

**CITY OF WASILLA
RESOLUTION SERIAL NO. 09-27**

A RESOLUTION OF THE WASILLA CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A ONE-YEAR LEASE WITH ALASKA AVALANCHE HOCKEY CLUB, LLC, FOR SPACE, ICE TIME, VENDING, AND OPERATION OF A JUNIOR HOCKEY TEAM WITHIN THE CURTIS D. MENARD MEMORIAL SPORTS CENTER.

WHEREAS, the Alaska Avalanche Hockey Club, LLC, has been a tenant at the Curtis D. Menard Memorial Sports Center for the last four years;

WHEREAS, the Alaska Avalanche Hockey Club, LLC, has again requested to lease space and rent ice at the Curtis D. Menard Memorial Sports Center for the junior hockey season ending on June 30, 2010;

WHEREAS, the Alaska Avalanche Hockey Club, LLC, in addition to leasing office space, vending space and renting ice, also leases storage space, as well as, a locker room for nine months of the year;

WHEREAS, increased management involvement, new coaching staff, and several new prospects for the team have assisted in financial viability and set the team up for success both on and off the ice; and

WHEREAS, WMC 5.08.115 allows the Mayor, with the approval of the Council by resolution, to award a lease of space in a building owned by the City for the provision of goods or services, on either a for-profit or nonprofit basis, that support or supplement the public uses or functions that are located in the building.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla City Council authorizes the Mayor to execute a one-year contract with the Alaska Avalanche Hockey

Club, LLC, for space, ice time, vending, and operation of a junior hockey team within the Curtis D. Menard Memorial Sports Center.

ADOPTED by the Wasilla City Council on September 14, 2009.


VERNE E. RUPRIGHT, Mayor

ATTEST:


KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

VOTE: Cox, Hall, Harris, Holler, Larson, and Woodruff in favor.



**CITY OF WASILLA
LEGISLATION STAFF REPORT**

Resolution Serial No. 09-27: AUTHORIZING THE MAYOR TO EXECUTE A ONE-YEAR LEASE WITH ALASKA AVALANCHE HOCKEY CLUB, LLC, FOR SPACE, ICE TIME, VENDING AND OPERATION OF A JUNIOR HOCKEY TEAM WITHIN THE CURTIS D. MENARD MEMORIAL SPORTS CENTER.

Agenda of: September 14, 2009

Date: September 2, 2009

Originator: James Hastings, Recreational & Cultural Services Manager

Route to:	Department	Signature/Date
	Chief of Police	
X	Recreational and Cultural Services Manager	<i>James C. Hastings</i>
	Director of Public Works	
X	Finance Director	<i>Mark [unclear] 9-4-09</i>
X	Deputy Administrator	<i>Maven [unclear]</i>
X	City Clerk	<i>[unclear]</i>

REVIEW BY MAYOR VERNE E. RUPRIGHT: *[Signature]*

FISCAL IMPACT: yes or no Funds Available yes no

Account name/number: Alaska Avalanche/GL-340-4500-347-5005
Attachments: Resolution Serial No. 09-27 (1 p)
Proposed Contract (2 pp)

SUMMARY STATEMENT: The Alaska Avalanche Hockey Club, LLC, who has been a tenant of the Curtis D. Menard Memorial Sports Center (CMSC) for the past four years, has once again requested to lease space and rent ice at the CMSC for the Junior Hockey Season in FY-2010. The Alaska Avalanche Hockey Club, LLC, in addition to leasing office space year-round plus associated seasonal ice time rental, also leases storage, vending space, and locker rooms for nine months of the year. This creates a substantial win-win for the CMSC, the City of Wasilla tax payers and businesses, as well as the Avalanche organization.

Renewed hands-on management involvement accompanied by an experienced and responsible coaching staff, and an accountable and mature marketing staff director, promise to provide a previously unattained level of financial accountability and wherewithal. This in turn promises much improved fiscal viability and a solid base of

operations. The City of Wasilla as a whole stands much to gain by renewing this agreement.

The Alaska Avalanche Hockey Club, LLC, has reverted to previous ownership with an optimism that wishes to come to agreeable terms, which will bring good relations and solid accountability to both the City of Wasilla and the Club. Contract negotiations have borne an understanding of the challenges of such an all-encompassing program as junior hockey presence. The needs of both the tenant and the City of Wasilla shall be amicably met through averages of use rather than a by event only pricing. The prevailing rates for ice, when added to the facility use rates (as tallied by the combination of seasonal, annual and event square footage) represent fair and equitable pricing. Payments under this new FY-2010 contract will be made as a monthly flat rate, thus avoiding the pitfalls of "peaks and valleys" of income-to-expense ratio which contributed significantly to past shortfalls of income owed to the City of Wasilla. The City of Wasilla shall be paid in full prior to the end of this proposed contract in order to have renewal option and to avoid forfeiture of surety bond.

STAFF RECOMMENDATION:

In accordance with WMC 5.08.115, the administration requests Council to authorize the Mayor to enter into a lease agreement with the Alaska Avalanche Hockey Club, LLC, for leasing space (office, storage, vending, and locker rooms), renting ice and operating a junior hockey team in the CMSC.