



CITY OF WASILLA

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Classification: Non Code Ordinance
Requested by: Administration
Prepared by: Planning
Introduction: 05/12/97
Public Hearing: 05/28/97

ORDINANCE SERIAL NO. 97-32

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA AUTHORIZING A PUBLIC PURPOSE SUB-LEASE OF THE WASILLA RAILROAD DEPOT LEASE TO THE GREATER WASILLA CHAMBER OF COMMERCE, INC.

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

SECTION I. Classification. This is a non-code ordinance.

SECTION II. Purpose.

WHEREAS, the City of Wasilla (City) wishes to support and encourage commerce and economic development in the Mat-Su area; and,

WHEREAS, the Greater Wasilla Chamber of Commerce (Chamber) provides a needed service to the public and the local business community through its activities; and,

WHEREAS, the Chamber contributes to the area economy and quality of life by sponsoring annual community events, providing a forum for local businesses, and by marketing the community to visitors, new businesses; and potential new residents; and,

WHEREAS, the Chamber is a 501(c)(3) not-for-profit corporation with a board of directors elected by a general membership base of local business owners; and,

WHEREAS, the Chamber has proposed the sub-lease of the Wasilla Railroad Depot for use as business offices in support of their activities and to provide a productive re-use of this historical building; and,

WHEREAS, the City has acquired an interest in the Wasilla Railroad Depot and adjoining parking area through a lease with the Alaska Railroad Corporation (ARRC), which permits the City to sub-lease the building to a qualified non-profit organization, subject to ARRC approval; and,

WHEREAS, it is necessary to establish a formal sub-lease arrangement for the real estate as provided in WMC 7.16.110 C, "Leases for Public Purpose".

SECTION III. Findings.

The City has acquired an interest in the Wasilla Railroad Depot by virtue of a long term lease agreement with the Alaska Railroad Corporation in order to restore and maintain the building as a historical place.

WMC 7.16.110 C provides for negotiating leases "for public purposes".

The Greater Wasilla Chamber of Commerce is a not-for-profit IRS 501(c)(3) corporation established for the purpose of providing a forum for local businesses, sponsoring community events and providing information about the community to potential visitors and new businesses that may consider relocating to the Wasilla Area.

The use proposed herein constitutes a public purpose by virtue of its community and economic development orientation.

The lease proposal will be reviewed and approved by the Wasilla Planning and Utilities Commission pursuant to WMC 7.16.110 B and 7.16.060 B.

The lease proposal ordinance has been given public notice as required for other ordinances WMC 7.16.050 and a public hearing has been held on May 28, 1997.

A plan for the use and development of the property has been submitted and is attached as Appendix "A".

SECTION IV. ENACTMENT.

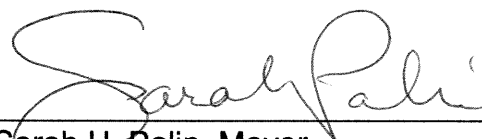
The City Council hereby authorizes the Mayor to negotiate a sub-lease of the Wasilla Railroad Depot and related appurtenances to the Greater Wasilla Chamber of Commerce to include the following conditions:

- (1) Term: 10 years, renewable in additional 10- year increments, subject to the applicable lease terms and conditions of the City's lease for the building with the Alaska Railroad Corporation (ARRC).
- (2) Consideration: \$100 per year, and annual membership in the Chamber at no charge for each year of the lease term.
- (3) Remodeling plans to be approved by City and the ARRC with respect to building codes, land use codes and rules of maintenance for a historical buildings.
- (4) Chamber to provide for parking lot maintenance, snow removal and paving.
- (5) The Chamber to maintain management control of building.
- (6) Insurance: The City will insure the basic structure against fire or other damage in an amount necessary to satisfy the City's lease with the ARRC. The Chamber will provide general liability insurance for the Depot building and the proposed use thereof, naming City as additional named insured and fire insurance on the contents of the depot.
- (7) The Chamber is required to comply with the applicable portions of the City's lease with ARRC, such as allowing train passenger to take shelter inside the building at times when the building is normally open.

- (8) The Chamber may make the building available for other public uses on a fee per use basis, subject to any restrictions set forth in the sub-lease agreement. Fees will reflect building operation and maintenance costs.
- (9) The Chamber to pay cost of building operation and maintenance and maintain building and related appurtenances in safe condition.
- (10) At end of lease, all remodeling and improvements that have been approved by the City and the ARRC become part of the real property interest that the City has in the depot.
- (11) The purpose of the lease is to provide a long term, stable and highly visible headquarters location for the local chamber of commerce.

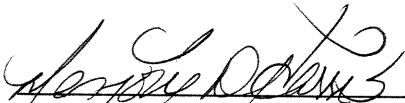
SECTION V. EFFECTIVE DATE. This ordinance takes effect upon passage.

ADOPTED by the Council of the City of Wasilla this 28th day of May 1997.



Sarah H. Palin, Mayor

ATTEST:



Marjorie D. Harris, CMC
City Clerk

ORDINANCE NO. 97-32


Subject: **Sub-leasing Wasilla Railroad Depot to Greater Wasilla Chamber of Commerce**

Meeting Date: **05/12/97**

RECOMMENDATION AND MOTION:
Introduce Ordinance Serial No. 97-32 and schedule for public hearing and unfinished business at the next regular meeting, 05/28/97.

Administration Recommendation:

Reviewed by Sarah H. Palin, Mayor: 

Route To:	Department:	Approval (Initials):	Remarks:
1	Clerk's Office		
2	Finance		
3	Library		
4	Museum		
5	Planning		
6	Police		
7	Public Works		
8	Admin.		
9	City Attorney		

Attachment (s): Fiscal Note: YES XX NO
(List other attachments; i.e., maps, bid information, etc.)

Sub-leasing the Wasilla Railroad Depot could save the City some money for security, maintenance, and Chamber dues, based on the administrations recommended lease terms.

Staff Recommendation: **Introduce Ordinance Serial No. 97-32 and schedule for public hearing and unfinished business at the next regular meeting, 05/28/97.**

Summary Statement:

After reviewing lease agreements that the City has negotiated with other non-profit organizations, the proposed terms and conditions of this sub-lease were drawn up to be consistent with past City actions. The purpose of this ordinance is to ensure the Council concurs with the lease framework as presented and to authorize the Mayor to negotiate the final lease agreement in accordance with the applicable City codes.