

CLERK'S OFFICE

APPROVED

Date: 4-23-02

Submitted by:

Prepared by:

For Reading:

Chair of the Assembly

At the Request of the Mayor

Heritage Land Bank

FEBRUARY 12, 2002

ANCHORAGE, ALASKA

AO NO. 2002-34

AN ORDINANCE AUTHORIZING AN EQUAL VALUE LAND EXCHANGE BETWEEN HERITAGE LAND BANK (HLB) AND THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) OF 3.995 ACRES WITHIN HLB PARCEL 3-032 AND 6.00 ACRES OF DEC LAND, BOTH LOCATED IN SECTION 34, TOWNSHIP 13 NORTH, RANGE 3 WEST, TO THE IMMEDIATE SOUTH AND WEST OF THE INTERSECTION OF TUDOR ROAD AND BONIFACE PARKWAY IN ANCHORAGE, TO FACILITATE DEC CONSTRUCTION OF A SEAFOOD AND FOOD SAFETY LABORATORY.

WHEREAS, AMC 25.40.015.B provides that "The mayor, with Assembly approval, may withdraw land from the Heritage Land Bank... If land is withdrawn from the Heritage Land Bank inventory for use and management by a public agency which is not supported by municipal taxes, compensation shall be paid to the Heritage Land Bank for at least the current appraised fair market value of the land..."; and

WHEREAS, AMC 25.40.025.E. states, "... the HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal"; and

WHEREAS, based upon a 1999 feasibility study and subsequent report in 2000, the DEC issued a request to the Heritage Land Bank to acquire a portion of HLB Parcel #3-032 for a new seafood and food safety laboratory; and

WHEREAS, the requested portion of HLB parcel 3-032, shown as Parcel B on Exhibit 1, is just less than four acres, the size required for the DEC facility and grounds. Use of the HLB parcel by the DEC must comply with the Anchorage Comprehensive Plan. The proposed use of this property by DEC complies with the Comprehensive Plan and is compatible with the 1986 Tudor Road Public Lands and Institutions Plan; and

WHEREAS, the DEC parcel, shown as Parcel A on Exhibit 1, is 6 acres in size, and will provide the Municipality with alternate access, bypassing Tudor Road, from Boniface Parkway to Debarr Street; and

WHEREAS, the DEC has agreed to initiate and conduct any and all replatting, rezoning and permitting processes deemed necessary by regulatory authorities at DEC's sole expense, which agreement shall be reduced to writing and executed by authorized representative of the parties prior to closing; and

WHEREAS, on January 16, 2001, the HLB property was appraised at \$696,000; and the parcel owned by the State of Alaska was appraised at \$693,205; and

WHEREAS, if the exchange is approved, the \$2,795 difference in property value shall be compensated by apportioning to the State of Alaska appraisal costs and the costs of signage to be erected along the new boundary between MOA park land and the exchanged parcels; and

WHEREAS, a municipal agency review of the property being considered for this equal value exchange was conducted and revealed no objections from any municipal agency; and

WHEREAS, the subject property was posted on February 22, 2001, and a notice of public meeting was mailed to local residents of the area as well as to surrounding community councils, generating no objections or concerns; and

WHEREAS, on April 11, 2001, the HLB Advisory Commission conducted a public meeting on the proposed exchange and approved HLB Resolution 2001-04, recommending Assembly approval for the equal value land exchange with DEC;

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the equal value land exchange of a 3.995 acre portion of HLB Parcel 3-032 for an adjacent 6.00 acre parcel owned by the State of Alaska is approved for purposes of establishing a DEC seafood and food safety laboratory in Anchorage.

Section 2. That any replatting, zoning and permitting expenses deemed necessary by regulatory authorities shall be at the sole expense of DEC, per separate memorandum or agreement executed by persons authorized to bind the parties prior to closing.

Section 3. That this ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Anchorage Assembly this 23rd day of April, 2002.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: ~~2000/~~²⁰⁰²⁻³⁴ Title: **Equal Value Land Exchange with SOA - DEC**
Sponsor: HLB
Preparing Agency: Heritage Land Bank
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY01	FY02	FY03	FY04	FY05
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

Approximately eleven new state jobs coming into Anchorage (estimated salaries/yr.: \$660,000) will add to long-term effects on local economy from public/government sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

Local design (\$1.3 million) and construction (\$11.5 million) of new facility will add to local private sector economy as a short-term economic effect.

Prepared by: **Art Eash**

Telephone: **343-4807**

Validated by OMB: *Cheryl Fraser*

Date: *1/24/02*

Approved by: *Bongel Camacho*

(Director, Preparing Agency)

Date: January 24, 2002