

SB

317

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FISCAL NOTE

STATE OF ALASKA
2006 LEGISLATIVE SESSION

Fiscal Note Number: 1
Bill Version: SB 317
(S) Publish Date: 4/27/06

Revision Date/Time (Note if correction): 4/27/06 8:10 a.m. Dept. Affected: Administration
Title: An Act relating to the purchase by AHFC RDU: State Owned Facilities
of an Anchorage Parking Garage Component: Facilities
Sponsor: Rules Committee
Requester: Governor Component No.: 2429

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Personal Services						
Travel						
Contractual		3,700.0	3,700.0	3,700.0	3,700.0	3,700.0
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
TOTAL OPERATING	0.0	3,700.0	3,700.0	3,700.0	3,700.0	3,700.0

CAPITAL EXPENDITURES						
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CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF		3,700.0	3,700.0	3,700.0	3,700.0	3,700.0
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type--Do not abbreviate)						
TOTAL	0.0	3,700.0	3,700.0	3,700.0	3,700.0	3,700.0

Estimate of any current year (FY2006) cost: 0 0

Mark this box (X) if funding for this bill is included in the Governor's FY 2007 budget proposal:

POSITIONS

Full-time						
Part-time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

The Alaska Housing Finance Corporation will finance, with bond proceeds, the purchase of a parking garage in Anchorage which will be leased to the state to provide parking for the Atwood Office Building. The maximum purchase price of the parking garage may not exceed \$44,000,000, including the cost of purchasing the facility and issuing the bonds for purchase. Subject to an annual appropriation, the Commissioner of Administration is authorized to enter into a lease-purchase for the parking garage. The anticipated total cost of the project is \$44,000,000 and the anticipated annual amount of the rental obligation is \$3,700,000. This fiscal note represents the amount necessary to satisfy the required annual lease payment of \$3,700,000.

Prepared by: Remond Henderson, Deputy Director Phone: 465-5667
Division: General Services Date/Time: 4/27/2006 8:10 a.m.
Approved by: Michael Tibbles, Deputy Commissioner Date: 4/27/2006
Agency: Administration

Atwood Building Parking Center

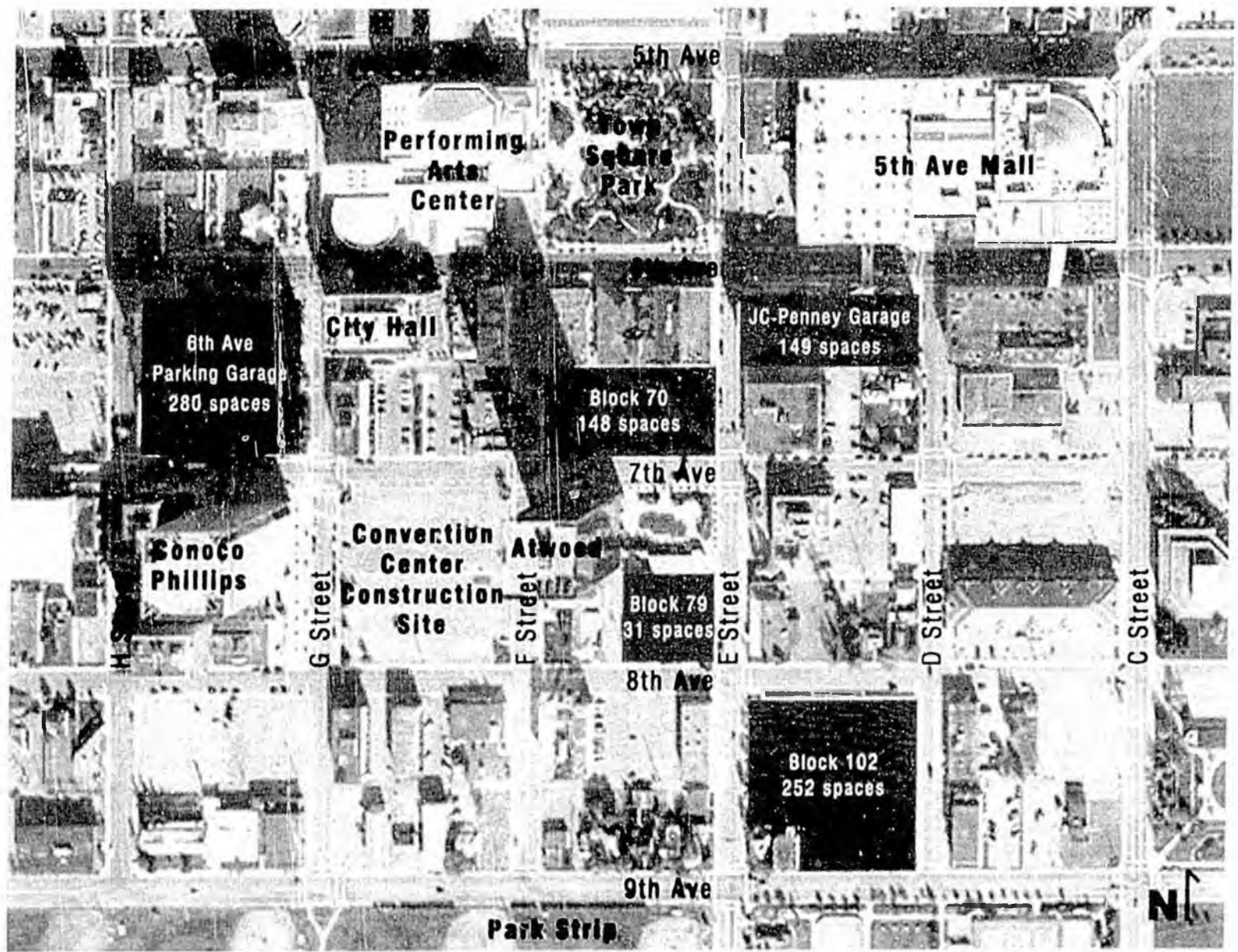


Atwood Building Currently

- Challenges

9:03-5-

- Block 80 deal with MOA
- Previous and current scattered site parking arrangement
- Current agreements with expiration dates (MOA, JC Penney, Block 70)
- Increased demand in 2 years from Convention Center



Performing Arts Center

Crow Square Park

5th Ave Mall

**8th Ave Parking Garage
280 spaces**

City Hall

**JC-Penney Garage
149 spaces**

**Block 70
148 spaces**

Sonoco Phillips

Convention Center Construction Site

Atwood

**Block 79
31 spaces**

8th Ave

**Block 102
252 spaces**

9th Ave

Park Strip

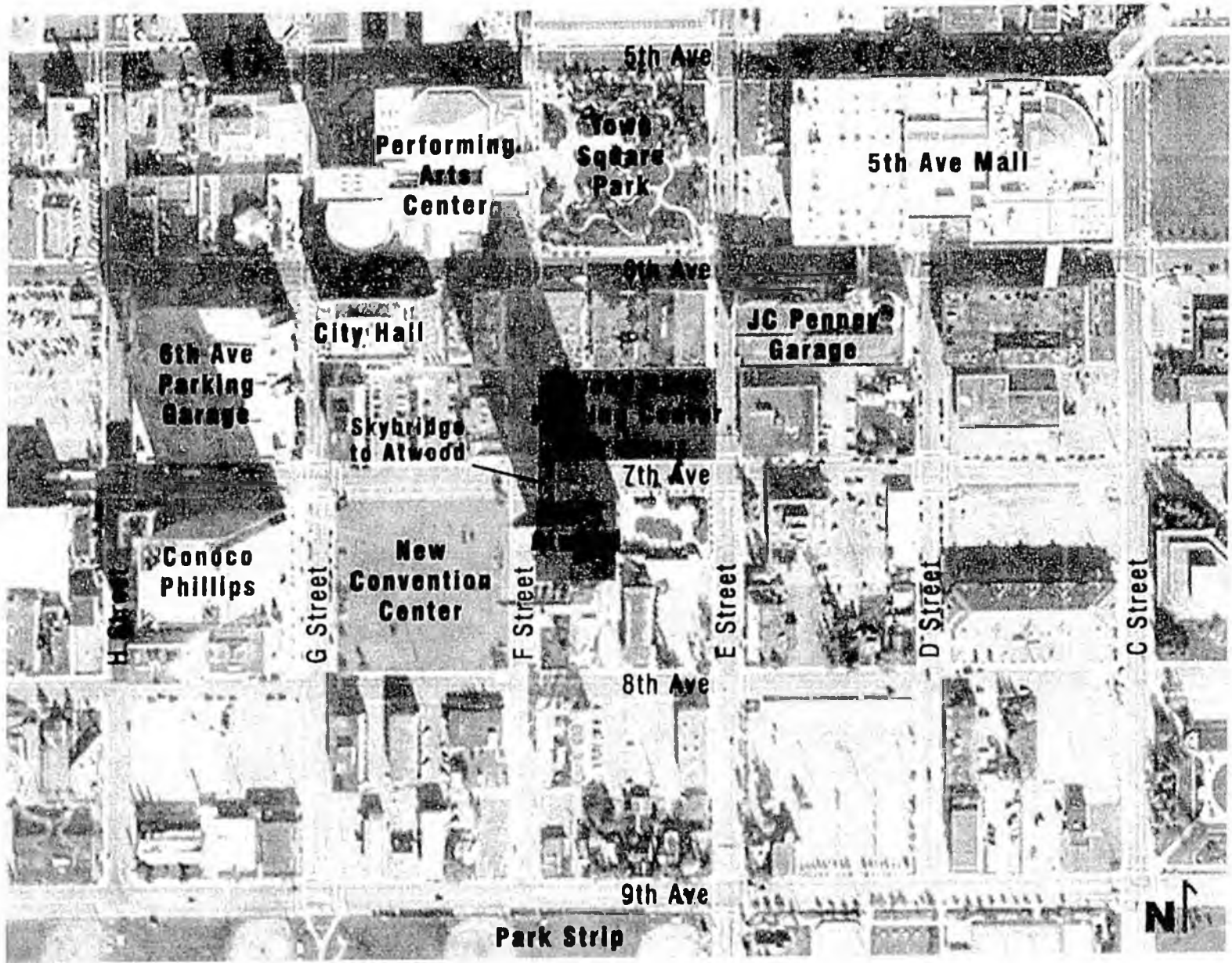


Atwood Building Currently

- Opportunity
 - Recent acquisition of ½ block 70
 - Ability to consolidate all spaces into central facility
 - Ability to leverage other revenue sources
 - Preliminary due diligence work completed by others

Atwood Building Parking Center

- Long Term Solution
 - Parking Facility for up to 830 cars on Block 70
 - Skybridge to Atwood Building
 - Retail facilities at Street Level



Atwood Building Parking Center

- Requirements
 - AHFC owns Atwood Building
 - MOA to design and construct for fixed price
 - AHFC to issue debt & purchase from MOA
 - DOA to lease from AHFC; State owns at end of lease/debt payoff
 - Same arrangement as Atwood Building
 - DOA builds cost into lease rate charged to agencies

Atwood Building Parking Center

- Financial Terms

- AHFC bonds up to \$44 million
- \$3,700,000 annual lease payments (21 years)
- Debt issued at beginning of construction with progress payments thereafter

Atwood Building Parking Center

- Lease Cost Analysis

– \$3,700,000/252,000 SF/12 =	\$1.22 p/SF
– Existing Lease Rate	\$1.30 per SF
– New Lease Rate	\$2.52 per SF
– Market Rate Comparable	\$2.75 per SF

- New lease rate does not reflect offsetting revenues and savings

Atwood Building Parking Center

- Revenues & Savings
 - Existing Parking Cost (280 spaces with MOA; \$170,000 p/yr)
 - Future Parking Cost Increases (MOA)
 - Retail Lease Income (\$360,000 p/yr est.)
 - Land Sale (Block 102; \$4 million est.)
 - Convention Center Cash payment (\$2.3 million)
 - After Hours Parking Revenue (\$200,000 p/yr est.)
- Total when capitalized \$23.5 million
- Revenues & Savings estimated to reduce SF cost for Parking Center by half

Atwood Building Parking Center

- Summary
 - A current demand exists
 - Future cost and demand impacts are imminent
 - A current opportunity for resolution
 - A sound financial investment
 - No general fund appropriation needed
 - Safety and convenience for visitors and 1000 state employees and other tenants

SB317

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STATE OF ALASKA
OFFICE OF THE GOVERNOR
JUNEAU

April 27, 2006

The Honorable Ben Stevens
President of the Senate
Alaska State Legislature
State Capitol, Room 111
Juneau, AK 99801-1182

Dear President Stevens:

Under the authority of art. III, sec. 18, of the Alaska Constitution, I am transmitting a bill relating to the purchase by the Alaska Housing Finance Corporation of a parking garage in Anchorage, Alaska; approving the issuance of bonds for the purchase of that parking garage; and providing notice of and authorizing the commissioner of the Department of Administration to enter into a lease-purchase agreement with the Alaska Housing Finance Corporation for that parking garage.

This bill would authorize the Alaska Housing Finance Corporation (AHFC) to finance, with bond proceeds, the purchase of an up to approximately 830-space parking garage to serve the parking needs of the Atwood Building in downtown Anchorage. The bill also would authorize the Department of Administration to enter into a lease-purchase agreement with the AHFC for that parking garage.

I urge your prompt and favorable action on this measure.

Sincerely yours,

A handwritten signature in cursive script that reads "Frank H. Murkowski".

Frank H. Murkowski
Governor

Enclosure

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