

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank,
Real Estate Services Division
For Reading: November 9, 2010

CLERK'S OFFICE
APPROVED
11-23-10

Date:

ANCHORAGE, ALASKA
AO No. 2010-83

1 **AN ORDINANCE AUTHORIZING A LEASE WITH THE CHUGIAK-EAGLE RIVER**
2 **CHAMBER OF COMMERCE FOR A PORTION OF THE EAGLE RIVER TOWN**
3 **CENTER LOCATED AT 12001 BUSINESS BOULEVARD, IN EAGLE RIVER.**

4
5 **WHEREAS**, the Municipality of Anchorage owns a portion of the Eagle River Town
6 Center (ERTC), legally described as Regional Park #2, Tract K, Unit #1, and
7 located in Eagle River; and

8
9 **WHEREAS**, the Chugiak-Eagle River Chamber of Commerce (CERCC) requested
10 a five-year lease of Suite #108, located within Unit #1, consisting of approximately
11 1,400 square feet, at a rate of One Thousand Dollars (\$1,000) per month
12 beginning January 1, 2011, with the option to extend for five additional one-year
13 terms; and

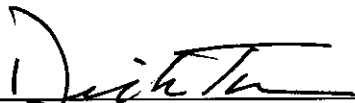
14
15 **WHEREAS**, the terms of the lease include CERCC as Tenant paying for
16 telecommunication and janitorial costs, and MOA as Landlord being responsible
17 for operations and major maintenance of the ERTC facility; now, therefore,

18
19 **THE ANCHORAGE ASSEMBLY ORDAINS:**


20
21 **Section 1.** A lease of Suite 108, located in Unit #1, Eagle River Town Center by
22 the Chugiak-Eagle River Chamber of Commerce is authorized.

23
24 **Section 2.** This ordinance shall be effective immediately upon passage and
25 approval by the Assembly.

26
27 PASSED AND APPROVED by the Anchorage Assembly this 23rd day of
28 November, 2010.

29
30
31 
32 _____
Chair

33 ATTEST:

34
35 
36 _____
37 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2010-83 Title: **AN ORDINANCE AUTHORIZING A LEASE WITH THE CHUGIAK-EAGLE RIVER CHAMBER OF COMMERCE FOR A PORTION OF THE EAGLE RIVER TOWN CENTER LOCATED AT 12001 BUSINESS BOULEVARD, IN EAGLE RIVER.**

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

CHANGES IN EXPENDITURES AND REVENUES:	(Thousands of Dollars)				
	FY11	FY12	FY13	FY14	FY15
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*:	12	12	12	12	12
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS: Provide public space that has a positive and informative experience for folks living or visiting in the area. The Chamber works collaboratively with the Municipality on many projects on an annual basis with Assembly members and Municipally-appointed staff.

*Revenues reflect base lease rate of \$1,000/month and does not include variable CPI increases annually capped at 10% within any three-year period on each anniversary date of the Lease.

PRIVATE SECTOR ECONOMIC EFFECTS: Benefits local residents and visitors to the Chugiak-Eagle River area by providing information about regional amenities, resources and businesses.

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

Telephone: **343-7986**

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 592-2010

Meeting Date: November 9, 2010

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE AUTHORIZING A LEASE WITH THE CHUGIAK-
4 EAGLE RIVER CHAMBER OF COMMERCE FOR A PORTION OF
5 THE EAGLE RIVER TOWN CENTER LOCATED AT 12001
6 BUSINESS BOULEVARD, IN EAGLE RIVER.
7

8 This ordinance authorizes a lease between the Municipality of Anchorage (MOA)
9 as Landlord and the Chugiak-Eagle River Chamber of Commerce (CERCC) as
10 Tenant, for use of Suite #108, located in Unit #1, and consisting of approximately
11 1,400 square feet of building space in the Eagle River Town Center (ERTC),
12 located at 12001 Business Boulevard, Eagle River. The unit owned by the MOA in
13 the ERTC is legally described as Regional Park #2, Tract K, Unit #1 (TID #050-
14 111-22), and under management authority of Real Estate Services.
15

16 The CERCC contacted MOA, expressing interest in a lease for Suite #108, located
17 in Unit #1 and containing approximately 1,400 square feet in the ERTC.
18

19 In accordance with the terms of the lease, CERCC as Tenant is responsible for its
20 own telecommunications and janitorial expenses. MOA as Landlord shall retain
21 responsibility for all other facility operations and maintenance costs.
22

23 Terms of this lease conform to the requirements set forth in Anchorage Municipal
24 Code section 25.30.050. The purpose of the lease is to provide better public
25 access and community information for the Eagle River area. MOA supports this
26 lease as a mutually beneficial use of the facility on behalf of the Eagle River
27 community. The material terms and conditions are set out below:
28

29 **Lessee:** CHUGIAK-EAGLE RIVER CHAMBER OF COMMERCE
30 **Term:** Five (5) years, with five one-year renewal option periods,
31 subject to mutual consent of both parties.

32 **Lease Payments:** One Thousand Dollars (\$1,000) per month beginning
33 January 1, 2011; CPI increases annually capped at 10%
34 within any three-year period on each anniversary date of the
35 Lease, including options to extend.

36 **Additional terms:** CERCC shall be responsible for all janitorial and
37 telecommunications costs;
38 MOA shall retain responsibility for all other facility operations
39 and maintenance costs.

40 **Termination:** Either party may terminate the Lease for any reason by giving
41 ninety (90) days written notice to other party. Upon
42 termination of this Lease for any reason, Landlord shall refund
43 to Tenant any unearned advance rent paid by Tenant. All

1 equipment and furnishings constructed or installed in the
2 premise at the expense of Tenant shall be the property of
3 tenant and may be removed by Tenant upon termination of
4 the Lease or any time prior thereto.
5

6 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
7 **AUTHORIZING A LEASE WITH THE CHUGIAK-EAGLE RIVER CHAMBER OF**
8 **COMMERCE FOR A PORTION OF THE EAGLE RIVER TOWN CENTER**
9 **LOCATED AT 12001 BUSINESS BOULEVARD, IN EAGLE RIVER.**

10
11
12 Prepared by: Tammy R. Oswald, Manager
13 Real Estate Services Division
14 Approved by: William M. Mehner, Director
15 Heritage Land Bank
16 Concur: Dennis A. Wheeler, Municipal Attorney
17 Concur: George J. Vakalis, Municipal Manager
18 Respectfully submitted, Daniel A. Sullivan, Mayor

AM 592...

Content ID: 009525

Type: Ordinance - AO

Title: AN ORDINANCE AUTHORIZING A LEASE WITH THE CHUGIAK-EAGLE RIVER CHAMBER OF COMMERCE FOR A PORTION OF THE EAGLE RIVER TOWN CENTER LOCATED AT 12001 BUSINESS BOULEVARD, IN EAGLE RIVER.

Author: maglaquijp

Initiating Dept: HLB

Description: Lease of office space in Chugiak-ER Town Center to Chug.-E.R. Chamber of Commerce

Keywords: Lease Chugiak-Eagle River Chamber of Commerce

Date Prepared: 10/19/10 3:16 PM

Director Name: Wm. M. Mehner

Assembly Meeting Date: 11/9/10

Public Hearing Date: 11/23/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	10/28/10 11:23 AM	Exit	Joy Maglaqui	Public	009525
MuniManager_SubWorkflow	10/28/10 11:23 AM	Approve	Joy Maglaqui	Public	009525
MuniManager_SubWorkflow	10/28/10 11:22 AM	Checkin	Joy Maglaqui	Public	009525
Legal_SubWorkflow	10/27/10 12:25 PM	Approve	Rhonda Westover	Public	009525
Finance_SubWorkflow	10/26/10 5:17 PM	Approve	Lucinda Mahoney	Public	009525
OMB_SubWorkflow	10/26/10 3:28 PM	Approve	Cheryl Frasca	Public	009525
HLB_SubWorkflow	10/19/10 3:23 PM	Approve	Tammy Oswald	Public	009525
AllOrdinanceWorkflow	10/19/10 3:20 PM	Checkin	Lynn Roderick Van Horn	Public	009525