

Date: 3-18-03Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Real Estate Services

For reading: February 25, 2003

ANCHORAGE, ALASKA

AO NO. 2003- 46

AN ORDINANCE AUTHORIZING DISPOSAL OF LOT SEVEN, BLOCK 2, DOWLING
SUBDIVISION NO. 4 IN ANCHORAGE, ALASKA AND REACQUISITION OF A
PORTION THEREOF AT MARKET VALUE.

WHEREAS, the subject parcel cannot be utilized except in conjunction with a contiguous
parcel; and

WHEREAS, an agency review determined that this parcel is surplus to municipal needs; and

WHEREAS, the fair market value for this parcel is determined to be \$58,530; and

WHEREAS, disposal for fair market value is authorized pursuant to Anchorage Municipal
Code 25.30.040A and 25.30.090A; and

WHEREAS, Real Estate Services negotiated a sale of the property at fair market value to Greg
Morrisette, the owner of a contiguous parcel; and

WHEREAS, the Assembly is authorized to dispose of the land pursuant to Anchorage
Municipal Code 25.30.100; now therefore,

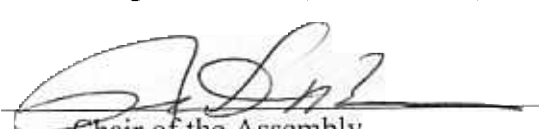
THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That Lot 7, Block 2, Dowling Subdivision in Anchorage, Alaska may be sold to
Greg Morrisette at fair market value for \$58,530.

Section 2. That following re-plat, the portion of Lot 7, Block 2, Dowling Subdivision lying
east of Lake Otis Boulevard, as described in the attached Assembly Memorandum, shall be
reacquired by the Municipality at fair market value for \$19,925.

Section 3. This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 4th day of
March, 2003.


Chair of the Assembly

ATTEST:


Municipal Clerk

• **AO Number 2003-46** **Title:** Disposal of Lot 7, Block 2, Dowling S/D
Sponsor: Real Estate Services to Greg Morrisette & reacquiring a portion thereof
Preparing Agency: Real Estate Services
Others Impacted: None

	FY02	FY03	FY04	FY05	FY06
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

6000 IGCs

REVENUES: 38 (net after reacquisition of portion replatted)

POSITIONS: FT/PT and Temp.

This parcel will generate real estate taxes after it becomes privately owned.

When eventually re-platted and combined with adjacent property, the resulting development is likely to enhance neighborhood values.

Approved by: **George J. Cannelos, Director, Real Estate Department**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 176 -2003

MEETING DATE: February 25, 2003

FROM: Mayor

SUBJECT: AO 2003- 46 authorizing disposal of Lot 7, Block 2, Dowling Subdivision, Addition No. 4 in Anchorage, Alaska to Greg Morrisette and the reacquisition of a portion thereof all at market value. See Attached Map.

When Lake Otis Boulevard was widened to four lanes, the right of way acquisition for the project split Lot 7 into two sections, one on each side of the new road. That portion lying southwest of Lake Otis Boulevard is approximately 17,548 square feet, and this is the portion Mr. Morrisette wishes to acquire. Access is severely restricted due to its location and the fact that East 64th Avenue is not built. Water and sewer mainline services are not available to this lot unless it is combined with the adjacent property owned by Mr. Morrisette.

The northeast remnant of Lot 7 is approximately 9,057 square feet and will be reacquired by the Municipality after Mr. Morrisette completes the replat of Lot 7 which will be a condition of sale. This portion of Lot 7 has very marginal use due to its configuration and location. An agency review indicated that both portions of Lot 7 are surplus to the Municipality's needs.

Real Estate Services worked with the Municipal Assessor's office in estimating market value for this unusual and very limited parcel, and it was concluded that \$2.20/s.f. was reasonable.

The Administration recommends approval of this land disposal and subsequent partial acquisition after replat by Greg Morrisette.

Prepared by: Gladys M. Wilson, Manager, Real Estate Services
Concur: George J. Canelos, Director, Real Estate Department
Concur: Harry J. Kieling, Jr., Municipal Manager
Respectfully submitted: George P. Wuerch, Mayor

AO 2003- 46

Lot 7, Block 2, Dowling Subdivision

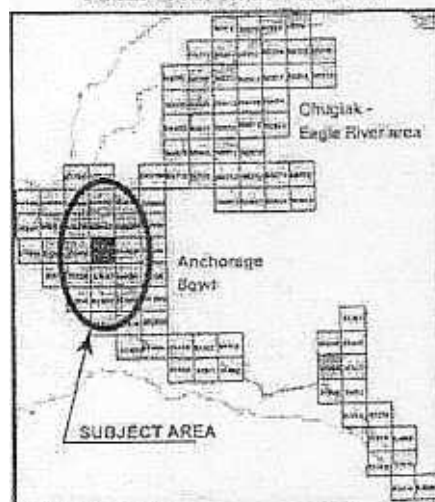
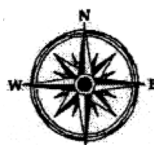
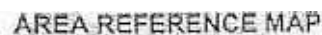


EXHIBIT A

Content Information

Content ID : 000491

Revision: 0

Type: Ordinance - AO

Title: Disposal of Lot 7, Block 2, Dowling S/D, Real Estate

Author: wilsongm

Initiating Dept: HLB

AO 2003-46

2003 FEB 18 AM 11:08
CLERKS OFFICE

M.O.A.

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID	Revision
AllOrdinanceWorkflow	12/23/02 8:22 AM	Checkin	wilsongm	Public	000491	0
HLB_SubWorkflow	1/2/03 3:57 PM	Approve	cannelosgj	Public	000491	0
AllOrdinanceWorkflow	1/3/03 3:27 PM	Reject	rogersta	Public	000491	0
AllOrdinanceWorkflow	1/6/03 4:08 PM	Checkin	wilsongm	Public	000491	0
HLB_SubWorkflow	1/23/03 8:36 AM	Approve	cannelosgj	Public	000491	0
OMB_SubWorkflow	1/27/03 2:13 PM	Approve	leblancdc	Public	000491	0
AllOrdinanceWorkflow	1/31/03 11:30 AM	Reject	wheelerda	Public	000491	0
AllOrdinanceWorkflow	2/3/03 1:57 PM	Checkin	wilsongm	Public	000491	0
AllOrdinanceWorkflow	2/3/03 2:05 PM	Reject	cannelosgj	Public	000491	0
AllOrdinanceWorkflow	2/3/03 2:12 PM	Checkin	wilsongm	Public	000491	0
HLB_SubWorkflow	2/3/03 2:14 PM	Approve	cannelosgj	Public	000491	0
OMB_SubWorkflow	2/4/03 7:43 AM	Approve	leblancdc	Public	000491	0
Legal_SubWorkflow	2/4/03 10:53 AM	Approve	wheelerda	Public	000491	0
MuniManager_SubWorkflow	2/14/03 9:00 AM	Approve	leblancdc	Public	000491	0
MuniMgrCoord_SubWorkflow	2/14/03 1:48 PM	Approve	bealejl	Public	000491	0

INTRODUCTION