

HO 99-84(s)

Submitted by: Assembly Member Tesche  
Prepared by: Assembly Member Tesche  
For Reading: July 20, 1999

ANCHORAGE, ALASKA

AO NO. 99-84(S)

Veto overridden 8-10-99 8:3  
VETOED 7-27-99

CLERK'S OFFICE  
APPROVED  
Date: 7-20-99

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;

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 in the area appears to have the greatest chance of renewing the area at the least cost to municipal taxpayers; and

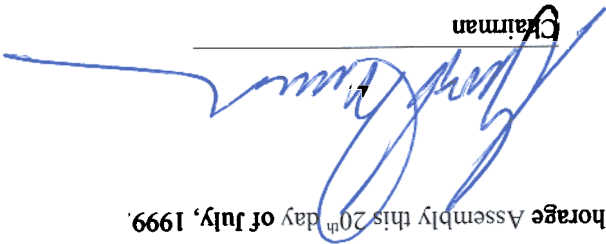
WHEREAS, by designating the area as a deteriorated area, the Assembly will facilitate an application to the Chief Fiscal Officer for tax abatement and deferral;

THE ANCHORAGE ASSEMBLY ORDAINS:

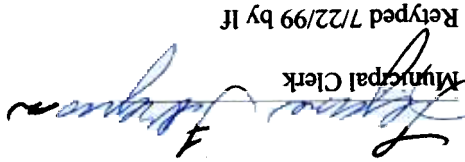
Section 1: The area legally described in Attachment A and shown on the attached map is hereby designated as a deteriorated area.

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

PASSED AND APPROVED by the Anchorage Assembly this 20<sup>th</sup> day of July, 1999.

  
Chairman

ATTEST:

  
Municipal Clerk  
Retyped 7/22/99 by IF

## Legal Description

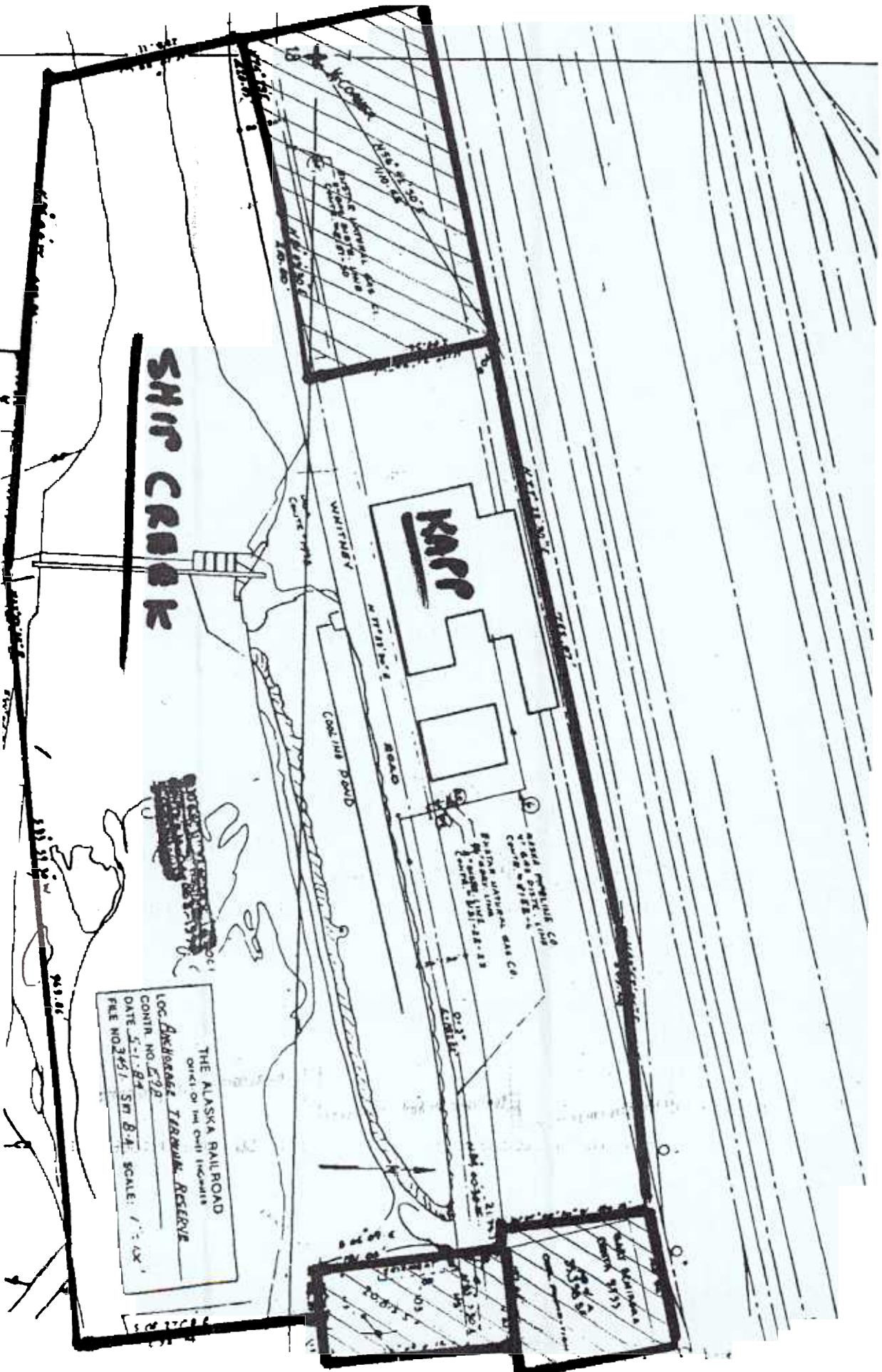
The following description describes the perimeter boundary of the following parcels located within the Alaska Railroad Anchorage Terminal Reserve: A parcel of land later referred to as Parcel No. 1, recorded in Book 3447, Page 549; a parcel of land later referred to as Parcel No. 2, recorded in Book 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 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.

HOBBS INDUSTRIES  
229 WHITNEY ROAD  
ANCHORAGE, AK 99501

**RE: AREA CROWN CASE 1598**



FROM : BR51

PHONE NO. : 9072287448

JUL 20 1999 03:26PM P1



## **MUNICIPALITY OF ANCHORAGE**

### **MEMORANDUM**

**DATE:** July 27, 1999

**TO:** Anchorage Assembly

**FROM:** Mayor Rick Mystrom *rick Mystrom*

**SUBJECT:** Veto of Anchorage Ordinance 99-84(S) Designating Certain Real Property as Deteriorated Property Known as the Knik Arm Power Plant at Ship Creek

**M.O.A.**  
**99 JUL 27 PM 4:34**  
**CLERKS OFFICE**

I hereby veto Anchorage Ordinance 99-84(S) enacted July 20, 1999 which designates the property described in that ordinance and its Attachment A. as a deteriorated area.

There is currently no standard or established public process by which the Assembly may investigate, study and appropriately determine what constitutes a deteriorated area warranting substantial tax benefits over an extended period of time.

However, a public hearing has been set for August 17, 1999 on a new ordinance which will establish guidelines and a process for making these determinations. As there is no immediate urgency in granting deteriorated status to the Knik Arm Power Plant and the adjacent area, it is my belief, that the Assembly should first develop guidelines and a process before making determinations of this magnitude. Only when guidelines and a process are in place can the Assembly consistently and uniformly make these determinations.

There is no doubt that development incentives of this type can be an important tool for the continued revitalization of the community. However, there is a significant potential for unequal treatment in granting this status on an ad hoc basis without established guidelines and process.

For these reasons, I am vetoing Anchorage Ordinance 99-84(S). I would encourage the Assembly to uphold this veto and to establish the guidelines and public process before making these precedent-setting determinations.

*Typed to all members*