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99-134

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

Prepared by: Heritage Land Bank

For Reading: October 12, 1999

CLERK'S OFFICE

APPROVED

Date: 11-9-99

ANCHORAGE, ALASKA
AO NO. 99- 134

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE PURCHASE OF SOUTHWOOD PARK TRACT A, ANCHORAGE, TAX ID 012-074-01, AN 8 ACRE PARCEL FROM SWAMP RATS INC. FOR \$45,000.

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" (AMC 25.40.010); and,

WHEREAS, "land acquired by the municipality by purchase donation, exchange or other means which is to be managed by the Land Bank on behalf of the municipality pursuant to section 25.40.015.A. Land acquired under this section shall be added to the HLB inventory" (AMC 25.40.010.A); and,

WHEREAS, "...revenue in the HLB operating fund may be appropriated by the mayor and assembly to the HLB capital fund only for the acquisition of land for municipal use..." (AMC 25.40.035.B); and,

WHEREAS, on June 25, 1999, the Cultural and Recreational Services (CRS) Department requested the HLB acquire this parcel; and,

WHEREAS, the expansion of the Conners Bog Park System would be of recreational benefit to the residents of Anchorage; and,

WHEREAS, the parcel is identified as a Class B wetlands, #34G in the Anchorage Wetland Plan and is zoned Transitional; and,

WHEREAS, this parcel would connect two existing park parcels to the west and north; and,

WHEREAS, this proposed use is compatible with the surrounding single family residential and parkland land uses; and,

WHEREAS, a consideration in the purchase of this parcel, may be the possible use of the parcel by the MOA for wetlands mitigation credits; and,

WHEREAS, the purchase price and 1999 MOA assessed value is \$45,000; and,

WHEREAS, on August 10, 1999, the HLB obtained an appraisal of the parcel which estimated the market value to be \$70,000; and,

WHEREAS, the purchase price would be split 50:50 between the HLB and CRS, with CRS to pay other associated expenses up to \$5,000; and,

WHEREAS, the HLB Advisory Commission provided public notice of the proposed acquisition and held a public hearing on July 14, 1999 in accord with AMC 25.40.030; and,

WHEREAS, the HLB Advisory Commission approved the purchase of this parcel on July 4, 1999, now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1 To authorize the HLB to purchase Southwood Park Tract A for \$45,000 from Swamp Rats Inc..

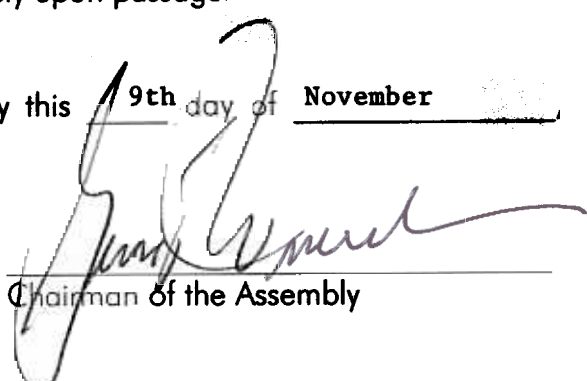
Section 2. That the parcel shall be deposited in the HLB Inventory.

Section 3. That property taxes for this parcel incurred after the MOA takes title to the parcel be forgiven for the remainder of the 1999 calendar year.

Section 4. That Southwood Park Tract A may be available for possible use by the MOA for wetlands mitigation credits.

Section 5. This ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Anchorage Assembly this 19th day of November 1999.


Chairman of the Assembly

ATTEST:


Municipal Clerk