

CLERK'S OFFICE

APPROVED

DATE 2-12-02

IMMEDIATE RECONSIDERATION

FAILED 2-12-02; VETOED

2-12-02

ANCHORAGE, ALASKA

AR NO. 2002-51

Veto not addressed 3-5-02

Submitted by: Assemblymembers Tesche

Prepared by: Department of Assembly

For reading: February 12, 2001

**A RESOLUTION OF THE ANCHORAGE ASSEMBLY MAKING A SITE AVAILABLE ON
PUBLIC LANDS TO THE SIMONIAN LITTLE LEAGUE FOR YOUTH BASEBALL IN 2004**

WHEREAS, private property historically used by the Simonian Little League for youth baseball will no longer be available to the League after the summer season of 2003 and;

WHEREAS, the Municipality has traditionally made its property available to the Little League for youth baseball because Little League programs benefit all of the citizens of Anchorage; and

WHEREAS, a study by Land Design North and other information available to the Assembly demonstrates that vacant Municipal property or private property acquired by trade of Municipal property can be made available for relocation of the Simonian Little League fields by the Summer of 2004 without additional cost to the taxpayers; and

WHEREAS, the Municipality currently has \$100,000 available to assist the Simonian Little League and in partnership with the League, will explore additional public and private funding for construction of the fields at a new location.

NOW THEREFORE, the Anchorage Assembly resolves:

Section 1: That the Municipality shall make a site available on public lands for relocation of the Simonian Little League fields no later than the summer of 2004.

Section 2: That upon passage of this resolution, the Mayor shall inventory and make a technical assessment of available Municipal property that is suitable for relocation of the Simonian ballfields, as well as those private properties offered in trade to the Municipality for that purpose. The Mayor shall then select a site which meets the following criteria:

- a. The site must accommodate four Little League ballfields and an area sufficient for spectators, concessions, and batting cages. Parking as required by Municipal code must be included in the site or be available nearby.
- b. In order to eliminate acquisition costs and to preserve the Municipal tax base, the site must be located on existing Municipal property or land acquired by exchange of Municipal property of equal value.
- c. The site must be available for Little League play by the Summer of 2004.
- d. The site must be within or contiguous to the boundaries of the Simonian Little League district.

- 1 e. The site shall not be located within Bicentennial Park.
2 f. The site must be one of those listed on Exhibit A or which otherwise meets the
3 criteria of this section.
4

5 **Section 3:** That use of public property by the Simonian Little League shall be allowed
6 under a long-term user permit between the League and the Municipality. At a minimum, the
7 permit shall require that:
8

- 9 a. the Simonian Little League provide at least 30% of the cost of building the
10 fields, through in-kind or cash contributions;
11 b. the League agree to maintain the ballfields and accessory facilities once built;
12 and
13 c. the League have priority scheduling of the fields as allowed by Municipal Codes
14 and Regulations.
15

16 **Section 4:** That to construct the new ball fields, the Assembly intends to appropriate
17 \$100,000 which is currently available, an additional \$500,000 from the proceeds of a Park
18 Bond if approved by the voters in April, 2002 or thereafter, and such additional funds
19 recommended by the Mayor through a Project Construction Plan. The Mayor shall complete
20 the Plan after the Inventory and Technical Assessment made under Section 2 above. If
21 necessary to achieve the purpose of this resolution, relocation of the Simonian fields may be
22 combined with construction of a Community Park Project in Southeast Anchorage if the site
23 selected for the ball fields meets all of the criteria described in Section 2. In-kind assistance
24 from the Army or National Guard shall be explored.
25

26 **Section 5:** That Municipal Codes and Regulations shall govern site selection,
27 construction, and use of the ball fields under this resolution. The Mayor shall prepare and
28 submit to the Assembly such legislation, including appropriations measures, that are
29 necessary to carry out the purpose of this resolution.
30

31 **Section 6:** That this resolution shall take effect immediately upon passage and
32 approval.
33

34 PASSED AND APPROVED by the Anchorage Assembly this 2nd day of February,
35 2002.
36

37 
38 Chair

39 ATTEST:
40

41 
42
43 Municipal Clerk
44

45 EGJ/2002RESOLUTIONS/AR12

Exhibit A

Private Lands Available for Exchange of Municipal Lands of Equal Value

- Art Simonian property up to 28 acres, listed as **Site 6** on Land Design North (LDN) study
- Whisper Faith Kovac Park area offered by JL Properties, **Site 14** on LDN study

Municipal Land Currently Available for Relocation of the Fields

Spring Hill/Henshaw, approx 16 acres, listed as **Site 31** on LDN Study

HLB north of BLM, 25 acres, listed as **Site 11** on LDN Study

Ruth Arcand site, 27 acres, listed as **sites 32/33** on the LDN Study

Any other municipal site which meets the criteria of Section **2** of AR 2002-51

Art Simonian Property - Site 6



Municipality of Anchorage
Planning Department



Guam Avenue

on Avenue

Pago Pago Avenue

Tahiti Loop

Tinian Street

Raymond Drive

E. Dowling Road

E. Dowling Road

Machine Street

Doll Drive

Cross Drive

Doll Drive

Room Drive

New Drive

0 100 200 300 Feet

Aerial Photography Source: Summer 2000

Whisper Faith Kovac Park - Site 14



Municipality of Anchorage
Planning Department



Aerial Photography Source: Summer 2000

Spring Hill/Hanshew - Site 31



Municipality of Anchorage
Planning Department



HLB North of BLM - Site 11



Municipality of Anchorage
Planning Department

← To
Abbott
Loop
Road



Campbell Creek Science Center Road



0 100 200 300 Feet

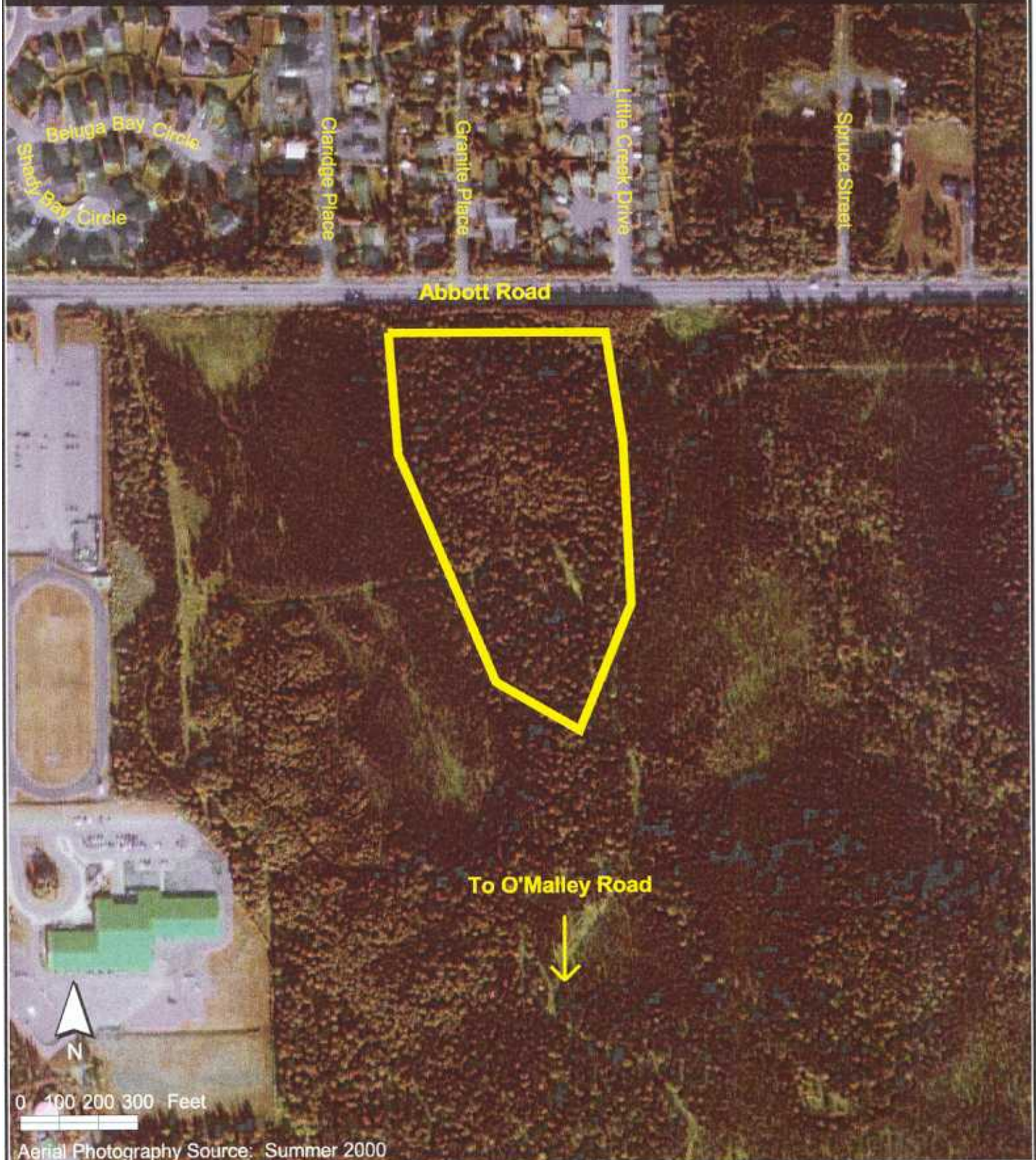


Aerial Photography Source: Summer 2000

Ruth Arcand - Site 32



Municipality of Anchorage
Planning Department



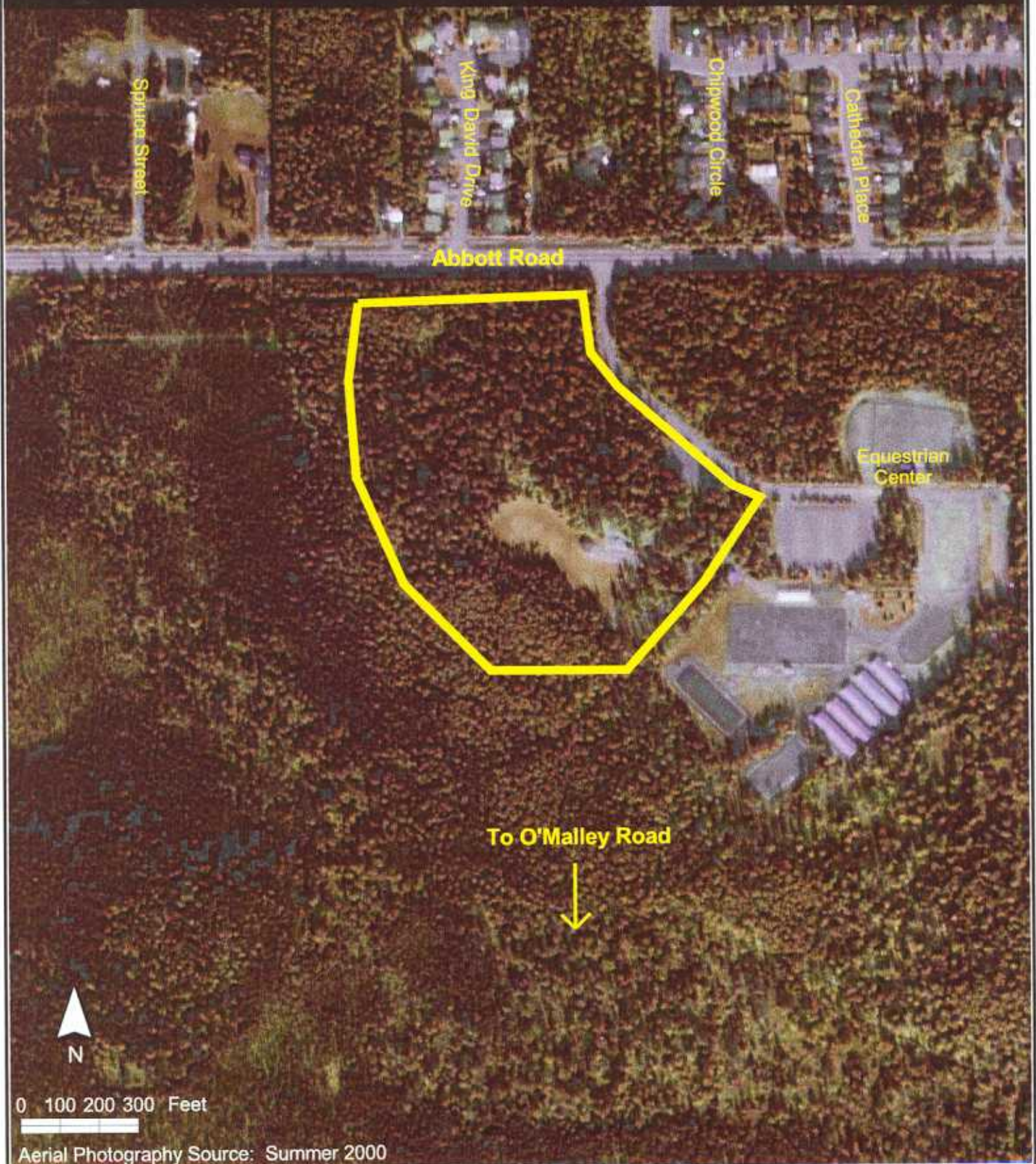
0 100 200 300 Feet

Aerial Photography Source: Summer 2000

Ruth Arcand - Site 33



Municipality of Anchorage
Planning Department



Aerial Photography Source: Summer 2000



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. 196-2002

Meeting Date: February 12, 2002

From: Assemblymember Tesche
Subject: **AR 2002-51 - A RESOLUTION OF THE ANCHORAGE ASSEMBLY
MAKING A SITE AVAILABLE ON PUBLIC LANDS TO THE SIMONIAN
LITTLE LEAGUE FOR YOUTH BASEBALL IN 2004**

If approved by the Assembly, the attached resolution would provide a workable, cost-effective solution for relocation of the Simonian Little League fields by the summer of 2004. This memorandum explains the resolution and discusses the alternatives available to the Assembly for construction of the new fields.

Upon passage AR 2002-51, the Mayor will review Municipal properties that are suitable for relocation of the Simonian ballfields and several private properties which have been offered in trade to the Municipality for that purpose. The Mayor shall then select a site which meets several key criteria. The site must accommodate four Little League ballfields and an area sufficient for spectators, concessions, and batting cages; required parking must be provided or available; in order to eliminate acquisition costs and to preserve the Municipal tax base, the site must be located on existing Municipal property or land acquired by exchange of Municipal property of equal value; the site must be available for Little League play by the summer of 2004; the site must be within or contiguous to the boundaries of the Simonian Little League district; and, finally, the site shall not be located within Bicentennial Park.

AR 2002-51 requires the Mayor to analyze sites and make a final selection from among several identified properties. Land the Municipality currently owns which could be used for the new ball fields includes the Spring Hill/Henshaw site, approximately 16 acres, listed as **Site 31** on LDN Study; HLB property north of the BLM tract consisting of 25 acres, listed as **Site 11** on LDN Study;; and the 27 acre Ruth Arcand site which is listed as **Sites 32/33** on the LDN Study. AR 2002-51 also allows the Mayor to study and select private lands available for exchange of municipal lands of equal value. Private sites available for trade to the Municipality include: Art Simonian property up to 28 acres, listed as **Site 6** on Land Design North (LDN) study and which is immediately adjacent to the area historically used by the Simonian Little League for over twenty years; and property adjacent to Whisper Faith Kovac Park offered by JL Properties, **Site 14** on LDN study. Letters confirming the availability of these private parcels are attached.

Once a final site is selected, the Mayor and his project management staff shall prepare a Project Construction Plan. The Plan will include a construction budget, a program, and timetable for construction. By enacting this resolution, the Assembly intends to appropriate \$100,000 in existing Municipal funds, an additional \$500,000 from the proceeds of a Park Bond if approved by the voters in April, 2002 or thereafter, and such additional funds recommended by the Mayor through the Plan.

Use of the new ball fields by the Simonian Little League shall be allowed under a long-term user permit granted to the League. At a minimum, the permit would require that the League provide at least 30% of the cost of building the fields, through in-kind or cash contributions; that the League

1 agree to maintain the ball fields and accessory facilities once built; and the League have priority
2 scheduling of the fields as allowed by municipal codes and regulations.

3
4 Finally, applicable Municipal codes and regulations shall govern site selection, construction,
5 and use of the ball fields under this resolution. This resolution requires the Mayor to prepare and
6 submit to the Assembly such ordinances and resolutions, including appropriations measures,
7 necessary to implement the resolution.

8 9 Alternatives

10
11 The Mayor has proposed AO 2002-29 which would place a separate bond proposition in the
12 amount of \$4,500,000 before the voters in the April, 2002 election. If approved, the bonds would be
13 used to purchase several private parcels located on the South side of Lore road east of Sandlewood
14 Place and North of East 79th Avenue offered to the Municipality by J&L Properties. J&L would build
15 out the fields and all necessary improvements, providing the League a "turnkey" facility at no cost
16 to the League by the summer of 2004. Although recommended by the Mayor and preferred by the
17 League, this option has several disadvantages. First, there is some doubt voters will approve this
18 relatively expensive solution. According to Land Design North, "it is questionable whether voters
19 area-wide would support a bond to acquire needed lands in the Abbott Loop area." LDN report, p.
20 6. "A bond in April, according to League official David Manzer, "is a very risky proposition. Last
21 year's Parks bond passed only after a recount and we didn't even know the results until May. This
22 year's Parks bond is the largest in many years and contains many much needed items. Will the
23 voters, in much tougher economic times this year than last year, approve the acquisition of a 2.6
24 million dollar piece of private property for a park...?" See, David S. Manzer E-Mail dated December
25 6, 2001.

26
27 Secondly, making an expensive "turnkey" recreational facility available to a private group with
28 no commensurate contribution by that group to its acquisition or construction raises troubling
29 questions over equal treatment to other deserving private recreational groups who have similar
30 facility needs. Finally, outright purchase of private lands for this purpose removes those properties
31 from the tax rolls, thereby reducing the Municipal tax base and further burdening taxpayers who will,
32 of course, have to repay the \$4,500,000 in bonds sold to acquire the site and build the new fields.

33
34 If voters do not approve the \$4,500,000 in bonds proposed by the Mayor, the Mayor would
35 "link" that action to an automatic approval of an amendment to the Bicentennial Park Plan which
36 would allow construction of the four fields in that park. The Mayor's "fallback" position is attractive
37 to some because it ends the controversy surrounding location of the fields and paves the way for
38 more intensive development of Bicentennial Park. On the other hand, the Mayor's
39 "fallback" proposal does not address the considerable costs of building out the new fields in
40 Bicentennial Park. Estimated to cost between \$1.5-2.0M, the new fields and related community park
41 facilities do not appear in currently funded capital or operating budgets. Potentially, only \$600,000
42 is available in "leftover" parks bonds for this purpose, contingent on project design and a legislative
43 finding by the Assembly. Correspondence between Mr. Campbell and Assemblymember Tesche
44 (attached) confirm those facts. Unless the Simonian Little League is prepared to contribute in
45 excess of \$1.0M to build the fields in Bicentennial Park or the Mayor can find additional funding for
46 that purpose, the alternative of simply approving an amendment to the Bicentennial Park Plan is
47 unrealistic and ill-conceived.

Recommendation

Few people question the need of the Simonian Little League for new ballfields and both the Assembly and Mayor are committed to using public resources for that purpose. Use of available, existing Municipal property or private property that can be traded for Municipal lands of equal value eliminates the need for an expensive bond proposition and preserves the tax base. Moreover, allowing the Mayor and his project management staff to prepare a final construction plan which includes substantial private sector contributions from the Simonian Little League and other entities, will most likely achieve a cost-effective result. Most importantly, however, implementation of the resolution will allow for continued, uninterrupted play in the Simonian Little League by the Summer of 2004.

Approval of AR 2002-51 is recommended.

Submitted by



Allan Tesche
Assemblymember



BOND, STEPHENS & JOHNSON

COMMERCIAL REAL ESTATE SERVICES

22 January 2002

The Honorable George Weurch
The Municipality of Anchorage
Via facsimile 907 / 343-4499
Anchorage, Alaska

Mr. Dick Traini, Assembly Chairman
The Municipality of Anchorage
Via facsimile 907 / 563-7996
Anchorage, Alaska

Mr. Allan Tesche, Assemblyman
The Municipality of Anchorage
Via facsimile 907 / 258-5546
Anchorage, Alaska

RE: Simonian Community Park, Dowling Road

Dear Gentlemen:

Please accept this letter to reiterate points of fact in my letter dated 18 Jan. 2002, and clarify Mr. Simonian's position.

The entire parcel, 28+ acres or a portion of the property is available for purchase, exchange or long term lease with option to purchase;

- Art Simonian is interested in the 16.75 acres on 64th Avenue as an exchange for a portion of his Dowling Road property;
Mr. Simonian will consider other Municipal-owned properties of comparable value as exchange properties;
- Mr. Simonian will cooperate with the Municipality of Anchorage in establishing sale or exchange values based on appraisals.

We welcome an opportunity to meet with you, either individually or as a group, to discuss options that will allow for all parties to meet their objectives. My direct telephone number is 786-7308.

Thank you.

Sincerely,

BOND, STEPHENS & JOHNSON, Inc.
Commercial Real Estate Services

Lottie M. Michael, CCIM
Associate Broker

CC Mr. Art Simonian



JL PROPERTIES, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT

January 18, 2002

Mr. Allan Tesche
Anchorage Assembly
P.O. Box 196650
Anchorage, AK 99519

Via Fax (907) 258-5546

Mr. Craig Campbell
Director of Public Works
Municipality of Anchorage
Office of Planning Development and Public Works
PO Box 196650
Anchorage, AK 99519-6650

Via Fax (907) 343-8125

Re: Simonian Little League Facilities Proposal

Gentlemen:

You have asked whether, upon receipt of our letter of January 16, JL would still be open to discussions regarding a land exchange or other business deal involving development of the Lore Road site.

As you know, we proposed such a deal in our letter of December 31, and we followed that letter with other possible business scenarios in our informal discussions with City officials. Our letter of January 16 reflected our understanding that the administration was not inclined to proceed on that basis. If that understanding was incorrect, or if the Municipality has modified its view, JL would be pleased to continue discussions with the Municipality. I note, in that regard, that the "exchange" component need not, from our perspective, address all project costs (so that, for example, the approach can be combined with a limited bond proposition). I also reiterate the alternative described in our December 31 letter where the associated costs may be substantially reduced if the site was limited to only that necessary to accommodate the Simonian ballfields.

I trust this clarifies your inquiries. Please call if you have any questions.

Sincerely,

Jonathan B. Rubini
CEO/JL Properties

JBR:mm

1007 West Third Avenue, Suite 101 • Anchorage, Alaska 99501
907-279-8068 • Fax: 907-279-8066

TOTAL P.02

ALLAN TESCHE



Anchorage Assembly

January 20, 2002

Craig Campbell, Executive Director
Office of Planning, Development, and Public Works
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99501

Re: Relocation of Simonian Little League Fields

Dear Craig:

This letter confirms information provided to us on Friday, January 18, 2002 during our meeting with people involved in the Simonian ball fields issue.

You and Mr. Posey agree that \$100,000 is presently available to the Department of Cultural and Recreational Services (CRS) for construction of new ball fields in southeast Anchorage and that the money can be used for relocation of the Simonian fields. If the Assembly first makes an appropriate finding, \$500,000 is also available in park bond proceeds for a "Community Park Project" in south east Anchorage. While these funds could not be used exclusively to relocate the Simonian fields, these funds could be used in a larger community park project which would include the fields. No other municipal funds are currently available for relocation of the Simonian fields, at any site. We were told by representatives of the Simonian Little League that they do not have cash to contribute to site acquisition or construction of the new fields. The League has been promised some **in kind services** such as technical assistance and land clearing depending on the site ultimately selected for the new ball fields. In kind services may also be available through the Alaska National Guard. The dollar value of these in kind services is not known.

The Land Design North study estimated development costs for the Bicentennial Park site to be \$1,544,362. Actual costs, however, may exceed \$1.9M.

Please contact me immediately if this letter does not accurately reflect the statements made during our meeting

Allan Tesche

1032 G Street • Anchorage, AK • 99501
Phone: (907) 566-1784 • Email: aet@rtwcg.com

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**Municipality of Anchorage
Office of Planning, Development, and Public Works**

MEMORANDUM

Date: February 1, 2002
To: Assemblymember Alan Tesche
From: Craig E. Campbell
Subject: Relocation of Simonean Little League Fields

Alan

I am in receipt of your letter, dated January 20, 2002, regarding funding for the Simonean Little League Fields. I reviewed the available bond funding identified by the administration available for development of ball fields, whether at the Far North Bicentennial Park site or at the proposed Lore Road site. I can confirm that there remains approximately \$540,000 available for ballfield and park development. The source of these funds is approximately \$350,000 remaining from the 2000 Parks and Recreation bonds and about \$190,000 remaining from the 2001 Parks and Recreation bonds for parkland/ballfield acquisition and development.

I also concur with your estimate that the Land Design North (LDN) study indicated development costs for the Bicentennial Park site to be about \$1.5 million. However, I am unaware of any documents that project development estimates of \$1.9 million. The administration is using the LDN estimates for our anticipated development costs for the ballfields and park.

There are no other municipal funds that have been earmarked for parkland acquisition or ballfield development to support the Simonean Little League. We recognize that additional funds will be required to fully build out the project; however, it is our determination that the funds currently available are sufficient to clear the land and plant the grass necessary to meet the project scope requirements for ballfield development this summer.

I trust this answers your questions.

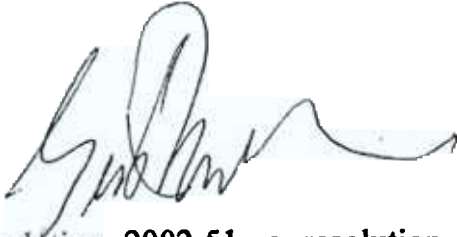
Respectfully yours,

Craig



MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: February 12, 2002
TO: Anchorage Assembly
FROM: Mayor George Wuerch 
SUBJECT: Veto of Assembly Resolution 2002-51, a resolution of the Anchorage Municipal Assembly making a site available on public lands to the Simonian Little League for youth baseball in 2004.

I hereby veto Assembly Resolution 2002-51 as approved by the Assembly February 12, 2002 for the following reasons:

- Under the Resolution's requirements, it is unlikely that the process required by Code can be completed in time to meet Simonian Little League deadlines.
2. The requirements of Section 3 of the Resolution for Simonian Little League equivalent funding at 30% is inequitable if alternate sites are to be made available for Anchorage School District or other programs.
 3. The requirements of Section 3 of the Resolution for Simonian Little League to maintain the site are inequitable if alternate sites are to be made available for Anchorage School District or other programs.
 4. This AR eliminates 4000 acres located in Far North Bicentennial Park, excluding significant acreage, over 25% of the Municipality park land, that could potentially be available for the Simonian Little League, including areas within BLM control that have been previously identified through two public processes.

I encourage the Assembly to uphold this veto.

Ac 2002-51

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	
	A Resolution Making a Site Available on Public Lands to the Simonian Little League for Youth Baseball in 2004		8-Feb-02	
2	DEPARTMENT NAME		Indicate Documents Attached	
	Assembly		<input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		DIRECTOR'S NAME	
	Elvi Gray-Jackson		Greg Moyer	
4	COORDINATED WITH AND REVIEWED BY		INITIALS	DATE
	Mayor			
	Heritage Land Bank			
	Merrill Field Airport			
	Municipal Light & Power			
	Port of Anchorage			
	Solid Waste Services			
	Water & Wastewater Utility			
	Municipal Manager			
	Cultural & Recreational Services			
	Employee Relations			
	Finance, Chief Fiscal Officer			
	Fire			
	Health & Human Services			
	Office of Management and Budget			
	Management Information Services			
	Police			
	Planning, Development & Public Works			
	Development Services			
	Facility Management			
	Planning			
	Project Management & Engineering			
	Street Maintenance			
	Traffic			
	Public Transportation Department			
	Purchasing			
	Municipal Attorney			
	Municipal Clerk			
	Other			
5	Special Instructions/Comments			
6	ASSEMBLY HEARING DATE REQUESTED		PUBLIC HEARING DATE REQUESTED	
	2/12/02		7	