

By: Council Member Sullivan-Leonard
Amended: 09/26/2011
Adopted: 09/26/2011

**CITY OF WASILLA
RESOLUTION SERIAL NO. 11-39(AM)**

A RESOLUTION OF THE WASILLA CITY COUNCIL APPROVING A LEASE RENEWAL FOR THE VALLEY PERFORMING ARTS ON LOT 1C, BLOCK 2, WASILLA AIRPARK SUBDIVISION.

WHEREAS, The Valley Performing Arts is seeking grant funding from the Rasmuson Foundation and other sources to make major improvements to their theater complex; and

WHEREAS, the Valley Performing Arts current lease agreement expires in 2024 with renewal options for one or more 10 year terms; and

WHEREAS, grant sources are seeking 30 years or longer commitments for projects that use lease land; and

WHEREAS, WMC 5.32.090 requires review and recommendation from the Wasilla Planning Commission and authorization from the Wasilla City Council of lease renewals of City property, and

WHEREAS, the Wasilla Planning Commission adopted Resolution Serial No. 11-14 on August 23, 2011 in support of the lease renewal based on the proposed improvements.

NOW, THEREFORE, BE IT RESOLVED, the Wasilla City Council approves a lease renewal for 2 additional 10 year terms to support grant applications to improve their facility.

BE IT FURTHER RESOLVED, that the application for renewal be made within 180 days of the expiration date of the lease, in accordance with the terms and

conditions of the lease agreement and be subject to the completion of the proposed improvements to the property.

ADOPTED by the Wasilla City Council on September 26, 2011.


VERNE E. RUPRIGHT, Mayor

ATTEST:


KRISTIE L. SMITHERS, MMC, City Clerk

[SEAL]

VOTE: Holler, Katkus, Menard, Sullivan-Leonard and Woodruff in favor.






**CITY OF WASILLA
LEGISLATION STAFF REPORT**


RESOLUTION SERIAL No. 11-39: APPROVING A LEASE RENEWAL FOR THE VALLEY PERFORMING ARTS ON LOT 1C, BLOCK 2, WASILLA AIRPARK SUBDIVISION.

Agenda of: September 26, 2011

Date: September 15, 2011

Originator: Council Member Sullivan-Leonard

Route to:	Department	Signature/Date
X	Finance Director	 9/14/11
X	Interim Deputy Administrator	 9/19/11
X	Public Works Director	 9/15/11
X	City Clerk	

REVIEWED BY MAYOR VERNE E. RUPRIGHT: 

FISCAL IMPACT: no

Account name/number:

Attachments: Planning Commission Resolution Serial No. 11-14

SUMMARY STATEMENT: The Valley Performing Arts is preparing to seek grant funding from the Rasmuson Foundation and other sources to make a major expansion to their facility to include a new stage and seating for up to 350 people. Millions of dollars of funding is being sought and the grant funders are requiring projects with leased property to be able to secure lease terms up to 30 years. The current lease agreement between the City of Wasilla and the Valley Performing Arts expires in 2024, it allows for renewals in 10 year increments, and requires application for renewal within 180 days of the expiration date.

It is in the best interest of the City to extend the lease, if Valley Performing Arts can bring a multi-million dollar improvement to the downtown area. This project is in keeping with the ideas set forth in the City's Comprehensive Plan for downtown development, and it supports an organization that has been successful in the valley for 35 years.

STAFF RECOMMENDATION: Approve the adoption of Resolution Serial Number 11-39 approving a lease renewal for the Valley Performing Arts on Lot 1C, Block 2, Wasilla Airpark Subdivision subject to making application for renewal within 180 days of the expiration date of the lease, and subject to the completion of the proposed improvements.

By: Council Member Sullivan-Leonard
Public Hearing: 08/23/11
Adopted: 08/23/11

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 11-14**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A LEASE RENEWAL FOR TWO ADDITIONAL 10-YEAR TERMS FOR THE VALLEY PERFORMING ARTS ON LOT 1C, BLOCK 2, WASILLA AIRPARK SUBDIVISION; GENERALLY LOCATED NORTH OF SWANSON AVENUE AND WEST OF TOMMY MOE DRIVE.

WHEREAS, The Valley Performing Arts is seeking grant funding from the Rasmuson Foundation and other sources to make major improvements to their theater complex; and

WHEREAS, the Valley Performing Arts current lease agreement expires in 2024 with renewal options for one or more 10-year terms; and

WHEREAS, the Rasmuson Foundation and other grant sources are seeking 30 years or longer commitments for projects that use leased land; and

WHEREAS, WMC 5.32.090 requires review and recommendation from the Wasilla Planning Commission and approval from the Wasilla City Council of lease renewals of City property.

NOW, THEREFORE BE IT RESOLVED, the Wasilla City Planning Commission recommends approval of a lease renewal for two additional 10-year terms to support grant applications to improve their facility.

ADOPTED by the Wasilla Planning Commission on August 23, 2011.

APPROVED:

A.C. Buswell, III, Chairman

ATTEST:

Tina Crawford, City Planner

VOTE: Passed Unanimously