

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 9-15-98

Submitted by: Assemblymember WOHLFORTH
Prepared by: Assembly Office
For reading: July 21, 1998

ANCHORAGE, ALASKA
AO NO. 98-134

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY WITHDRAWING CERTAIN REAL PROPERTY FROM THE HERITAGE LAND BANK FOR PUBLIC PURPOSES AND AUTHORIZING THE SALE OF SAID REAL PROPERTY AT THE CURRENT APPRAISED FAIR MARKET VALUE

WHEREAS, AMC 25.40.015(B) authorizes the Mayor, with Assembly approval, to withdraw land from the Heritage Land Bank inventory for any lawful municipal purpose; and

WHEREAS, the Mayor and the Assembly have determined that certain property in the Heritage Land Bank inventory suffers from urban blight and it is in the Municipality's best interest to encourage community redevelopment by private enterprise; and

WHEREAS, Blight Busters, Inc., LLC owns adjacent property and proposes to rehabilitate it; and

WHEREAS, Marc Marlow is a principal of Blight Busters, Inc., LLC and has proposed to undertake the rehabilitation of the Heritage Land Bank property; and

WHEREAS, the rehabilitation of deteriorated and blighted property by private enterprise benefits the public by reducing crime, abating undesirable structures, stimulating economic development, enhancing aesthetic values and increasing property values.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: That the following property with the improvements thereon is hereby withdrawn from the Heritage Land Bank inventory and transferred to the Department of Property and Facility Management:

Parcel No. 1 Lots 7,8, and 9A, Block 23, East Addition to Original Townsite

Parcel No. 2 Lot 2, Block 23, East Addition to Original Townsite

Parcel No. 3 Lots 4,5, and 6, Block 24, East Addition to Original Townsite

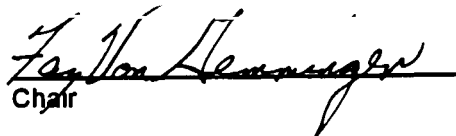
Section 2: That the Department of Property and Facility Management shall determine the current fair market value of said property and shall dispose of said property for fair market value by direct negotiations with Marc Marlow in accordance with AMC 25.30.040 AND 25.30.090(A).

Section 3: That this ordinance shall become effective immediately upon passage and approval

PASSED AND APPROVED by the Anchorage Assembly this 15th day of September, 1998

ATTEST:


Municipal Clerk


Chair

At line 41

AM 766-98 /AM 846-98

AIM 106-98

*Insert after "dispose" the words: "including the negotiation of an option"



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

NO. _____ AM 766-98

Meeting Date: July 21, 1998

From: Assemblymember Wohlforth

**Subject: Withdrawing Property from HLB for Public Purposes and Authorizing
the Sale of Said Property**

The MacKay Building and the MacKay Building annex have been unoccupied for 15 years. The annex was built in the 1960's on land owned by the Municipality of Anchorage and the land was leased to the building owner. The annex building changed hands in the early 1980's. The new owner failed to pay the Municipality of Anchorage on the ground lease. The Municipality ultimately received title to the building following legal action to attempt to remedy the non-payment of the ground lease.

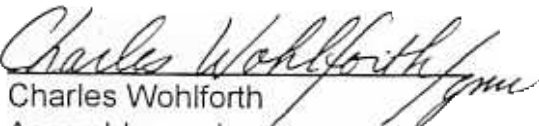
Recently, an apparent viable proposal to renovate the MacKay Building has come forward from developer, Marc Marlow. The developer needs the annex land owned by the Municipality of Anchorage for parking and desires to ensure that the annex will be renovated at the same time the tower is renovated.

This ordinance, if approved, will remove the annex and seven (7) lots from the HLB inventory for sale to Mr. Marlow for the appraised fair market value.

Approval of this ordinance is recommended

Respectfully submitted

Prepared by:


Charles Wohlforth
Assemblymember


Greg Moyer, Director
Assembly Office



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

NO. AM 846-98

Meeting Date: August 18, 1998

From: Assemblymember Wohlforth
Subject: AO 98-134 - SUMMARY OF ECONOMIC EFFECTS

Attached is a Summary of Economic Effects to accompany AO 98-134 withdrawing certain real property from the Heritage Land Bank for public purposes and authorizing the sale of said real property.

Respectfully submitted,

Prepared by:

Charles Wohlforth

Charles Wohlforth
Assemblymember

Elvi Gray-Jackson

Elvi Gray-Jackson
Policy and Budget Analyst

Reviewed by:

Greg Moyer

Greg Moyer, Director
Assembly Office

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: AO 98-134

Title: WITHDRAWING CERTAIN REAL PROPERTY
 FROM THE HERITAGE LAND BANK FOR
SALE

Sponsor: Assemblymember Wohlforth

Preparing Agency: Assembly Office

Others Affected: HLB

CHANGES IN EXPENDITURE AND REVENUES (Thousands of Dollars)

Operating Expenditures	FY 98	FY 99	FY 00	FY 01	FY 02
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS:					

ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
FUNCTION COSTS:					

REVENUES:					
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CAPITAL:					

POSITIONS: FT/PT and Temp.					

Public Sector Economic Effects:

The amount of the Heritage Land Bank fund will be increased by the amount of the sale price, and this amount can either be invested or used to purchase other land.

SUMMARY OF ECONOMIC EFFECTS

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Private Sector Economic Effects:

There are no substantial, if any, private sector economic effects anticipated.

Prepared by: Elvi Gray-Jackson

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1998SEE/SEE07