

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 10-26-04  
IMMEDIATE RECONSIDERATION  
FAILED 10-26-04

Submitted by: Chair of the Assembly At  
the Request of the Mayor  
Prepared by: Heritage Land Bank  
For Reading: October 12, 2004

ANCHORAGE, ALASKA  
AO NO. 2004-147

AN ORDINANCE AUTHORIZING WITHDRAWAL FROM HERITAGE LAND BANK INVENTORY AND SALE OF TRACT B, CAMPBELL LAKE OUTFALL, CONSISTING OF 8.26 ACRES M/L, BY SEALED COMPETITIVE BID FOR A MINIMUM BID OF FAIR MARKET VALUE PLUS COSTS.

WHEREAS, Anchorage Municipal Code (AMC) section 25.40.015B. authorizes the mayor, with Assembly approval, to withdraw land from the Heritage Land Bank (HLB) for any lawful municipal purpose; and

WHEREAS, AMC section 25.40.015B. provides for compensation to be paid to the HLB for at least the current appraised fair market value of land withdrawn from the HLB inventory; and

WHEREAS, on January 9, 2004, Black-Smith and Richards, Inc., prepared an appraisal valuing Tract B, Campbell Lake Outfall at \$750,000; and

WHEREAS, in accordance with AMC sections 25.40.015B. and 25.40.030, notice of the Mayor's intention to remove Tract B, Campbell Lake Outfall from the HLB inventory, was sent to the members of the HLB Advisory Commission, affected community councils, and was published in the Anchorage Daily News; and

WHEREAS, notice of withdrawal of the property from the HLB inventory requires 30 days written notice to the Heritage Land Bank Advisory Commission, affected community councils, and the public; and,

WHEREAS, it is the intent of the Municipality of Anchorage to create six to ten parking spaces with walking access to the Anchorage Coastal Wildlife Refuge on this parcel. If for any reason this cannot be accommodated on the 60 foot road access easement that currently exists, the MOA will require the parking lot and walking easement to be relocated on the property to serve the ACWR access intent, and,

WHEREAS, the Municipality of Anchorage is seeking authorization to sell the Campbell Lake Outfall parcel via sealed bid sale for a requested minimum bid of \$750,000 \$1,000,000 plus costs including closing; now therefore,


**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The withdrawal of Heritage Land Bank Parcel #5-022, also known as Campbell Lake Outfall, totaling 8.26 acres M/L, from Heritage Land Bank inventory is hereby approved.

**Section 2.** Sale of Tract B, Campbell Lake Outfall by sealed competitive bid for at least fair market value plus costs, including one-half of the appraisal and closing costs, is hereby approved.

**Section 3.** This ordinance shall take effect upon passage and approval by the Anchorage Assembly or October 25, 2004, whichever occurs later.

PASSED AND APPROVED by the Anchorage Assembly this 26<sup>th</sup> day of October, 2004.

  
Chairman of the Assembly

ATTEST:

  
Municipal Clerk

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

AO Number: 2004- 147 Title: Administrative Withdrawal of HLB Parcel 5-022for Sale via Competitive Bid  
Sponsor: Heritage Land Bank  
Preparing Agency: Heritage Land Bank  
Others Impacted:

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**CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)**

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	FY04	FY05	FY06	FY07	FY08
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COSTS:					
6000 IGCs					
FUNCTION COST:					
REVENUES:	750	8	8	8	8

CAPITAL:

POSITIONS: FT/PT and Temp.

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

Minimum revenue of \$750,000 with a potential for parcel to be added to the Municipal tax base with approximately \$8,090/year in tax revenues based on the 2004 land value.

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**PRIVATE SECTOR ECONOMIC EFFECTS:**

Sale of this 8.26-acre parcel to the private sector will provide additional R-1 residential zoned property (approximately 2/3 of subject parcel) for development that could provide additional residential development within the community.

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Prepared by: Robin E. Ward, HLB Director Telephone: 343-4337

Validated by OMB: Diana Percy, Director, Office of Management & Budget Date: \_\_\_\_\_

Approved by: Robin E. Ward, Executive Director, Heritage Land Bank Date: Sept. 30, 2004



# MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 770-2004

MEETING DATE: October 12, 2004

FROM: Mayor

SUBJECT: AN ORDINANCE AUTHORIZING WITHDRAWAL FROM HERITAGE LAND BANK INVENTORY AND SALE OF TRACT B, CAMPBELL LAKE OUTFALL, CONSISTING OF 8.26 ACRES M/L, BY SEALED COMPETITIVE BID FOR A MINIMUM BID OF FAIR MARKET VALUE PLUS COSTS.

The Municipality of Anchorage owns the parcel legally described as *Tract B, Campbell Lake Outfall* (Tax ID #011-413-03), a parcel of land approximately 8.26 acres in size, split-zoned as R-1 and PLI, Public Lands and Institutions (see Appendix A). This real property is a municipal land selection parcel from the State of Alaska, received in 2003 after a survey and re-plat, as required by State statute. It was placed into the Heritage Land Bank inventory as HLB Parcel #5-022.

On January 9, 2004, the subject parcel was appraised by Black-Smith and Richards, Inc. at \$750,000 (see Appendix B).

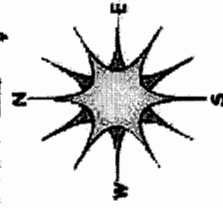
The Municipality of Anchorage is seeking authorization to withdraw the parcel from HLB inventory, and to sell the Campbell Lake Outfall parcel via competitive sealed bid sale for minimum fair market value plus costs (one-half of the cost of appraisal and closing costs).

Sale of *Tract B, Campbell Lake Outfall* requires withdrawal of the property from the Heritage Land Bank inventory, and withdrawal requires notice to the Heritage Land Bank Advisory Commission (HLBAC), affected community councils, and a public notice. On September 24, 2004, notice was emailed to HLBAC members and to the Sand Lake Community Council; and on September 25 and 26, 2004, a notice was published in the Anchorage Daily News. The withdrawal becomes effective 30 days after written notice.

THE ADMINISTRATION REQUESTS AUTHORIZATION TO WITHDRAW TRACT B, CAMPBELL LAKE OUTFALL FROM THE HLB INVENTORY AND FOR SALE OF THE PARCEL BY COMPETITIVE SEALED BID FOR A MINIMUM BID PRICE OF \$750,000 PLUS COSTS.

Prepared by:	Robin E. Ward, Executive Director, Heritage Land Bank
Concur:	Mary Jane Michael, Executive Director, Office of Economic & Community Development
Concur:	Denis C. LeBlanc, Municipal Manager
Respectfully submitted:	Mark Begich, Mayor

# Tract B, Campbell Lake Outfall

[illegible]

# APPENDIX A

# BLACK-SMITH & RICHARDS, INC.

Appraisers  
2602 Fairbanks  
Anchorage, Alaska 99503  
907-274-4654  
Fax #907-274-0889



January 9, 2004

Client: Heritage Land Bank  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Attn.: Pat Tilton, LMO

Re: Tract B, Campbell Lake Outfall  
Anchorage, Alaska

Dear Mr. Tilton:

As requested, we have prepared a *Summary Report* of a *Complete Appraisal* estimating the market value of the subject property, as of January 6, 2004, the date of inspection. The market value of the above referenced parcel is estimated at \$750,000.

The value opinions are qualified by certain definitions, assumptions, limiting conditions, and certifications. We particularly call your attention to the Assumptions and Limiting Conditions on page 12.

This narrative appraisal report conforms to and satisfies the requirements of USPAP and Volume 12, Code of Federal Regulations, Part 34, Subpart C. A copy of the appraisal instructions is contained in the Addenda.

Sincerely,  
**BLACK-SMITH AND RICHARDS, INC.**

Diane Black-Smith, MAI

Brian Bethard, MAI

**Appendix B**

**Content Information****Content ID :** 002220**Type:** Ordinance - AO**Title:** Authorization to Sell HLB #5-022**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Withdrawal from HLB Inventory for Sealed Bid Sale of HLB Parcel #5-022 (Tract B, Campbell Lake Outfall)**Keywords:** Tract B, Campbell Lake Outfall 5-022**Date Prepared:** 10/1/04 2:17 PM**Director Name:** Robin E. Ward**Assembly Meeting Date**  
**MM/DD/YY:** 10/12/04**Public Hearing Date**  
**MM/DD/YY:** 10/26/04**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	10/1/04 2:22 PM	Checkin	vanhornlr	Public	002220
HLB_SubWorkflow	10/1/04 2:25 PM	Approve	wardre	Public	002220
ECD_SubWorkflow	10/1/04 3:25 PM	Approve	barkleyva	Public	002220
OMB_SubWorkflow	10/1/04 3:56 PM	Approve	lohrra	Public	002220
Legal_SubWorkflow	10/1/04 4:08 PM	Approve	fehlenrl	Public	002220
AllOrdinanceWorkflow	10/4/04 10:45 AM	Reject	katkusja	Public	002220
AllOrdinanceWorkflow	10/4/04 3:54 PM	Checkin	vanhornlr	Public	002220
HLB_SubWorkflow	10/4/04 4:50 PM	Approve	wardre	Public	002220
ECD_SubWorkflow	10/4/04 5:21 PM	Approve	thomasm	Public	002220
OMB_SubWorkflow	10/5/04 9:29 AM	Approve	pearcydl	Public	002220
Legal_SubWorkflow	10/5/04 10:35 AM	Approve	fehlenrl	Public	002220
MuniManager_SubWorkflow	10/6/04 11:03 AM	Approve	leblancdc	Public	002220
MuniMgrCoord_SubWorkflow	10/7/04 7:56 AM	Approve	abbottmk	Public	002220