

CLERK'S OFFICE

APPROVED

Date: 10-30-01

Submitted by:

Prepared by:

For Reading:

Assembly Member Fairclough

Heritage Land Bank

October 16, 2001

ANCHORAGE, ALASKA

AO NO. 2001- 171

AN ORDINANCE AUTHORIZING A SOLE SOURCE SALE BY THE HERITAGE LAND BANK (HLB) TO EKLUTNA, INC., OF A SLOPE EASEMENT ON A PORTION OF HLB PARCEL NO. 1-074 (T15N, R2W, SEC. 36, PLAT NO. 82-82) CONSISTING OF A 1.13-ACRE PORTION OF THE PARCEL, ACCORDING TO PRELIMINARY PLAT #C-2 DATED AUGUST 21, 2001.

WHEREAS, the Heritage Land Bank has received a request from Eklutna, Inc. to purchase a 1.13 acre portion of HLB Parcel 1-074, Tract B4, Fire Lake Recreation Center Road (Plat 82-82), for slope easement purposes to accommodate development of a new Fred Meyer store on its adjacent property; and

WHEREAS, the proposed disposal has been reviewed by all municipal agencies and is determined to be excess to municipal purposes and needs and inconsequential to the commercial value of the overall Parcel; and

WHEREAS, the disposal of the requested easement was based on a minimum fair market value price established for the easement via a *Limited Appraisal* prepared by Al Olson, MIA, Real Estate Appraiser which established the fair market value of the requested 1.13 acre slope easement area at \$29,800; and

WHEREAS, HLB staff has determined that the requested 1.13 acre slope easement would have minimal impact to the commercial value of the remainder of Parcel 1-074; and

WHEREAS, the Heritage Land Bank Advisory at it's October 17, 2001 meeting did pass Resolution 2001-12, resolving to authorize the Heritage Land Bank to negotiate a sole source sale to Eklutna, Inc., of the requested slope easement area with said negotiations to start at a minimum price of \$29,800; and

WHEREAS, a price was negotiated between the Heritage Land Bank and broker's representative for sale of the slope easement at \$40,000; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The Heritage Land Bank is authorized to execute a sole source sale of a slope easement on HLB Parcel No. 1-074 (T15N, R2W, Sec. 36, Plat No. 82-82) to Eklutna Incorporated, consisting of a 1.13 acre portion the parcel according to preliminary Plat # C-2 dated August 21, 2001, for \$40,000.

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

PASSED AND APPROVED by the Anchorage Assembly this 30 day of October, 2001

  
Chair of the Assembly

ATTEST

  
Municipal Clerk

AM 871-2001