



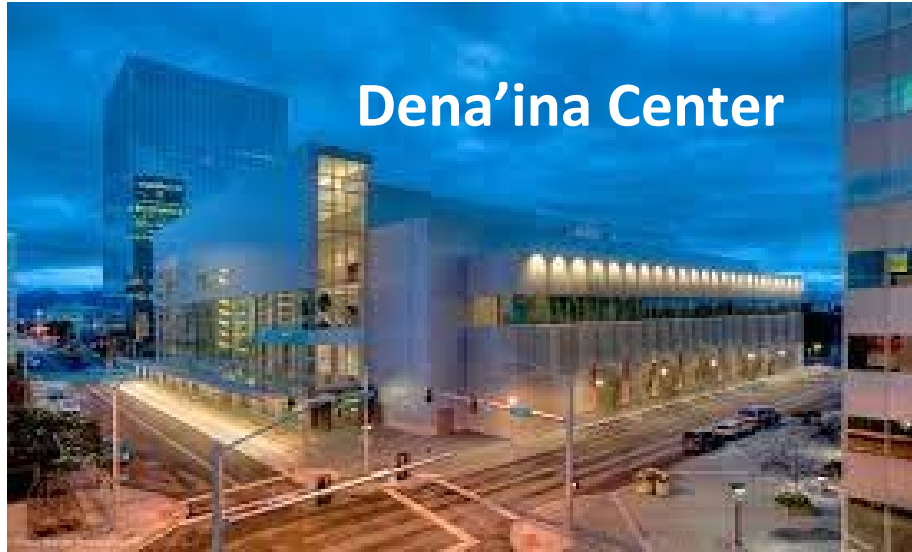
Building Our City's Future

ACDA's Code

"Engage in community and economic development opportunities, including but not limited to the acquisition of vacant or abandoned property and facilities, with a goal of encouraging economic growth, commercial development, and safe and vibrant neighborhoods, and furthering the goals and objectives of municipal plans and policies."



Past Development Projects



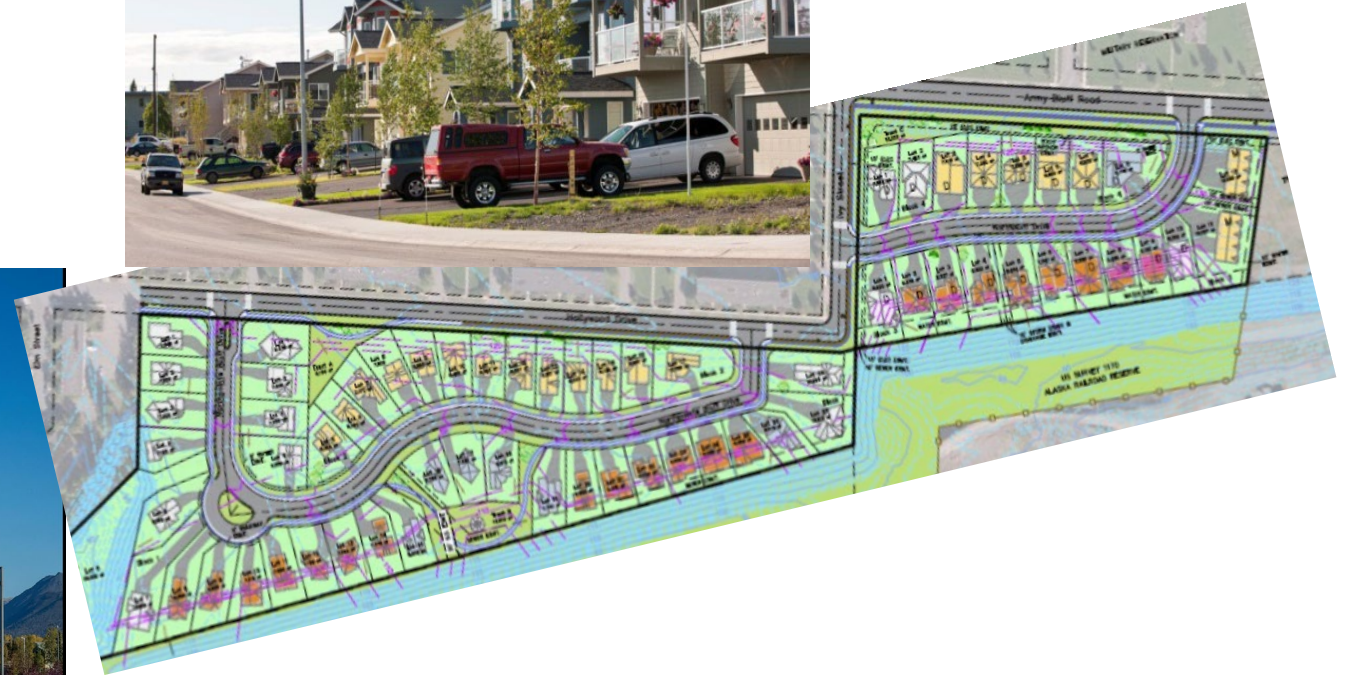
Dena'ina Center



Northpointe Bluff



Glenn Square Mall



Current Development Projects

BLOCK 96 FLATS



NORTH EAST ELEVATION



NORTH WEST ELEVATION



6TH AVENUE HOTEL



McKinley Building Concept



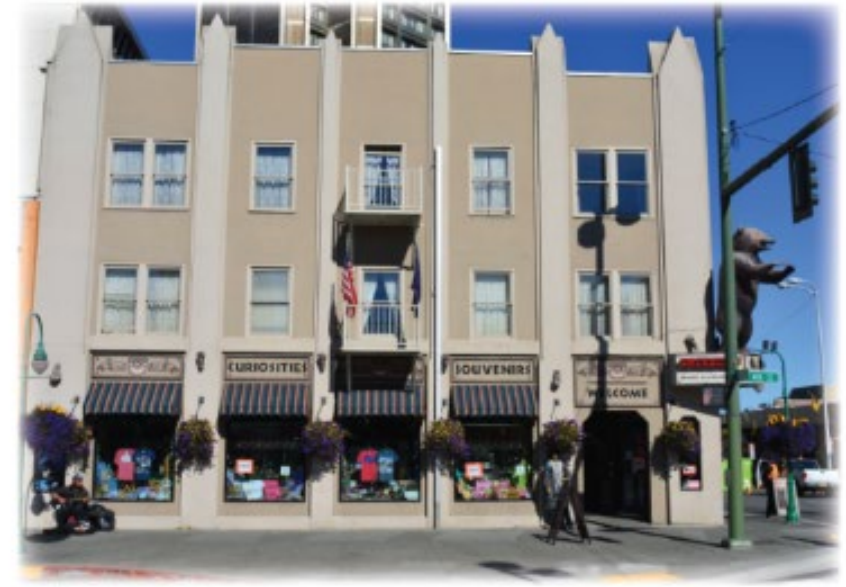
Block 102 Mixed Use & D street Redevelopment



The Blue Mall Conversion



Façade Program



Brown Field Grant Coalition



Midtown Plan



McKinley Research
Housing Incentive Study



Legislative Advocacy
HB84/SB77
Blighted tax and
Development incentive



Where does development money come from?

The Anchorage Community Development Authority is a self-funded Municipal Corporation that receives no tax support.

Established by code with two departments EasyPark and Development.

When set up, it was envisioned that any excess parking revenues would be used to promote and encourage development, especially downtown. Unfortunately, that has not been the case. Although ACDA supports downtown with cash and in-kind donations every year.

Development funds come from the purchase and resale of property as well as any funds earned from participation in development.



Benefits to ACDA

- Seed money & working capital for development.
- Release of collateral.
- Bonding capacity returned.
- Board mandated reserve replenished.
- Deliver on our mission to the city.



PROPERTY ACQUISITION

MOA PROPERTY REPORTS (x2)

for:

202 & 204 E Fireweed Lane



MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:37 A

Parcel Number: 009-011-12-000

Current Owner: MA FAMILY PROPERTIES LLC 50% & MA JAMES 50%

Address: 202 E FIREWEED LN

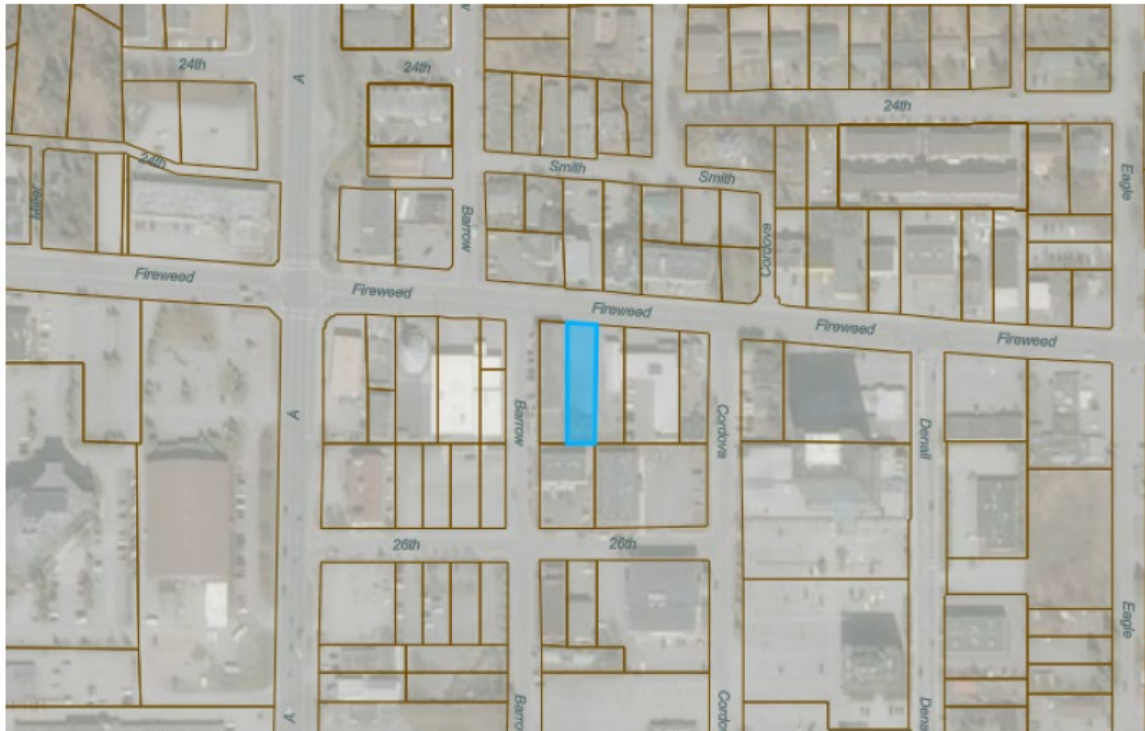
Legal Description: SMITH #1 BLK 3 LT 5

Plat Number: P-123

Grid: Lot Size: 0.24 acres (10,550 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=00901112000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



Maxar, Microsoft | GDIC, MOA Addressing | MOA GDIC, Parks and Recreation

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MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:38 P

Parcel Number: 009-011-13-000

Current Owner: MA FAMILY PROPERTIES LLC 50% & MA JAMES 50%

Address: 204 E FIREWEED LN

Legal Description: SMITH #1 BLK 3 LT 4

Plat Number: P-123

Grid: Lot Size: 0.24 acres (10,350 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=00901113000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



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PROPERTY ACQUISITION

MOA PROPERTY REPORTS (x2)

for:

2828 W Dimond Blvd



MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:42

Parcel Number: 012-381-20-000

Current Owner: ATSS INC

Address: 2828 W DIMOND BLVD

Legal Description: WILLIAM LLOYD TR 8 LT 1

Plat Number: 70-14

Grid: **Lot Size:** 0.31 acres (13,342 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01238120000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



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MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:08 A

Parcel Number: 012-381-21-000

Current Owner: ATSS INC

Address:

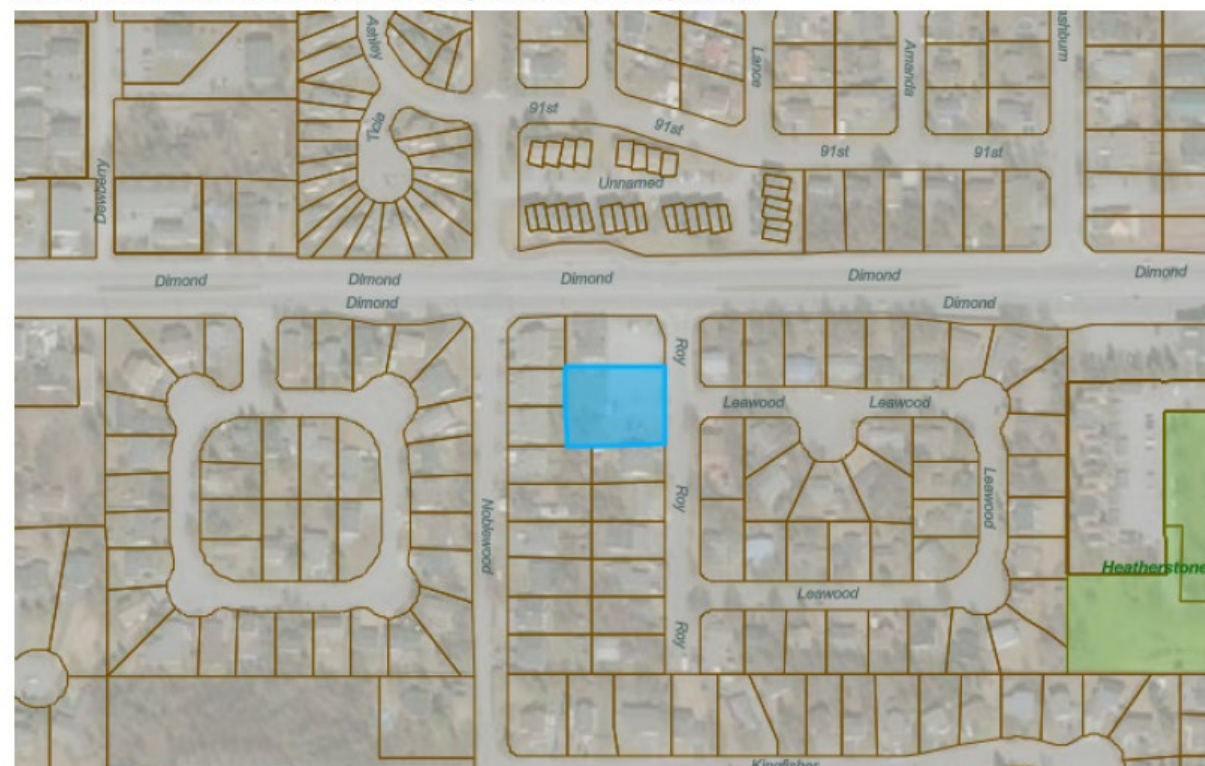
Legal Description: WILLIAM LLOYD TR 8 LT 2

Plat Number: 70-14

Grid: **Lot Size:** 0.54 acres (23,434 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01238121000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



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What's the Plan?

The Fireweed Parcels will be cleaned up and have Phase 1 Brownfield assessments completed. Simultaneously the will be street scaped to ad to the surrounding neighborhood.

The short-term plan for these parcels is to hold onto them for 18 months while we develop Diamond.

The Diamond property will require the teardown and removal of an existing structure and the completion of a Phase 1 assessment. While this is in process, we will construct an RFP to identify a partner to build workforce housing. Our goal is to build a minimum of 12 units.