

SENATE BILL NO. 368

IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-SECOND LEGISLATURE - SECOND SESSION

BY THE SENATE TRANSPORTATION COMMITTEE

Introduced: 4/29/02
Referred: Finance

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to public building projects of the Alaska Housing Finance**
2 **Corporation, authorizing the financing by the Alaska Housing Finance Corporation of a**
3 **building in Anchorage for office space for state, federal, and municipal agencies and**
4 **subdivisions; and providing for an effective date."**

5 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

6 * **Section 1.** The uncodified law of the State of Alaska is amended by adding a new section
7 to read:

8 LEGISLATIVE FINDINGS AND INTENT. (a) The legislature finds that
9 (1) the legislative branch and certain other state agencies are in need of office
10 space in the Municipality of Anchorage;
11 (2) cost savings can be realized by state ownership of office buildings;
12 (3) efficiencies can be gained by locating similar state, federal, and municipal
13 government entities together for the purpose of promoting economic development, one-stop

1 permitting, fisheries management and development, and international trade; and

2 (4) the Alaska Housing Finance Corporation owns substantial properties
3 adjacent to the Atwood Building that could accommodate an office building near other state
4 agencies and the municipal office building in the Municipality of Anchorage, creating further
5 efficiencies.

6 (b) It is the intent of the legislature to grant authority to the Alaska Housing Finance
7 Corporation to develop a proposal for state acquisition of all or a portion of an office building
8 in the Municipality of Anchorage and, upon a finding by the board of directors of the
9 corporation that the project is financially feasible, to finance the project.

10 * **Sec. 2.** AS 18.55.010 is amended to read:

11 **Sec. 18.55.010. Purpose of AS 18.55.100 - 18.55.290.** The purpose of
12 AS 18.55.100 - 18.55.290 is to remedy the acute housing shortage that exists in certain
13 localities of the state by undertaking slum clearance, low-cost housing projects,
14 housing for persons and their families engaged in national defense activities in the
15 state, and housing projects and housing for veterans and other citizens of the state and
16 to remedy the short supply of necessary public buildings by providing for the
17 financing, construction, and acquisition of public buildings for lease to [THE] state,
18 **federal, and municipal government entities.**

19 * **Sec. 3.** AS 18.55.100(a)(15) is amended to read:

20 (15) arrange or contract for the financing, design, construction, and
21 acquisition of public buildings for lease to **governmental entities** [THE STATE] in
22 accordance with AS 18.55.010 - 18.55.290;

23 * **Sec. 4.** AS 18.55.288(3) is amended to read:

24 (3) "public building" means a publicly owned structure, **or that**
25 **portion of a structure that is publicly owned,** leased, **or available for lease only** to
26 **agencies, subdivisions, public corporations, or other entities of** the state, **the**
27 **federal government, or a municipality** for governmental, public, or educational use.

28 * **Sec. 5.** The uncodified law of the State of Alaska is amended by adding a new section to
29 read:

30 NOTICE AND APPROVAL OF BUILDING FINANCING. (a) The Alaska Housing
31 Finance Corporation is authorized to finance and own all or portions of an office building in

1 the Municipality of Anchorage under AS 18.55.010 - 18.55.290. The building shall be leased
2 for offices to the state, the federal government, municipalities, or entities of those
3 governments. The maximum amount of total financing from every source for the entire office
4 building may not exceed \$50,000,000. If the Alaska Housing Finance Corporation acquires a
5 building or portion of a building with private tenants on the date of the acquisition, until the
6 leases expire, the corporation shall pay to the municipality under AS 29.45.030(a)(1)(A) the
7 property taxes attributable to the private tenants in the office building.

8 (b) This section constitutes the review and approval required by AS 18.55.100(d).

9 * **Sec. 6.** This Act takes effect immediately under AS 01.10.070(c).