



# ALASKA STATE LEGISLATURE

## LEGISLATIVE COUNCIL

**CHAIRMAN:**

Rep. Mike Hawker

**VICE CHAIRMAN:**

Sen. Peter Micciche

**HOUSE MEMBERS:**

Speaker Mike Chenault  
Rep. Max Gruenberg  
Rep. Craig Johnson  
Rep. Lance Pruitt  
Rep. Bill Stoltze  
Rep. Peggy Wilson  
Rep. Alan Austerman – alt

**SENATE MEMBERS:**

President Charlie Huggins  
Sen. John Coghill  
Sen. Mike Dunleavy  
Sen. Dennis Egan  
Sen. Kevin Meyer  
Sen. Gary Stevens  
Sen. Lyman Hoffman – alt

**COMMITTEE CONTACT:****Session:**

State Capitol 502  
Juneau, AK 99801  
(907) 465-4949

**Interim:**

716 W. 4<sup>th</sup> Avenue  
Anchorage, AK 99501  
(907) 269-0244

**Committee Aide:**

Juli Lucky  
(907) 465-6820

**MEMORANDUM**

**TO:** Legislative Council Members

**FROM:** Juli Lucky  
Legislative Council Committee Aide

**DATE:** December 16, 2013

**RE:** Kodiak LIO Lease Motion

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A review of the minutes from the October 30, 2013 meeting showed that the motion adopted pertaining to the Kodiak LIO Lease was in error. The documents presented and the testimony in committee referenced one, five-year lease renewal. However, as the minutes show, the motion made was to approve a one-year renewal.

While nothing has changed in the backup material presented, Legislative Council will be taking up a motion to approve the additional four years of the renewal at the December 18, 2013 meeting. The original backup and applicable minutes are attached.

The motion will be:

I move that Legislative Council authorize the chairman to approve a four-year renewal, in addition to the one-year renewal approved on October 30, 2013, of the existing lease agreement for the Kodiak Legislative Information Office and Legislators' District Office space for a cost of \$69,848.64 per year until October 31, 2018, with CPI-U adjustments each July.

Please contact me at 269-0244 if you have any questions or concerns.

reflects improvements to common areas. Improvements chargeable entirely to another tenant are not included.

1:18:18 PM

SENATE PRESIDENT HUGGINS moved that Legislative Council authorize the chairman to approve a one-year renewal of the existing lease agreement for the Kenai Legislative Information Office and Legislators' District Office space for a cost of \$106,485.00.

The motion passed with no objections.

#### **b. Kodiak LIO Lease Renewal**

MS. VARNI said this is a five-year renewal of the current Kodiak lease for the period of November 1, 2013 - October 31, 2018, in the amount of \$69,848.64 per year, excluding the CPI-U adjustment each July.

CHAIR HAWKER, after confirmation that legislators with Kodiak offices were satisfied, asked for a motion.

1:20:01 PM

SENATE PRESIDENT HUGGINS moved that Legislative Council authorize the chairman to approve a one-year renewal of the existing lease agreement for the Kodiak Legislative Information Office and Legislators' District Office space for a cost of \$69,848.64.

The motion passed with no objections.

#### **c. Sitka LIO Lease Transfer**

MS. VARNI said this item is a lease transfer for the Sitka LIO. The building is changing ownership from Shee Atiká Management, LLC, to SCOJO, LLC, which requires Legislative Council approval for this change in ownership, as well as approval of a Subordination, Non-Disturbance and Attornment Agreement that Legal Services will prepare.

CHAIR HAWKER said that this is simply the legal work necessary to recognize that our lease is being transferred from one entity to another. The transfer has no financial consequence on the Legislature at this time.

1:21:47 PM

SENATE PRESIDENT HUGGINS moved that Legislative Council approve the name change of the landlord for the Sitka Legislative Information Office and Legislators' District Office space from Shee Atiká Management, LLC, to SCOJO, LLC

# State of Alaska



## Legislative Affairs Agency


Administrative Services, Supply Section

State Capitol Room 3 ~ Juneau, AK 99801-1182 ~ Phone (907) 465-3853 ~ Fax (907) 465-2918

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### MEMORANDUM

**TO:** Pamela A. Varni, Executive Director  
Legislative Affairs Agency

**FROM:** Tina Strong, Procurement Officer   
Legislative Affairs Agency

**DATE:** October 17, 2013

**SUBJ:** Kodiak Office Space Lease Renewal

The Kodiak Lease agreement between the Legislative Affairs Agency and Cherrier, King, and Cherrier for office space occupied by the Legislative Information Office, Senator Gary Stevens, and Representative Alan Austerman is due to expire on October 31, 2013, with one, five-year renewal available. This lease exceeds \$25,000 in one fiscal year; therefore, Legislative Council's approval is required.

At the August meeting Legislative Council did approve the Kodiak Lease Transfer from Cherrier, King, and Cherrier to Trident Seafoods. The sale of the building has been delayed and the transfer is scheduled to take place in November. Therefore, the lease renewal will continue to be with Cherrier, King, and Cherrier and the Agency will do the transfer of lease when the sale is final.

#### Kodiak Office Space

Cherrier, King, and Cherrier  
Renewal No. 1 of Lease  
November 1, 2013 – October 31, 2018  
\$69, 848.64 per year excluding CPI-U adjustments each July

Additional lease agreement information is attached.

Enclosure

## **LEASE AGREEMENT INFORMATION**

**LESSOR:** Cherrier, King, and Cherrier  
**OCCUPANTS:** LIO, Senator Gary Stevens, Representative Alan Austerman  
**LOCATION:** 305 Center Street, Suite 1, Kodiak, Alaska  
**TOTAL SQ. FOOTAGE:** 2,710

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### **CURRENT LEASE INFORMATION**

**MONTHLY RENT:** \$5,820.73  
**PRICE PER SQ. FOOT:** \$2.15  
**LEASE TYPE:** 5-year with 1, 5-year renewal  
**LEASE TERM:** November 1, 2008 - October 31, 2013  
**TOTAL LEASE AMT.:** \$69,848.52

### **NEW LEASE INFORMATION**

**MONTHLY RENT:** \$5,820.73  
**PRICE PER SQ. FOOT:** \$2.15  
**LEASE TYPE:** 5-year Renewal No. 1  
**LEASE TERM:** November 1, 2013 - October 31, 2018  
**TOTAL LEASE AMT.:** \$69,848.52 per year excluding CPI-U adjustment each July

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**COMMENTS:**