

CLERK'S OFFICE  
**APPROVED**  
Date: 9-25-01

Submitted by

Prepared by:  
For Reading:

Chair of the Assembly  
At the Request of the Mayor  
Heritage Land Bank  
August 28, 2001

**ANCHORAGE, ALASKA**  
**AO NO. 2001- 157**

**AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING SALE OF HERITAGE LAND BANK PARCEL 3-007, DESCRIBED AS TRACT "C", MUNICIPAL INDUSTRIAL SUBDIVISION, SECTION 16, T13N, R3W, S.M., LOCATED AT WRANGELL STREET AND REEVE BOULEVARD IN ANCHORAGE, AND CONTAINING 7.02 ACRES**

**WHEREAS, HLB Parcel 3-007, containing 7.02 acres and located at the intersection of Wrangell Street and Reeve Boulevard in Anchorage, has been reviewed by all municipal agencies and is determined to be excess to municipal purposes and needs; and**

**WHEREAS, this HLB parcel is subject to a Land Use Agreement for soil recycling with Anchorage Sand and Gravel that expires on October 3, 2001, the terms of which require 30 days written notice of termination; and**

**WHEREAS, Black-Smith & Richards, Inc. appraised HLB Parcel 3-007 on January 4, 1999, and determined the fair market value to be \$1,300,000; and**

**WHEREAS, Black-Smith & Richards, Inc., by letter dated September 6, 2000, reaffirms the value of the parcel has not diminished; and**

**WHEREAS, following a public hearing on September 13, 2000, the Heritage Land Bank Advisory Commission passed Resolution 2000-05, recommending the competitive sale of HLB Parcel 3-007 by open competitive bid for the minimum appraised fair market value; and**

**WHEREAS, HLB Parcel 3-007 was proposed for "sale, exchange or lease" in the Heritage Land Bank's 2001 Work Plan, as amended and approved by the Municipal Assembly on April 17, 2001.**


**NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1. HLB Parcel 3-007, described as Tract "C", Municipal Industrial Subdivision, Section 16, T13N, R3W, Seward Meridian, containing 7.02 acres and located at the intersection of Wrangell Street and Reeve Boulevard in Anchorage, shall be sold by open competitive bid for a minimum sales price of \$1,300,000 to the highest bidder.**

**Section 2. This ordinance shall be effective immediately upon passage**

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PASSED AND APPROVED by the Anchorage Assembly this 25<sup>th</sup> day of September, 2001.

  
Chairman of the Assembly

ATTEST:

  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2001-157      Title: **Sale of HLB Parcel 3-007**  
Sponsor:                      HLB  
Preparing Agency:           Heritage Land Bank  
Others Impacted:

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**CHANGES IN EXPENDITURES AND REVENUES:**                      (Thousands of Dollars)  
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	FY01	FY02	FY03	FY04
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Operating Expenditures  
    1000 Personal Services  
    2000 Supplies  
    3000 Other Services  
    4000 Debt Service  
    5000 Capital Outlay

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**TOTAL DIRECT COSTS:**  
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6000 IGCs

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**FUNCTION COST:**  
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**REVENUES:**                                      **1,300**  
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**CAPITAL:**  
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**POSITIONS:** FT/PT and Temp.  
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**PUBLIC SECTOR ECONOMIC EFFECTS:**  
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In addition to the minimum revenue of \$1,300,000, above, this 7.02 acre property will be added to the Municipal tax base.

PRIVATE SECTOR ECONOMIC EFFECTS:

Sale of this 7.02 acre parcel to the private sector will provide additional industrial zoned property for development that could add jobs and other growth opportunities to industrial community

Prepared by: **James P. Tilton**

Telephone: 343-4336

Validated by OMB:

*Cheryl Frazer*

Date:

*8/13/01*

Approved by:

*James P. Tilton*

Date: **July 24, 2001**

(Director, Preparing Agency)

MUNICIPALITY OF ANCHORAGE  
MUNICIPAL CLERK'S OFFICE  
**AGENDA DOCUMENT CONTROL SHEET**

*AO 2001-160*

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	SUBJECT OF AGENDA DOCUMENT <i>ASSEMBLY APPORTIONMENT</i>	DATE PREPARED <i>8/31/01</i>
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME <i>ASSEMBLY</i>	DIRECTOR'S NAME <i>G. MOYER</i>
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY <i>W.A. GREENE</i>	HIS/HER PHONE NUMBER <i>343-4545</i>
<b>4</b>	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor Municipal Clerk Municipal Attorney Employee Relations Municipal Manager Cultural & Recreational Services Fire Health & Human Services Merrill Field Airport Municipal Light & Power Office of Management & Budget Police Port of Anchorage Public Works Solid Waste Services Public Transportation Water & Wastewater Utility Executive Manager Community Planning & Development Finance, Chief Fiscal Officer Heritage Land Bank Management Information Systems Property & Facility Management Purchasing Other	DATE
		<div style="border: 1px solid black; padding: 5px; transform: rotate(90deg); transform-origin: center;">             M.O.A.              2001 AUG 31 PM 3:38              CLERK'S OFFICE           </div>
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENTS  <i>Public Hearing Item 14.</i>  <i>8/28/01: Introduced by title only</i>	
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED	<b>7</b> PUBLIC HEARING DATE REQUESTED <i>9/11/01</i>