

**ANCHORAGE, ALASKA
AO No. 2022-21(S)**

1 **AN ORDINANCE AUTHORIZING DISPOSAL OF REAL PROPERTY LEGALLY**
2 **DESCRIBED AS LOTS 8Q THRU 12Q WOODLAND PARK ADDITION (PLAT P-**
3 **61A) (PID 010-033-41), LOTS 1Q THRU 7Q WOODLAND PARK ADDITION**
4 **(PLAT P-61A) (PIDS 010-033-06 THRU 010-033-12), LOT 6P WOODLAND PARK**
5 **ADDITION (PLAT P-61B) (PID 010-033-13), LOT 5P WOODLAND PARK**
6 **ADDITION (PLAT P-61B) (PID 010-033-14), LOT 4PA BLOCK P WOODLAND**
7 **PARK ADDITION 1947 (PLAT 77-298) (PID 010-033-38) AND LOT 1PA**
8 **WOODLAND PARK ADDITION 1947 (PLAT 65-19) (PID 010-033-17).**

9
10 **WHEREAS**, the MOA proposes the disposal of real properties legally described as
11 Lots 8Q thru 12Q Woodland Park Addition (Plat P-61A) (PID 010-033-41), Lots 1Q
12 thru 7Q Woodland Park Addition (Plat P-61A) (PIDs 010-033-06 thru 010-033-12),
13 Lot 6P Woodland Park Addition (Plat P61B) (PID 010-033-13), Lot 5P Woodland
14 Park Addition (Plat 61B) (PID 010-033-14), Lot 4PA Block P Woodland Park
15 Addition 1947 (Plat 77-298) (010-033-38) and Lot 1PA Woodland Park Addition
16 1947 (Plat 65-19) (PID 010-033-17); and

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18 **WHEREAS**, the subject parcels, Lots 1Q-12Q Woodland Park Addition, consist of
19 approximately 84,000 square feet, and are zoned R3 (Mixed Residential District);
20 and

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22 **WHEREAS**, the subject parcels, Lot 4PA Block P and Lot 1PA Woodland Park
23 Addition 1947, consist of approximately 25,550 square feet, and are zoned RO
24 (Residential Office District); and

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26 **WHEREAS**, the subject parcels, Lots 5P and 6P Woodland Park Addition, consist
27 of approximately 14,000 square feet, and are zoned B-1A (Local and Neighborhood
28 Business District); and

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30 **WHEREAS**, the parcels are surplus to municipal needs; and

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32 ~~**[WHEREAS, the property is anticipated to be instrumental in the**~~
33 ~~**redevelopment; and]**~~

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35 **WHEREAS**, this disposal and potential redevelopment meet the goals of the
36 *Anchorage 2040 Plan (2017)*; and

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38 **WHEREAS**, the property will be disposed of in accordance with **Anchorage**
39 **Municipal Code (AMC) 25.30.090A, through direct negotiations with an**
40 **interested party at fair market value**; now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The MOA is hereby authorized to dispose of real property legally described as Lots 8Q thru 12Q Woodland Park Addition (Plat P-61A) (PID 010-033-41), Lots 1Q thru 7Q Woodland Park Addition (Plat P-61A) (PIDs 010-033-06 thru 010-033-12), Lot 6P Woodland Park Addition (Plat P61B) (PID 010-033-13), Lot 5P Woodland Park Addition (Plat 61B) (PID 010-033-14), Lot 4PA Block P Woodland Park Addition 1947 (Plat 77-298) (010-033-38) and Lot 1PA Woodland Park Addition 1947 (Plat 65-19) (PID 010-033-17).

Section 2. This disposal shall be at fair market value as determined by a fee simple appraisal in accordance with the disposal method authorized by AMC 25.30.090A, direct negotiation with an interested party, to J. Jay Brooks or an entity in his majority control.

Section 3. Any deed transferring title for the subject parcels from the Municipality shall contain a reversionary deed restriction requiring development within five (5) years of transfer. Should development not be substantially complete within five (5) years, ownership of the property will revert to the MOA and the purchaser shall be refunded the original purchase price.

Section 4[2]. This Ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2022.

ATTEST:

Chair

Municipal Clerk

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