

SUBJECT: INFORMING THE ASSEMBLY OF THE BOROUGH MANAGER EXTENDING AN ALASKA DIVISION OF LANDS LEASE AGREEMENT FOR A FIVE-YEAR PERIOD TO ALLOW THE LESSEE THE OPTION TO PURCHASE THE LAND IN ACCORDANCE WITH BOROUGH CODE AND POLICY AND PROCEDURES FOR THE PURCHASE OF THE FEE SIMPLE ESTATE (MSB002015 / ADL 20625).

AGENDA OF:

ASSEMBLY ACTION

presented 9-4-18 *(BSM)*

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: *George A. Moosey*

Route to:	Department/Individual	Initials	Remarks
	Originator	<i>HM</i>	
	Community Development Director	<i>EP</i>	
	<i>ACTING</i> Finance Director	<i>BB 8/22/18</i>	
	Borough Attorney	<i>NS</i>	<i>Purchase would be subject to Assembly Approval</i>
	Borough Clerk	<i>SM</i>	<i>8/27/18</i> <i>(Signature)</i>

ATTACHMENTS: Fiscal Note: NO ☐ YES ☒ (1 pp)
 Map (1 pp)
 Letter Request (1 pp)

SUMMARY STATEMENT:

Certain borough selected lands received patent from the state of Alaska through the Municipal Entitlement Land program that are subject to pre-existing 55-year Alaska Division of Lands (ADL) leases.

Pursuant to MSB 23.10.180 Leases (B), "All provisions, stipulations, and conditions contained in any pre-existing lease of borough-owned real property, entered into by the Alaska State Division of Lands acting as agent for the borough prior to July 1, 1974, shall be binding in all respects on all parties."

DISCUSSION:

The Anchorage Community Y.M.C.A., an Alaska non-profit corporation executed a lease for Charitable and Public Use (AS 38.05.810) with the state of Alaska, ADL 20625, on October 24, 1963, for a 55-year term and expiring on October 23, 2018, at midnight.

The Y.M.C.A. is requesting a lease extension for a five-year term with the option to purchase the 113-acre parcel referred to as Camp Peggy Lake Residential Camp.

The lease terms specify payments are adjusted each five-year interval. The lease rate is calculated at one percent of the estimated fair market value of the land for a charitable and public use. At the request of staff, the Assessment Division estimated the fair market value in the amount of \$130,000 for 2018. The annual rate for the lease is \$1,300 for the term of the five-year extension.

At the time of purchase of the fee simple estate, the value of the parcel will be re-assessed and the request to purchase will be presented to the assembly for approval.

AUTHORITY: 23.10.070

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: September 4, 2018

SUBJECT: INFORMING THE ASSEMBLY OF THE BOROUGH MANAGER EXTENDING AN ALASKA DIVISION OF LANDS LEASE AGREEMENT FOR A FIVE-YEAR PERIOD TO ALLOW THE LESSEE THE OPTION TO PURCHASE THE LAND IN ACCORDANCE WITH BOROUGH CODE AND POLICY AND PROCEDURES FOR THE PURCHASE OF THE FEE SIMPLE ESTATE (MSB002015 / ADL 20625).

ORIGINATOR: Community Development

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>\$1300</u>	FUNDING SOURCE <u>Lease Revenue</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT: <u>203.000.000.3xx xxx</u>	PROJECT #
VERIFIED BY: <u>Barbara Saenger</u>	CERTIFIED BY:
DATE: <u>8/22/18</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	
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FUNDING: (Thousands of Dollars)

General Grant Funds						
State/Federal Funds						
Other	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	
TOTAL	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	<u>1.3</u>	

POSITIONS:

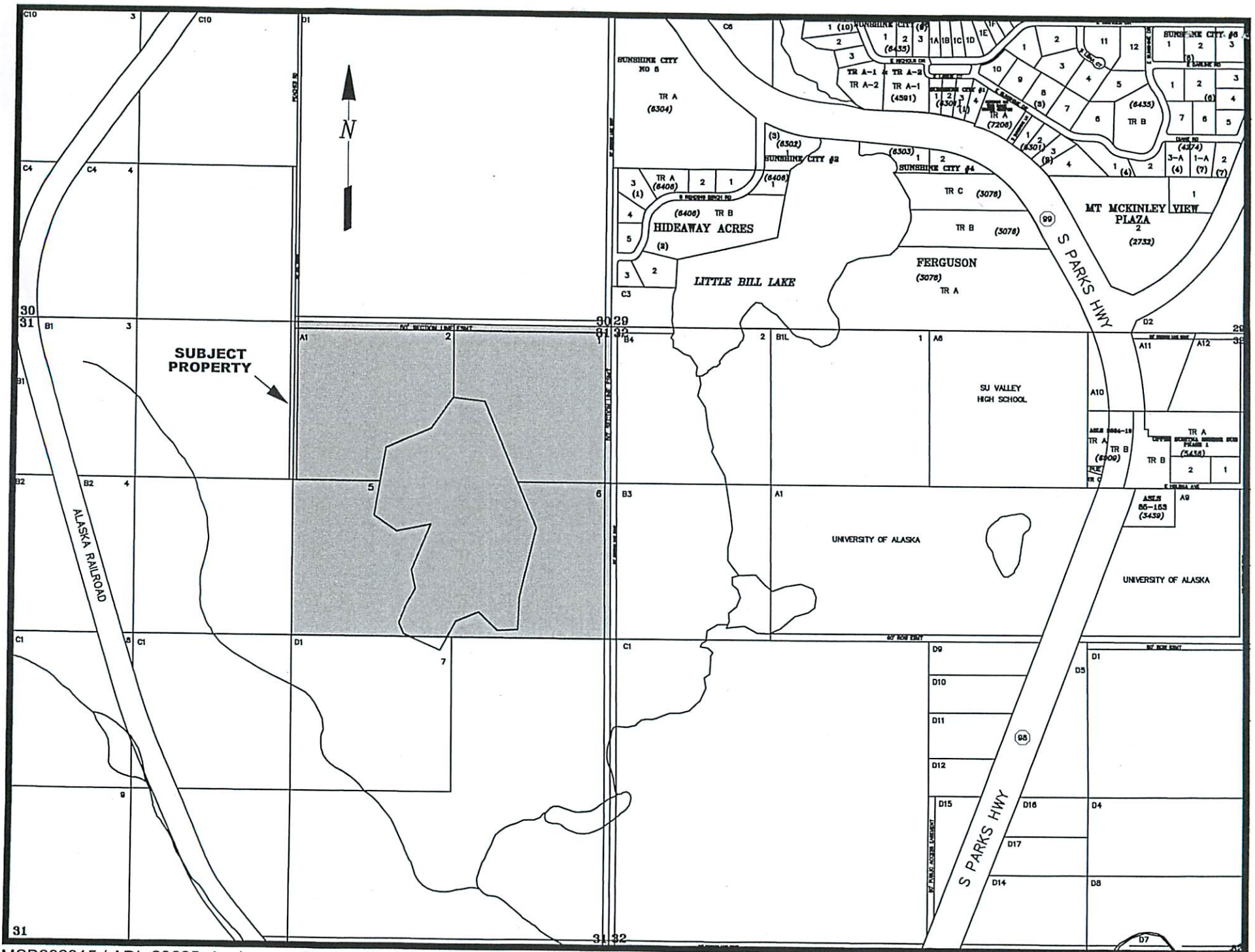
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Barbara Saenger DATE: 8/22/18
Acting Finance Director





**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

April 9, 2018

Tracy K. McDaniel, SR/WA
Asset Manager
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

Tracy,

The YMCA of Anchorage Alaska is requesting a 5-year lease extension with the option to purchase on property for our Acct. No. 224N04W30D001, YMCA Camp Peggy Lake.

Larry L Parker
CEO
YMCA of Anchorage, Alaska

Anchorage Community YMCA
5353 Lake Otis Parkway
Anchorage, AK 99504
Ph: (907) 563-3211 E-mail: info@ymcaalaska.org website: www.ymcaalaska.org

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