

CLERK'S OFFICE

APPROVED

Date: 2-15-00

Submitted by:

Chair of the Assembly
At the Request of the Mayor

Prepared by:

AWWU-HLB

For Reading:

February 1, 2000

ANCHORAGE, ALASKA
AO NO. 2000- 40(S)

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING A SALE BY ANCHORAGE WATER AND WASTEWATER UTILITY (AWWU) OF TRACT 4, INTERNATIONAL EAST SUBDIVISION, PLAT NO. 87-28, GENERALLY LOCATED EAST OF MINNESOTA BOULEVARD AND SOUTH OF 56TH AVENUE IN THE ANCHORAGE RECORDING DISTRICT AND THE ACQUISITION OF 2.04 +/- ACRES OF LAND GENERALLY LOCATED ON THE WEST SIDE OF ARCTIC BOULEVARD AT WEST 32ND AVENUE IN THE ANCHORAGE RECORDING DISTRICT, OWNED BY THE HORRELL FAMILY PARTNERSHIP.

WHEREAS, Tract A, generally located at International Airport Road and Minnesota Boulevard has become surplus to AWWU; and

WHEREAS, the Horrell Family Partnership owns approximately two acres of land immediately adjacent the southern lot line of the AWWU Headquarters, located at 3000 Arctic Boulevard; and

WHEREAS, the Municipal Assembly approved AO No. 99-79 (June 8, 1999) authorizing AWWU to sell Tract 4, International East Subdivision to Discovery Construction, Inc. for the appraised fair market value of \$1,931,000.00; an amount equal to the value of the Horrell Family Partnership property (\$690,000) plus cash in the amount of \$1,241,000.00; and

WHEREAS, a time extension to September 2000 was requested by Discovery Construction in order to obtain financing and accommodate the sale to Discovery Construction of Tract 4, International East Subdivision,; and

WHEREAS, the Spenard Community Council, Westside Community Patrol, JC Penney and KTVA Channel 11 have encouraged and endorsed the acquisition, clean-up and fencing of the Horrell property by AWWU as a means to eliminating the criminal activity in the area; and

WHEREAS, the Horrell Family Partnership property is of the highest and best value to AWWU because it is the only land available to facilitate future expansion; and

WHEREAS, Discovery Construction, Inc. has assigned its interest in the Horrell Family Partnership property to the MOA-AWWU with a value of \$705,000; and

WHEREAS, the assignment of the Horrell Family Partnership property to MOA-AWWU assures acquisition of this property by AWWU; and

WHEREAS, the clean-up and fencing of the Horrell property will not occur this year unless AWWU acquires the property separately; and

6 WHEREAS, it is the intent of AWWU to purchase the Horrell property directly from the Horrell
7 Family Partnership in February 2000 and extend the sale agreement with Discovery Construction, Inc.
8 for Tract 4, International East Subdivision,
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11 NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:
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14 Section 1. AO No. 99-79 is hereby repealed.
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16 Section 2. Discovery Construction, Inc., shall purchase Tract 4, International East Subdivision from
17 AWWU no later than September 30, 2000 for the fair market value of \$1,931,000 in cash.
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19 Section 3. AWWU shall purchase directly from the Horrell Family Partnership a parcel of land
20 described as that portion of the East one-half (E ½) of the Northeast one-quarter (NE ¼) of Section 25,
21 Township 13 North Range 4 West, S.M., Anchorage Recording District, Third Judicial District, Alaska
22 for \$705,000 plus standard customary closing costs.
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24 Section 4. This ordinance shall be effective immediately upon passage.
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27 PASSED AND APPROVED by the Anchorage Assembly this 15th day of February, 2000.
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31 Chairman of the Assembly
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33 ATTEST:
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36 Municipal Clerk
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