

CLERK'S OFFICE
APPROVED
Date: 4-6-99

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Heritage Land Bank

Prepared by:

For Reading:

MARCH 23, 1999

ANCHORAGE, ALASKA
AO NO. 99-59

**AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE ASSEMBLY APPROVING
THE SALE OF HERITAGE LAND BANK PARCELS 1-063 AND 1-070, KNOWN AS LOTS
116 AND 138/139, SECTION 25, TOWNSHIP FOURTEEN NORTH, RANGE TWO WEST,
SEWARD MERIDIAN FOR FAIR MARKET VALUE OR ABOVE.**

WHEREAS, the Heritage Land Bank (HLB) was established to... "manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan. The Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer and dispose of municipal land which has not been dedicated or transferred to a specific municipal agency for one or more municipal uses" (AMC 25.40.010); and,

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey from municipal ownership Heritage Land Bank land or interests in land which is not needed for specific public facilities or purposes. Each disposal shall be in the municipal interest, and based at or above appraised fair market value or for other equivalent municipal values or objectives, under the procedures specified in AMC Section 25.40.025." (A MC 25.40.010.E); and,

WHEREAS, HLB Parcels 1-063 and 1-070 are zoned R-6, Residential and designated for Residential Land Use in the Chugiak-Eagle River Comprehensive Plan; and,

WHEREAS, these parcels were declared surplus to municipal needs in 1994 by municipal agency review; and,

WHEREAS, on January 11, 1995, the Heritage Land Bank authorized the sale of HLB Parcels 1-063 and 1-070 with Resolution 3-95; and,

WHEREAS, on March 7, 1995, the Assembly previously authorized the sale of these parcels with AO 95-61 (S), however the authorization expired March 15, 1996; and,

WHEREAS, the 1997 and 1998 HLB Workplans which were approved by the Assembly, listed these parcels for potential sale; and,

WHEREAS, these parcels were offered for sale in 1995, 1996, 1997 and 1998; and,

WHEREAS, these parcels were advertised for open competitive bid sale in Fall of 1998 with a minimum bid of fair market value of \$36,000 for Parcel 1-063 and \$25,000 for Parcel 1-070; and,

WHEREAS, winning bids were received by the HLB for \$37,555 for Parcel 1-063 by Ms. Sidney Howell, and \$30,575 for Parcel 1-070 by Mr. and Mrs. Ken Anderson; and,

1 WHEREAS, on December 9, 1998, the HLB Advisory Commission was informed of the competitive
2 bid sale results, and had no objections or comments;


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4 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS

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6 Section 1. HLB Parcel 1-063, Lot 116, S25, T14N, R2W, SM shall be sold for \$37,555 to Ms. Sidney
7 Howell.

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9 Section 2. HLB Parcel 1-070, Lot 138/139, S25, T14N, R2W, SM shall be sold for \$30,575 to Mr. and
10 Mrs. Ken Anderson.

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12 Section 3. This ordinance shall take effect immediately upon passage and approval.

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15 PASSED AND APPROVED by the Anchorage Assembly this 6th day of April
16 1999.

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20 Chairman of the Assembly

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22 ATTEST:

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26 Municipal Clerk
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