

NON-CODE ORDINANCE

By: Finance
Introduced: 09/13/10
Public Hearing: 09/27/10
Adopted: 09/27/10

**CITY OF WASILLA
ORDINANCE SERIAL NO. 10-29**

AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE FY2011 BUDGET BY APPROPRIATING \$24,290 TO EXPENDITURES FOR REPAIRS AND IMPROVEMENTS TO THE META ROSE PROPERTY.

Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. To appropriate to the FY2011 budget additional expenditures for repairs and improvements to the Meta Rose property. These repairs are important to the value of this property - both for maintenance of the asset and future revenue streams.

Section 3. Appropriation. The funds are appropriated to the following:

001-4332-433.40-30	Repair and Maintenance	\$17,310.00
001-4332-433.40-40	Rentals	\$ 880.00
001-4332-433.60-10	General Supplies	\$ 6,100.00

Section 4. Source of Funds.

001-0000-253.20-00	General Fund – Fund Balance	\$ 24,290.00
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Section 5. Effective date. This ordinance shall be take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on September 27, 2010.

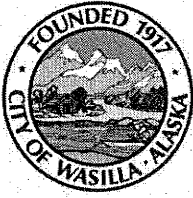

VERNE E. RUPRIGHT, Mayor

ATTEST:


KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

VOTE: Harris, Holler, Larson, Luburger and Woodruff in favor. Katkus absent.


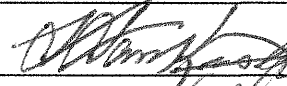
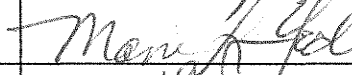



**CITY OF WASILLA
LEGISLATION STAFF REPORT**

Ordinance Serial No. 10-29: AMENDING THE FY2011 BUDGET BY APPROPRIATING \$24,290 TO EXPENDITURES FOR REPAIRS AND IMPROVEMENTS TO THE META ROSE PROPERTY.

Agenda of: September 13, 2010
Originator: Finance Director

Date: August 20, 2010

Route to:	Department	Signature/Date
X	Public Works Director	 8/31/10
X	Finance Director	 8-31-10
X	Interim Deputy Administrator	 8-31-2010
X	City Clerk	

REVIEWED BY MAYOR VERNE E. RUPRIGHT: 

FISCAL IMPACT: yes *or* no

Funds Available yes no

Account name/number:

001-4332-433.40-30	Repair & Maintenance	\$17,310.00
001-4332-433.40-40	Rentals	\$ 880.00
001-4332-433.60-10	General Supplies	\$ 6,100.00
001-0000-253.20-00	General Fund – Fund Balance	\$ 24,290.00

Attachments: Ordinance Serial No. 10-29 (1 p)

SUMMARY STATEMENT: This incremental funding for property maintenance of the Meta Rose property is necessary for the following maintenance projects and minor improvements to existing vacant units.

Repair flooring in Flowers By Louise unit	\$7,000.00
Materials for ceiling renovation in downstairs unit	\$2,500.00
Wallpaper removal and painting in upstairs unit	\$5,500.00
Dressing room removal and patching	\$2,500.00
Minor remodel of small unit on main floor (paint, water fixtures, floor patching)	\$1,500.00

General repairs (signage, exterior window cleaning, additional boom truck rental, reserve for new tenant-requested improvements, etc.)	<u>\$5,290.00</u>
Total	\$24,290.00

First, repair to the flooring in Flowers By Louise is maintenance required in order to protect the subflooring in this unit. The floor damage is located in the working area of the shop around the walk-in cooler. It is the result of years of normal use and exposure to moisture. This expenditure is deemed a landlord repair and is required to preserve the value of this asset.

Second, the youth court program is expected to occupy the downstairs unit allowing for more space at the WPD station. Minor renovation began in the prior fiscal year which included new paint and carpet. These changes then magnified the deficiencies and damages to the ceiling. The estimated cost is for materials only as the work will be done using in-house personnel.

Third, the vacant units at this property are being actively marketed – these spaces include the upstairs unit (1,934 square feet) and a small nook on the main level (175 square feet). These units have a very “aged” look and feel. To attract new tenants to these spaces with the possibility of securing a long-term lease (not seasonal) requires additional investment for minor remodeling. The potential upside is the lease revenues that would be generated should a tenant be secured.

Fourth, there are number of items that were not included in the FY2011 budget either because the need was not identified or the financial trends were not available based on only a few months of ownership. Such items include modification of the signage (eliminating confusion with the library), exterior window and certain indoor window cleaning, additional boom truck rental, general materials for repairs and bulb replacement. The \$5,290 would be used for such items and also provide funding for minor new tenant-requested improvements.

In summary, these expenditures would bring the total adjusted budget for the Meta Rose property to \$116,562 or relatively \$53,000 below estimated revenues. The requested funding is not expected to be annual or re-occurring in nature. However, these repairs are important to the value of this property - both for maintenance of the asset and future revenue streams.

STAFF RECOMMENDATION: Approve the adoption of Ordinance Serial No. 10-29.