

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Department,
Real Estate Services Division
For Reading: October 26, 2010

CLERK'S OFFICE

APPROVED

Date: _____

11-9-10

**ANCHORAGE, ALASKA
AO No. 2010-79**

1 **AN ORDINANCE AUTHORIZING A LEASE WITH ALASKA COMMUNICATIONS**
2 **SYSTEMS GROUP, INC., FOR TELECOMMUNICATIONS STATION AND**
3 **EQUIPMENT LOCATED ON THE SULLIVAN ARENA.**
4

5 **WHEREAS**, the Municipality of Anchorage (MOA) owns the Sullivan Arena,
6 located at 1600 Gambell Street, in Anchorage; and
7

8 **WHEREAS**, Alaska Communications Systems Group, Inc., (ACS) has requested a
9 new five-year lease for the location of its telecommunications equipment on the
10 top crown structure of the Sullivan Arena; and
11

12 **WHEREAS**, the five year lease would authorize ACS to pay MOA at the rate of
13 Seven Hundred Fifty Dollars (\$750) per month with an annual three percent (3%)
14 increase to the monthly lease rate, and include an option to extend for an
15 additional five-year term also with 3% annual lease rate increase; and
16

17 **WHEREAS**, location of the telecommunications equipment on the Sullivan Arena
18 has benefited MOA and its citizens by providing wireless broadcast and
19 communications services to the Anchorage area; Now, therefore,
20

21 **THE ANCHORAGE ASSEMBLY ORDAINS:**
22

23 **Section 1.** A lease of a portion of the Sullivan Arena by Alaska Communications
24 Systems Group, Inc., for a telecommunication and equipment site is authorized.
25

26 **Section 2.** This ordinance shall be effective immediately upon passage and
27 approval by the Assembly.
28

29 PASSED AND APPROVED by the Anchorage Assembly this 9th day of
30 November, 2010.
31

32
33
34 Chair 

35 ATTEST:
36

37 
38 _____
39 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2010-79 Title: **AN ORDINANCE AUTHORIZING A LEASE WITH ALASKA COMMUNICATIONS SYSTEMS GROUP, INC., FOR A TELECOMMUNICATIONS STATION AND EQUIPMENT LOCATED ON THE SULLIVAN ARENA.**

Sponsor: MAYOR
 Preparing Agency: Real Estate Department/Real Estate Services Division
 Others Impacted:

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					
TOTAL DIRECT COST	0	0	0	0	0
6000 IGCs	0	0	0	0	0
FUNCTION COST:	0	0	0	0	0
REVENUES:	.75	9	9.3	9.57	9.85
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS: Provides areawide broadcast of arena events and wireless communication capability to the public and private sectors.

PRIVATE SECTOR ECONOMIC EFFECTS: Anchorage citizens benefit from communication support and enjoy broadcasts of arena events from this telecommunications station.

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

Telephone: **343-7986**

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 556-2010

Meeting Date: October 26, 2010

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AUTHORIZING A LEASE WITH ALASKA**
4 **COMMUNICATIONS SYSTEMS GROUP, INC., FOR A**
5 **TELECOMMUNICATIONS STATION AND EQUIPMENT**
6 **LOCATED ON THE SULLIVAN ARENA.**
7

8 This ordinance authorizes a new lease between the Municipality of Anchorage
9 (MOA) as Landlord and the Alaska Communications Systems Group, Inc., (ACS)
10 as Tenant, for use of approximately twenty-five square feet of exterior building
11 space located on the top crown structure of the Sullivan Arena, located at 1600
12 Gambell Street, and legally described as Eastchester Tract 5A, West Sullivan
13 Arena.
14

15 The purpose of the lease is allow the presence, operation and maintenance of
16 coaxial cables, three panel antennas and related transmission equipment at the
17 arena in order to provide cellular and broadcast services to the Anchorage area.
18

19 MOA has leased a telecommunications space with ACS on the Sullivan Arena
20 since the 1980s, with the most recent Lease Agreement due to expire November
21 30, 2010.
22

23 In accordance with the terms of the lease, ACS as Lessee shall be responsible for
24 maintenance and operation of the telecommunications site, as well as perform
25 structural and other repairs as required.
26

27 Terms of this lease conform to the requirements as set forth in Anchorage
28 Municipal Code section 25.30.050. The Lease term shall be for five years
29 beginning December 1, 2010 and ending November 30, 2015, with one five-year
30 option to renew upon mutual consent of both parties.
31

32 The first year rental rate shall be Seven Hundred Fifty Dollars (\$750) per month,
33 with a three percent (3%) rent rate increase occurring annually each December.
34 The total amount for the five-year term is \$47,782.44. Lessee shall have the
35 following payment schedule:

	<u>Rent rate/month</u>	<u>Annual Amount</u>
36 Dec. 1, 2010 – Nov. 30, 2011	\$750.00	\$ 9,000.00
37 Dec. 1, 2011 – Nov. 30, 2012	\$772.50	\$ 9,270.00
38 Dec. 1, 2012 – Nov. 30, 2013	\$795.68	\$ 9,548.16
39 Dec. 1, 2013 – Nov. 30, 2014	\$819.55	\$ 9,834.60
40 Dec. 1, 2014 – Nov. 30, 2015	\$844.14	<u>\$10,129.68</u>
41		\$47,782.44
42		

1
2 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
3 **AUTHORIZING A LEASE WITH ALASKA COMMUNICATIONS SYSTEMS**
4 **GROUP, INC., FOR A TELECOMMUNICATIONS STATION AND EQUIPMENT**
5 **LOCATED ON THE SULLIVAN ARENA.**
6

7
8 Prepared by: Tammy R. Oswald, Manager
9 Real Estate Services Division

10 Approved by: William M. Mehner, Executive Director
11 Real Estate Department

12 Concur: George J. Vakalis, Municipal Manager

13 Respectfully submitted, Daniel A. Sullivan, Mayor

Content ID: 009478
Type: Ordinance - AO
 AN ORDINANCE AUTHORIZING A LEASE WITH ALASKA COMMUNICATIONS SYSTEMS GROUP, INC., FOR
Title: TELECOMMUNICATIONS STATION AND EQUIPMENT LOCATED ON THE SULLIVAN ARENA, REAL ESTATE SERVICES DIVISION.
Author: vanhornlr
Initiating Dept: HLB
Description: Telecommunications station lease on Sullivan Arena building.
Keywords: Telecommunications Lease Sullivan Arena ACS
Date Prepared: 10/12/10 10:03 AM
Director Name: William M. Mehner
Assembly Meeting Date: 10/26/10
Public Hearing Date: 11/9/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	10/15/10 1:46 PM	Exit	Joy Maglaqui	Public	009478
MuniManager_SubWorkflow	10/15/10 1:46 PM	Approve	Joy Maglaqui	Public	009478
Legal_SubWorkflow	10/15/10 12:14 PM	Approve	Dean Gates	Public	009478
Finance_SubWorkflow	10/13/10 12:44 PM	Approve	Lucinda Mahoney	Public	009478
OMB_SubWorkflow	10/12/10 11:30 AM	Approve	Cheryl Frasca	Public	009478
HLB_SubWorkflow	10/12/10 10:06 AM	Approve	Tammy Oswald	Public	009478
AllOrdinanceWorkflow	10/12/10 10:06 AM	Checkin	Lynn Roderick Van Horn	Public	009478