

Submitted by: Chair of the Assembly at the
request of the Mayor
Prepared by: Heritage Land Bank
For Reading: August 3, 2004

CLERK'S OFFICE

APPROVED

Date: 9.21.04

ANCHORAGE, ALASKA

AO No. 2004- 115

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING SALE OF
2 HERITAGE LAND BANK PARCEL 5-017, A .58 ACRE PARCEL COMMONLY KNOWN
3 AS LOT 4, LAKE CENTER SUBDIVISION, LOCATED AT SOUTHWEST CORNER OF
4 82ND AVENUE AND JEWEL LAKE ROAD, AT FAIR MARKET VALUE.

5
6 **WHEREAS**, HLB Parcel 5-017, located at the Southwest corner of 82nd Avenue and Jewel Lake
7 Road in Anchorage has been reviewed by all municipal agencies and is determined to be excess
8 to municipal purposes and needs; and

9
10 **WHEREAS**, on June 17, 2004 King Valuation Company provided an appraisal HLB Parcel 5-
11 017 and estimated the fair market value to be \$174,000; and

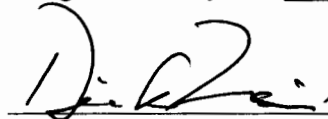
12
13 **WHEREAS**, following a public hearing on June 23, 2004, the Heritage Land Bank Advisory
14 Commission passed Resolution 2004-06, recommending the competitive sale of HLB Parcel 5-
15 017.

16
17 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**

18
19 **Section 1.** Lot 4, Lake Center Subdivision shall be sold via sealed bid sale for a minimum
20 sales price of \$174,000 plus one half of appraisal costs (\$600) for a **total minimum of \$174,600**
21 to the highest bidder.

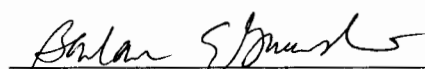
22
23 **Section 2.** This ordinance shall be effective immediately upon passage.

24
25 PASSED AND APPROVED by the Anchorage Assembly this 21st day of September,
26 2004.

27
28 

29 Chair of the Assembly

30 ATTEST:

31
32
33 

34
35 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2004-115

Title: **Sale of HLB Parcel 5-017**

Sponsor:

Heritage Land Bank

Preparing Agency:

Heritage Land Bank

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	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:	174	3	3	3	3
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CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

In addition to the minimum revenue of \$174,000, above, this .58 acre property will be added to the Municipal tax base with approximate \$2,815 in tax revenues based on the land value of \$174,000. Anticipated development of the site will further add to the tax base.

PRIVATE SECTOR ECONOMIC EFFECTS:

Sale of this .58 acre parcel to the private sector will provide additional R-3 multi-family residential zoned property for development that could provide additional jobs within the community.

Prepared by: James P. Tilton Telephone: 343-4336

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

Approved by: Robin E. Ward, Executive Director, Heritage Land Bank Date: June 28, 2004



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 601-2004

MEETING DATE: August 3, 2004

1 **FROM:** Mayor

2
3 **SUBJECT:** Sale of Heritage Land bank Parcel 5-017

4
5 Heritage Land Bank Parcel 5-017 (Appendix A) is R-3, multi-family Residential, and is .58 acres
6 in size. This parcel was declared surplus to municipal use by municipal agency review in May
7 2004.

8
9 The property was previously occupied by a multi-family structure that burned in approximately
10 1988. The Department of Public Works had to tear down the remaining structure and incurred
11 costs in excess of \$192,000. HUD, which owned a number of the units was agreeable to deeding
12 over their interests in the condominiums, as were other condominium owners, instead of paying
13 the full bill for the Municipality's abatement of the dangerous condition of the remaining
14 structure. By early 1994, the Municipality owned all of the condominium titles by virtue of either
15 taking warranty deed or by quitclaim deed from the prior owners.

16
17 For some time the parcel was being reserved for use by the Anchorage Fire Department.
18 However the Department has since acquired other property to meet its need in the area and
19 released its reservation of this property.

20
21 At its June 23, 2004 meeting, the HLB Advisory Commission authorized the sale of this parcel
22 passing HLBAC Resolution 2004-06 (Appendix B). A June 17, 2004 appraisal of Parcel 5-017
23 by King Valuation Company estimated the property value to be \$174,000.

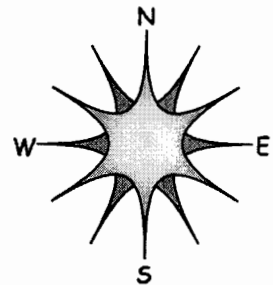
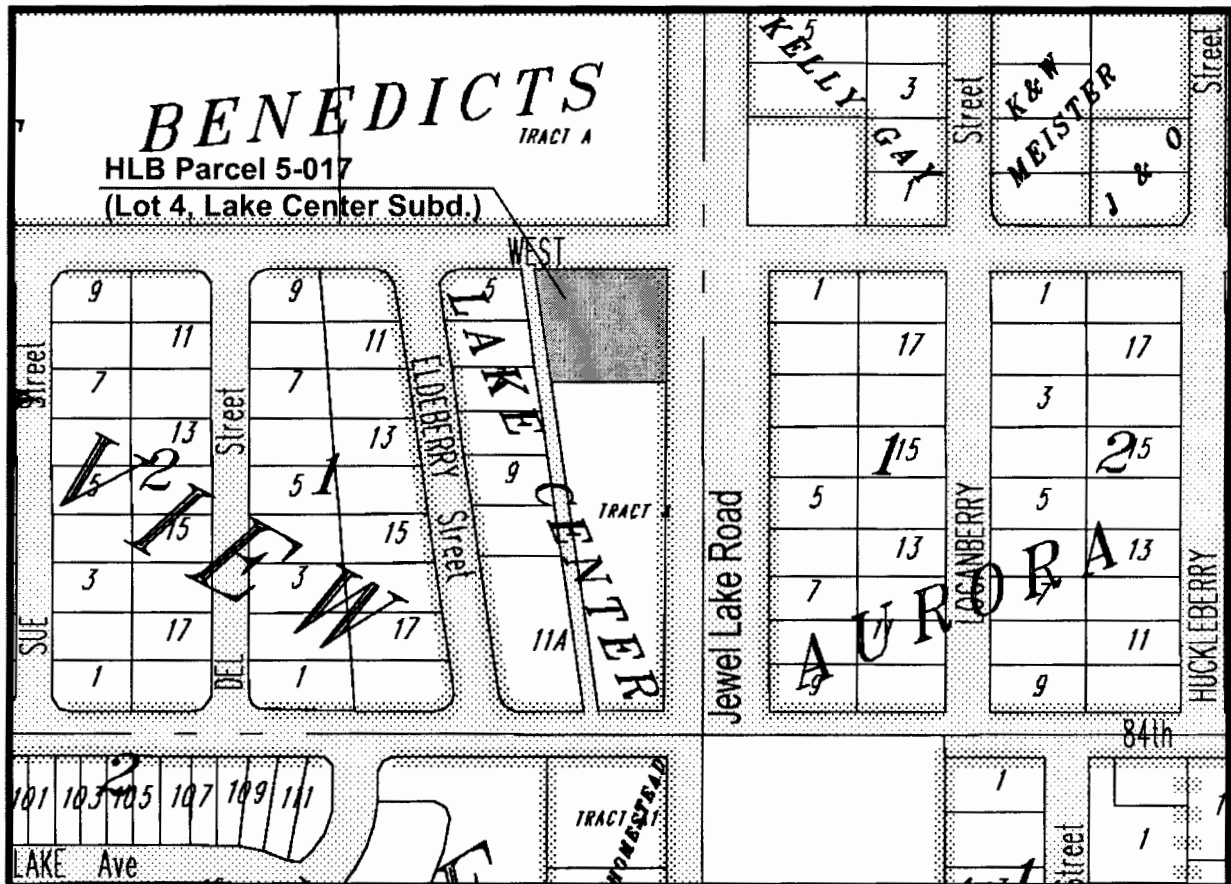
24
25 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ATTACHED
26 AO 2004- 115 AUTHORIZING SALE OF HERITAGE LAND BANK PARCEL 5-017, A .58
27 ACRE PARCEL COMMONLY KNOWN AS LOT 4, LAKE CENTER SUBDIVISION,
28 LOCATED AT SOUTHWEST CORNER OF 82ND AVENUE AND JEWEL LAKE ROAD, AT
29 FAIR MARKET VALUE.

30
31 Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank
32 Concur: Mary Jane Michael, Director of Economic and Community Development

33
34 Concur: Denis C. LeBlanc, Municipal Manager
35 Respectfully submitted: Mark Begich, Mayor
36

LOCATION MAP

HLB Parcel 5-017
(Lot 4, Lake Center Subd.)



APPENDIX A

APPENDIX B

Heritage Land Bank Advisory Commission

Resolution: 2004-06

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING THE COMPETITIVE SALE OF HLB PARCEL NO. 5-017, A .58-ACRE PARCEL OF LAND COMMONLY KNOWN AS LOT 4, LAKE CENTER, PLAT 65-85, GENERALLY LOCATED SOUTHWEST OF WEST 82ND AVENUE AND JEWEL LAKE ROAD.

WHEREAS, the Heritage Land Bank was established to "...manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan" (AMC 25.40.010); and

WHEREAS, the HLB, subject to "the direction of the mayor and Assembly, may convey HLB land or interests not needed for specific public facilities or purposes. Each disposal shall be in the municipal interest and based at or above fair market appraised value or for other equivalent municipal values or objectives" (AMC 25.40.010E); and

WHEREAS, the property was reviewed by other municipal departments and as a result the parcel can be declared surplus to municipal need; and

WHEREAS, the HLB Advisory Commission provided public notice of the proposed disposal and held a public hearing on June 9, 2004 in accordance with AMC 25.40.030,

NOW THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES:

Section 1: Based on the findings included in the Staff Report 2004-06, the disposal of Lot 4, Lake Center, Plat 65-85, is determined to be in the best interest of the Municipality of Anchorage and consistent with the Heritage Land Bank purpose and mission.

Section 2: Contingent upon Anchorage Assembly approval, the Heritage Land Bank is authorized to sell by competitive bid the subject property for the minimum appraised market value.

Approved this _____ day of June 23, 2004 by the Heritage Land Bank Advisory Commission.

Signed:

Attest:

Jeffery D. Blake
HLB Advisory Commission Chair

Robin E. Ward
HLB Executive Director

Content Information**Content ID :** 001947**Type:** Ordinance - AO**Title:** Sale of HLB Parcel #5-017**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Sale via public sealed bid sale of HLB Parcel #5-017 in Jewel Lake area**Keywords:** 5-017**Date Prepared:** 6/28/04 1:18 PM**Director Name:** Robin Ward**Assembly Meeting Date**
MM/DD/YY: 8/3/04**Public Hearing Date**
MM/DD/YY: 8/17/042004 JUL 23 AM 10:05
CLERK OF COURT**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	6/28/04 1:22 PM	Checkin	vanhornlr	Public	001947
HLB_SubWorkflow	6/28/04 1:52 PM	Approve	wardre	Public	001947
ECD_SubWorkflow	6/29/04 4:42 PM	Approve	thomasm	Public	001947
AllOrdinanceWorkflow	6/30/04 11:21 AM	Reject	pearcydl	Public	001947
AllOrdinanceWorkflow	6/30/04 3:28 PM	Checkin	vanhornlr	Public	001947
HLB_SubWorkflow	6/30/04 3:32 PM	Approve	wardre	Public	001947
ECD_SubWorkflow	6/30/04 4:03 PM	Approve	thomasm	Public	001947
AllOrdinanceWorkflow	7/2/04 9:00 AM	Reject	pearcydl	Public	001947
AllOrdinanceWorkflow	7/6/04 9:56 AM	Checkin	vanhornlr	Public	001947
HLB_SubWorkflow	7/6/04 2:49 PM	Approve	wardre	Public	001947
ECD_SubWorkflow	7/8/04 12:42 PM	Approve	barkleyva	Public	001947
AllOrdinanceWorkflow	7/9/04 12:53 PM	Reject	pearcydl	Public	001947
AllOrdinanceWorkflow	7/9/04 3:56 PM	Checkin	vanhornlr	Public	001947
HLB_SubWorkflow	7/9/04 4:46 PM	Approve	wardre	Public	001947
ECD_SubWorkflow	7/12/04 8:23	Approve	barkleyva	Public	001947

	AM				
AllOrdinanceWorkflow	7/13/04 9:04 AM	Reject	pearcydl	Public	001947
AllOrdinanceWorkflow	7/13/04 9:50 AM	Checkin	vanhornlr	Public	001947
HLB_SubWorkflow	7/13/04 11:39 AM	Approve	wardre	Public	001947
ECD_SubWorkflow	7/14/04 12:04 PM	Approve	thomasm	Public	001947
AllOrdinanceWorkflow	7/14/04 4:18 PM	Reject	pearcydl	Public	001947
AllOrdinanceWorkflow	7/20/04 9:27 AM	Checkin	vanhornlr	Public	001947
HLB_SubWorkflow	7/20/04 10:00 AM	Approve	wardre	Public	001947
ECD_SubWorkflow	7/22/04 1:43 PM	Approve	thomasm	Public	001947
OMB_SubWorkflow	7/22/04 4:58 PM	Approve	pearcydl	Public	001947
Legal_SubWorkflow	7/22/04 5:12 PM	Approve	fehlenrl	Public	001947
MuniManager_SubWorkflow	7/23/04 6:59 AM	Approve	leblancdc	Public	001947
MuniMgrCoord_SubWorkflow	7/23/04 8:09 AM	Approve	katkusja	Public	001947

CONSENT AGENDA - INTRODUCTION