

Submitted by

Chairman of the Assembly
at the Request of the Mayor

CLERK'S OFFICE

APPROVED

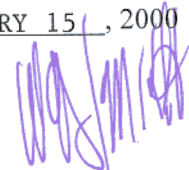
Date: 3-7-00

Prepared by:

Heritage Land Bank

For Reading:

FEBRUARY 15, 2000



ANCHORAGE, ALASKA

AO NO. 2000 - 52

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE HERITAGE LAND BANK (HLB) TO SELL VIA SOLE SOURCE LOT 3, SECTION 36, T16N, R1W, SEWARD MERIDIAN, A 40-ACRE PORTION OF HLB PARCEL NO. 1-004, GENERALLY LOCATED SOUTHWEST OF EDMONDS LAKE IN PETERS CREEK, TO THE BOY SCOUTS OF AMERICA, WESTERN ALASKA COUNCIL, FOR MARKET VALUE.

WHEREAS, the Heritage Land Bank 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"; and

WHEREAS, the HLB, at "the direction of the Mayor and Assembly, may convey HLB land or interests not needed for specific public facilities or purposes. Each disposal shall be in the municipal interest and based at or above fair market appraised value or for other equivalent municipal values or objectives" (AMC 25.40.010E); and

WHEREAS, the property was reviewed by other municipal departments and as a result the parcel can be declared surplus to municipal need; and

WHEREAS, the HLB Advisory Commission provided public notice of the proposed disposal and held a public hearing on January 12, 2000 in accordance with AMC 25.40.030; and

WHEREAS, the Heritage Land Bank Advisory Commission (HLBAC) by way of Resolution No. 99-13 (S) recommends the market value sole source sale of the subject property to the Boy Scouts of America, Western Alaska Council; and

WHEREAS, based on the Black-Smith & Richards, Inc. appraisal dated September 14, 1999 the estimated market value of Lot 3, Section 36, T16N, R1W, S.M., Peters Creek, Alaska is \$80,000,

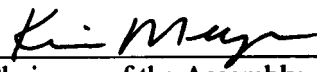
NOW THEREFORE THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Notwithstanding AMC 25.40.010.E. and AMC 25.40.025, the Heritage Land Bank is hereby authorized to sell an estate in fee simple to the non-profit organization Boy Scouts of America, Western Alaska Council, Lot 3, Section 36, T16N, R1W, S.M., on a sole source basis.

Section 2. The purchase price will be Eighty Thousand Dollars (\$80,000) an amount equal to the opinion of market value as depicted in the Black-Smith & Richards, Inc. appraisal dated September 14, 1999.

Section 3. This ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of March, 2000.


Chairman of the Assembly

ATTEST:


Municipal Clerk