

AD 99-155

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

Prepared by Heritage Land Bank for PF&M

For Reading DECEMBER 7, 1999

CLERK'S OFFICE

APPROVED

Date: 1-11-00

ANCHORAGE, ALASKA

AO NO. 99- 155

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING  
THE PURCHASE OF TRACT A, BLOCK 1, GEORGEVILLE ESTATE, TID #012-  
272-53, GENERALLY LOCATED AT THE NORTHEAST CORNER OF 88<sup>TH</sup> AND  
JEWEL LAKE ROAD, FOR THE REPLACEMENT OF FIRE STATION NO. 7 IN  
SAND LAKE.

**WHEREAS**, the Municipality of Anchorage, Department of Property and Facility Management in  
conjunction with the Anchorage Fire Department have identified the need to replace the existing fire  
station serving southwest Anchorage; and

**WHEREAS**, Fire Station No. 7, located along the Jewel Lake Road Corridor, is a pre-fabricated metal  
building constructed in 1967 which must be replaced to meet the increasing demand and expanding  
services required by the Sand Lake community; and

**WHEREAS**, funds for acquisition, design and construction of a new replacement fire station were  
obtained from Municipal bonds passed by the voters in 1997 and 1998, along with state matching share  
grants; and

**WHEREAS**, the Municipality of Anchorage contracted for professional services with DOWL  
Engineers, Inc., and Cash Barner Architects to perform a site selection study and architectural design  
for the new replacement fire station; and

**WHEREAS**, the results of the site selection study are contained in the Sand Lake Fire Station No. 7  
Replacement Report dated July 1999; and

**WHEREAS**, the Anchorage Planning and Zoning Commission held a public hearing in accordance  
with AMC 21.15.015.C and resolved to recommend the selection of Site 3, consisting of Tract A,  
Block 1, Georgeville Subdivision located at the northeast corner of the intersection of Jewel Lake Road  
and West 88<sup>th</sup> avenue for the new replacement Fire Station No. 7; and,

**WHEREAS**, the Heritage Land Bank representing the Municipality of Anchorage entered into an  
Option to Purchase Agreement on behalf of the Department of Property and Facility Management with  
Ms. Francis S. Blankenship, the owner of record, to purchase Block 1, Tract A, Georgeville Estates for  
fair market value as determined by a qualified market value appraisal; and,

6 **WHEREAS**, the opinion of market value as determined by the Black-Smith & Richards, Inc. appraisal  
7 report dated July 9, 1999 estimates that the market value of the subject property is One Hundred  
8 Fourteen Thousand Two Hundred Dollars (\$114,200) prior to any adjustments for water and/or sewer  
9 assessments; and,  
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11 **WHEREAS**, a Phase I Environmental Site Assessment completed by DOWL Engineers dated  
12 September 1999 indicates that based on the information obtained during the site assessment that past  
13 activities on and adjacent to the subject property have posed NO significant potential for environmental  
14 impairment of the property,  
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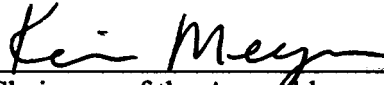
16 **NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**  
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18 **Section 1.** To authorize the Municipality of Anchorage-Department of Property and Facility  
19 Management to purchase from Ms. Francis S. Blankenship: Tract A, Block 1, Georgeville Estates for  
20 an amount not to exceed \$114,450 (for fair market value, closing costs, assessments), to be paid from  
21 funds received from municipal bonds and state matching grants.  
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23 **Section 2.** The parcel may be available for use by the MOA-Fire Department for the replacement of  
24 Fire Station No. 7 located in Sand Lake.  
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26 **Section 3.** This Ordinance shall be effective immediately upon passage.  
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29 **PASSED AND APPROVED** by the Anchorage Assembly this 11th day of January 2000  
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34 Chairman of the Assembly  
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36 **ATTEST:**  
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40 Municipal Clerk  
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