

A099-83

See AC 14 '36

Submitted by: Chairman of the Assembly at
the Request of the Mayor

Prepared by: Heritage Land Bank at the
Request of the Heritage Land
Bank Advisory Commission

For Reading: May 25, 1999

ANCHORAGE, ALASKA
AO NO. 99- 83

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE HERITAGE LAND BANK (HLB) TO SELL VIA SOLE SOURCE TRACT A, EAGLE BLUFF SUBDIVISION, PLAT NO. 98-40, GENERALLY LOCATED NORTHEAST OF THE HILAND ROAD AND GLENN HIGHWAY INTERCHANGE ADJACENT TO YOSEMITE DRIVE IN EAGLE RIVER, TO JOSE VICENTE.

WHEREAS, the Heritage Land Bank 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; and

WHEREAS, the HLB is subject to "the direction of the Mayor and Assembly, may convey HLB land or interests not needed for specific public facilities or purposes. Each disposal shall be in the municipal interest and based at or above fair market appraised value or for other equivalent municipal values or objectives (AMC 25.40.010E); and

WHEREAS, the property was reviewed by other municipal departments and as a result the parcel can be declared surplus to municipal need; and

WHEREAS, HLB Parcel # 1-085 was the subject of a land use study, which was adopted pursuant to AO 96-86 by the Department of Community Planning and Development, that designates Sub-area C (Tract A, Eagle Bluff Subdivision) as residential in the Eagle River Comprehensive Plan; and

WHEREAS, the HLB Advisory Commission provided public notice of the proposed disposal and held a public hearing on April 21, 1999 in accordance with AMC 25.40.030; and

WHEREAS, the Heritage Land Bank Advisory Commission acknowledged that Mr. Vicente was apparently the victim of HLB Policy changes over the last six (6) years that would have allowed for a sole source purchase rather than competitive bid and further acknowledges that Mr. Vicente's efforts have created value to the parcel; and

WHEREAS, Mr. Vicente should be allowed to purchase the property on a sole source basis for \$118,000 a price that represents a half-way value between the appraised value "as is" of \$86,000 and the appraised value "with improved access" of \$150,000; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Notwithstanding AMC 25.40.010.E. and AMC 25.40.025, the Heritage Land Bank is hereby authorized to sell Tract A, Eagle Bluff Subdivision, Plat 98-40, generally located in Eagle River, for the sum of \$118,000 on a sole source basis to Mr. Jose Vicente.

Section 2. This ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 1999.

Chairman of the Assembly

ATTEST

Municipal Clerk

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99

83(5)

Submitted by: Chairman of the Assembly
at the Request of the Mayor

Prepared by: Heritage Land Bank
For Reading: August 10, 1999

ANCHORAGE, ALASKA
AO NO. 99- 83 (S)

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE HERITAGE LAND BANK (HLB) TO SELL VIA SOLE SOURCE TRACT A, EAGLE BLUFF SUBDIVISION, PLAT NO. 98-40, GENERALLY LOCATED NORTHEAST OF THE HILAND ROAD AND GLENN HIGHWAY INTERCHANGE ADJACENT TO YOSEMITE DRIVE IN EAGLE RIVER, TO JOSE VICENTE.

WHEREAS, the Heritage Land Bank 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"; and

WHEREAS, the HLB, at "the direction of the Mayor and Assembly, may convey HLB land or interests not needed for specific public facilities or purposes. Each disposal shall be in the municipal interest and based at or above fair market appraised value or for other equivalent municipal values or objectives" (AMC 25.40.010E); and

WHEREAS, the property was reviewed by other municipal departments and as a result the parcel can be declared surplus to municipal need; and

WHEREAS, HLB Parcel # 1-085 was the subject of a land use study, which was adopted pursuant to AO 96-86 by the Department of Community Planning and Development, that designates Sub-area C (Tract A, Eagle Bluff Subdivision) as residential in the Eagle River Comprehensive Plan; and

WHEREAS, the HLB Advisory Commission provided public notice of the proposed disposal and held a public hearing on April 21, 1999 in accordance with AMC 25.40.030; and

WHEREAS, the Heritage Land Bank Advisory Commission (HLBAC) acknowledges that HLB policies and procedures have changed over the last six (6) years, and consistent with prior HLB procedures the original applicant, in this case Mr. Vicente, would have been granted the right to match the highest bidder in a land sale; and

WHEREAS, in recognition of Mr. Vicente's six-year effort the HLBAC has recommended the sole source sale of Tract A of HLB Parcel #1-085 to Mr. Vicente; and

WHEREAS, Mr. Vicente should be allowed to purchase the property for \$150,000 a price that represents the appraised value "with improved access" of \$150,000; **NOW THEREFORE**,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Notwithstanding AMC 25.40.010.E. and AMC 25.40.025, the Heritage Land Bank is hereby authorized to sell to Mr. Jose Vicente Tract A, Eagle Bluff Subdivision, Plat 98-40, generally located in Eagle River, for the sum of \$150,000 on a sole source basis.

Section 2. This ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 1999.

Chairman of the Assembly

ATTEST:

Municipal Clerk

Ad 99-84

Submitted by: Assemblymember TESCHE
Prepared by: Assembly Office
For reading: May 25, 1999

ANCHORAGE, ALASKA
AO NO. 99-84

**AN ORDINANCE DESIGNATING CERTAIN REAL PROPERTY AS DETERIORATED PROPERTY
KNOWN AS THE KNIK ARM POWER PLANT AT SHIP CREEK**

WHEREAS, AMC 12.35.010 provides for an exemption from and deferral of property taxes for real property located in a deteriorated area whose boundaries have been determined by the municipality; and

WHEREAS, the mostly vacant and obsolete structure known as the Knik Arm Power Plant and the surrounding area is overgrown and unsightly, is not being used in an economically and socially desirable manner, and constitutes a severe blight on the downtown/Ship Creek area; and

WHEREAS, a proposal for renovation and modernization of the power plant, the development of the area into a tourist attraction with an Imax theater and salmon bake, and the realignment of Whitney Road, has been presented to the Assembly; and

WHEREAS, without tax abatement and deferral for a total of 10 years, this project cannot proceed; and

WHEREAS, abating and deferring taxes on the power plant/theater project appears to have the greatest chance of renewing the area at the least cost to municipal taxpayers; and

WHEREAS, by designating the property as deteriorated property, the Assembly will facilitate an application to the Chief Fiscal Officer for tax abatement and deferral.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The property legally described in Attachment A is hereby designated as deteriorated property.

Section 2: This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 1999.

Chair

ATTEST:

Municipal Clerk

Legal Description

The following description describes the perimeter boundary of the following parcels located within the Alaska Railroad Anchorage Terminal Reserve: A parcel of land later referred to as Parcel No. 1, recorded in Book 3447, Page 549; a parcel of land later referred to as Parcel No. 2, recorded in Book 2656, Page 508; Lot 104-A as shown on The Alaska Railroad drawing for Lease Contract No. 5535; and Lot 103 as shown on The Alaska Railroad drawing for Lease Contract No. 5611.

A Parcel of land situated within the Alaska Railroad Anchorage Terminal Reserve located within Sections 7 and 18, T13N, R3W, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska and more specifically described as follows:

Beginning at the $\frac{1}{4}$ corner common to Sections 7 and 18, T13N, R3W, Seward Meridian, Alaska; thence N56°42'30"E, 410.53 feet to Corner No. 1 of Parcel 1 and the True Point of Beginning. Thence N77°23'30"E, 752.07 feet to Corner No. 2 of Parcel No. 1; thence N83°57'44"E, 349.48 feet to Corner No. 3 of Parcel No.1 and the NW Corner Lot 104-A; thence N77°21'30"E, 168.56 feet to the NE Corner Lot 104-A; thence S12°24'00"E, 197.15 feet to the SE Corner Lot 104-A; thence S82°51'30"W, 174.09 feet along the north right-of-way Whitney Road to Corner No. 5 of Parcel No. 1; thence S6°03'E, 50.00 feet to the NW Corner of Lot 103; thence N83°00'30"E, 115.00 feet along the south right-of-way Whitney Road to the NE corner of Lot 103; thence S6°09'E, 181.00 feet to the SE Corner of Lot 103; thence S83°00'30"W, 56.75 feet to a corner along the east boundary of Parcel No. 1; thence S6° 27'08"E, 296.86 feet to Corner No. 6 of Parcel No. 1; thence S83°59'30"W, 963.26 feet to Corner No. 7 of Parcel No. 1; thence N86°44'W, 600.86 feet to Corner No. 8 of Parcel No. 1; thence N12°33'W, 238.11 feet to Corner No. 9 of Parcel No. 1; thence N75°23'E, 220.45 feet to Corner No. 10 of Parcel No. 1; thence N81° 03'30"E, 210.80 feet to Corner No. 11 of Parcel No. 1; thence N12°36'30"W, 50.00 feet along the boundary of Parcel No. 1 to the SE corner of Parcel No. 2; thence S77°23'30"W, a distance of 313.7 feet to a corner of Parcel No. 2; thence along a curve to the Northwest having a radius of 547.5 feet and an arc length of 350.9 feet to a corner of Parcel No. 2; thence N68°36'30"W, 96.2 feet to a corner of Parcel No. 2; thence along a curve to the Northeast having a radius of 718.8 feet and an arc length of 205.8 feet to a corner of Parcel No. 2; thence continuing along a curve to the Northeast having a radius of 1408.8 feet and an arc length of 147.8 feet to a corner of Parcel No. 2; thence S12°36'30"E, approximately 58 feet to a corner of Parcel No. 2; thence S77°23'30"W, approximately 5 feet to a corner of Parcel No. 2; thence S12°36'30"E, approximately 20 feet to a corner of Parcel No. 2; thence N77°23'30"E, approximately 390 feet to the NE corner of Parcel No. 2; thence N12°36'30"W, 43.26 feet to the True Point of Beginning, containing 23.90 acres, more or less.

Also including that area South of Parcel No. 2 and east of Government Hill overpass to the high water line of Ship Creek including the Whitney Road right-of-way and that portion of the Whitney Road right-of-way between Lots 103 and 104-A described above.

**Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE**

AGENDA DOCUMENT CONTROL SHEET

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED 5/25/99	INDICATE DOCUMENTS ATTACHED AO	An Ordinance Designating Certain Real Property as Deteriorated	Property		
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME George Wuerch					
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER					
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE				
5	SPECIAL INSTRUCTIONS/COMMENTS	<p align="center">RECEIVED Office of Municipal Clerk MAY 25 1999 P.O. Box 196650 Anchorage, AK 99519-0650</p> <p align="center"><i>Introduction - Addendum</i> <i>J.C.</i></p> <p align="center"><i>5/25/99 Amended title known as the kind from Dave Rost, Council 7/13/99 to 11/15/99</i></p>					
6	ASSEMBLY MEETING DATE	7	PUBLIC HEARING DATE REQUESTED	<p align="center"><i>5-25-99</i></p> <p align="center"><i>6-8-99</i></p>			

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