Van Horn	Public	009244
OCPD_SubWorkflow	7/19/10 2:27 PM	Reject	Susan Perry	Public	009244
HLB_SubWorkflow	7/19/10 9:59 AM	Approve	Tammy Oswald	Public	009244
AllOrdinanceWorkflow	7/19/10 9:58 AM	Checkin	Lynn Roderick	Public	009244

CONSENT AGENDA - INTRODUCTION