

Ad 99-151

CLERK'S OFFICE

APPROVED

Date: 12-17-99

Submitted by:

Chair of the Assembly at
the Request of the Mayor

Prepared by:

Heritage Land Bank

For Reading:

NOVEMBER 23, 1999

ANCHORAGE, ALASKA

AO NO. 99-151

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE ASSEMBLY APPROVING
THE SALE BY PUBLIC OPEN COMPETITIVE BID OF HERITAGE LAND BANK
PARCELS 1-062 and 1-098, KNOWN AS LOTS 54 and 93, SECTION 25, TOWNSHIP 15
NORTH, RANGE 2 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 1-062 and 1-098 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 1999 by municipal agency
review; and,

WHEREAS, on March 7, 1995, the Assembly previously authorized the sale of HLB Parcel 1-062 with
AO 95-61 (S), however the authorization expired March 15, 1996; and,

WHEREAS, the 1999 HLB Workplans which were approved by the Assembly, listed these parcels for
potential sale; and,

WHEREAS, on September 14, 1999, Black-Smith and Richards Inc. appraisers, appraised the fair-
market value of HLB Parcels 1-062 and 1-098 to be \$32,100 and \$32,700 respectively.

WHEREAS, on September 8, 1999, the HLB Advisory Commission approved HLBAC Resolution 9-
99 in consent of the sale; now therefore,

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2
3 THE ANCHORAGE ASSEMBLY ORDAINS:
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5 Section 1. That HLB Parcels 1-062 and 1-098 may be sold by open competitive bid for fair market
6 value or higher, subject to:
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8 1. If these parcels have not sold after offering the parcels for sale in 3
9 consecutive bid sales, any unsold/unbid parcels may be offered for sale over the
10 counter at the HLB Office for at least fair market value or higher.
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12 2. The minimum bid of 1-062 shall be \$32,100. The minimum bid of 1-098 shall
13 be \$32,700.
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15 Section 2. This ordinance shall become effective immediately upon passage and approval by the
16 Assembly.
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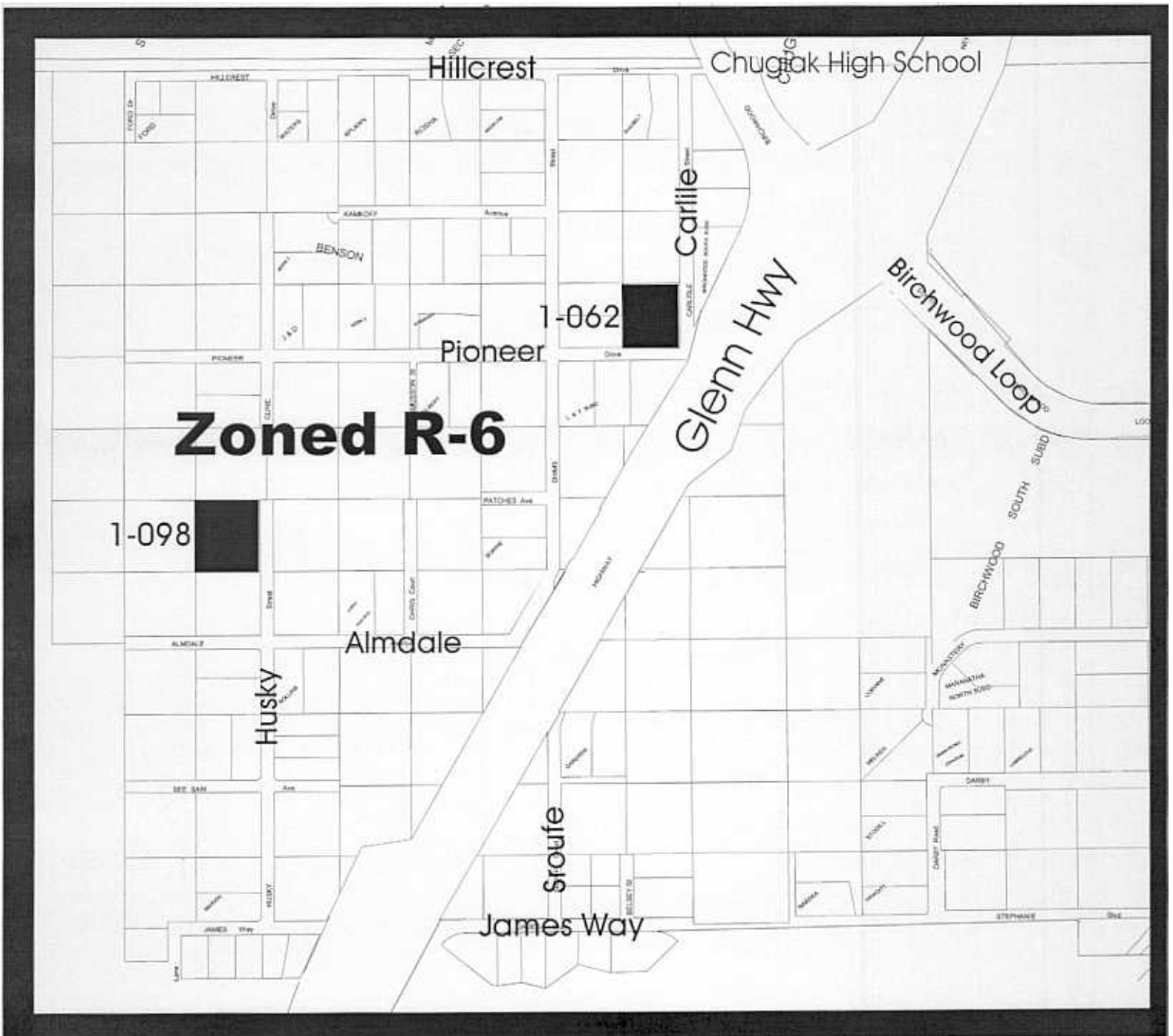
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19 PASSED AND APPROVED by the Anchorage Assembly this 14th day of December, 1999.
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23 
24 Chairman of the Assembly

25 ATTEST:
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29 Municipal Clerk
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Location Map



HLB Parcels 1-062 and 1-098 in Birchwood.
(Lots 54 and 93, Section 25, T15N R2W SM)