

CLERK'S OFFICE

APPROVED

Date: 10-12-04

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Project Management &
Engineering Department
For reading: September 21, 2004

ANCHORAGE, ALASKA

AR NO. 2004- 232

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROPRIATING TWO HUNDRED NINETY-SEVEN THOUSAND THREE HUNDRED SIXTY-SIX AND 04/100 DOLLARS (\$297,366.04) OF UNAPPROPRIATED REVENUES FROM THE SALE OF MUNICIPAL PROPERTY.

WHEREAS, the Project Management & Engineering Department has received revenue from the sale of municipal property in the amount of Two Hundred Ninety-seven Thousand Three Hundred Sixty-six and 04/100 Dollars (\$297,366.04); and

WHEREAS, the funds will be used to purchase adjacent properties on the corner of Lake Otis Boulevard and Tudor Road for proposed future capital road improvements; now therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

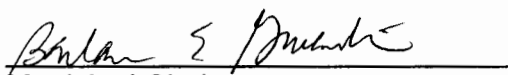
Section 1. That Two Hundred Ninety-seven Thousand Three Hundred Sixty-six and 04/100 Dollars (\$297,366.04) in revenue be appropriated to the 441 fund (Anchorage Roads and Drainage Service Area Capital Improvement Program) for the purchase of adjacent properties on the corner of Lake Otis Boulevard and Tudor Road.

Section 2. That this resolution shall take effect immediately upon passage and approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 12th day of October, 2004.


Chair

ATTEST:


Municipal Clerk

Department of Appropriation:
Project Management & Engineering Department \$297,366.04



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 707 -2004

Meeting Date: September 21, 2004

FROM: Mayor

SUBJECT: Assembly Resolution Appropriating Revenue from the Sale of Municipal Property in the Amount of Two Hundred Ninety-seven Thousand Three Hundred Sixty-six Dollars and 04/100 (\$297,366.04).

The accompanying resolution appropriates \$297,366.04 from the revenue earned from sales of municipal property to the State of Alaska approved by AO No. 2004-88 (copy attached). Proceeds will be used to purchase adjacent properties on the corner of Lake Otis Boulevard and Tudor Road for proposed future capital road improvements.

The accounting detail is as follows:

| <u>Revenue</u> | <u>Account Name</u> | <u>Amount</u> |
|---------------------|---------------------|---------------|
| 441-7655-9740 | Sale of Property | \$297,366.04 |
| <u>Expenditures</u> | <u>Account Name</u> | <u>Amount</u> |
| 441-7655-5101 | Land | \$297,366.04 |

THE ADMINISTRATION RECOMMENDS APPROVAL OF AR 2004- 232 APPROPRIATING \$297,366.04 FROM THE SALE OF MUNICIPAL PROPERTY TO BE USED TO PURCHASE ADJACENT PROPERTIES ON THE CORNER OF LAKE OTIS BOULEVARD AND TUDOR ROAD FOR FUTURE CAPITAL ROAD IMPROVEMENTS.

Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department

Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer

441-7655-9740-1998-M4M076 \$297,366.04

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: May 11, 2004

CLERK'S OFFICE

APPROVED

Date: 6-22-04 ANCHORAGE, ALASKA
AO NO. 2004- 88

1 AN ORDINANCE AUTHORIZING THE SALE AND DISPOSAL, VIA WARRANTY DEED,
2 OF PORTIONS OF LOT 2, SECTION 18, TOWNSHIP 12 NORTH, RANGE 3 WEST,
3 SEWARD MERIDIAN, AND LOT 3, SECTION 18, TOWNSHIP 12 NORTH, RANGE 3
4 WEST, SEWARD MERIDIAN, TO THE STATE OF ALASKA DEPARTMENT OF
5 TRANSPORTATION & PUBLIC FACILITIES FOR THE C STREET IMPROVEMENT
6 PROJECT, DIMOND BOULEVARD TO O'MALLEY ROAD, TAX # 016-301-02 AND 016-
7 042-41, IN EXCHANGE FOR COMPENSATION IN THE AMOUNT OF TWO HUNDRED
8 NINETY-SEVEN THOUSAND THREE HUNDRED SIXTY-SIX DOLLARS (\$297,366)
9

10
11 WHEREAS, the State of Alaska Department of Transportation & Public
12 Facilities plans to construct C Street between Dimond Boulevard and O'Malley Road;
13 and
14

15 WHEREAS, land along the east and southeast boundary of Lot 2, Section
16 18, T12N, R3W, S.M. and land along the east boundary of Lot 3, Section 18, T12N,
17 R3W, S.M. are needed for the right of way for the C Street Project, which is a public
18 benefit; and
19

20 WHEREAS, the administrative settlement reached between the State of
21 Alaska Department of Transportation & Public Facilities and the Municipality is based
22 upon the fair market value of \$297,366; now therefore
23

24 THE ANCHORAGE ASSEMBLY ORDAINS:
25

26 **Section 1.** That the portion of Lot 2, Section 18, T12N, R3W, S.M. containing
27 approximately 85,160 square feet and lying within the right of way lines of the State of
28 Alaska Project No. 54281, may be sold to the State of Alaska Department of
29 Transportation & Public Facilities.
30

31 **Section 2.** That the portion of Lot 3, Section 18, T12N, R3W, S.M. containing
32 approximately 52,795 square feet and lying within the right of way lines of the State of
33 Alaska Project No. 54281, may be sold to the State of Alaska Department of
34 Transportation & Public Facilities.

1 **Section 3.** That the compensation for the sale and disposal of these properties to the
2 State of Alaska Department of Transportation & Public Facilities is two hundred ninety-
3 seven thousand three hundred sixty-six dollars (\$297,366).
4

5 **Section 3.** This Ordinance shall take effect immediately upon passage and approval.
6
7

8 PASSED AND APPROVED by the Anchorage Municipal Assembly this 22nd day of
9 June, 2004.

10
11 Dick Z
12
13 Chair
14

15 ATTEST:

16
17 Beth S. Duenkel
18 Municipal Clerk
19

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2004- 88 Title: AO for sale and disposal of MOA property to State of Alaska
Sponsor:
Preparing Agency: Project Management & Engineering Department
Others Impacted: Street Maintenance Department

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

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

TOTAL DIRECT COSTS:

ADD: 6000 Charge from Others
LESS: 7000 Charge to Others

FUNCTION COST:

REVENUES: \$297

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

.None

PRIVATE SECTOR ECONOMIC EFFECTS:

Improved road with pedestrian amenities result in increased property values

Prepared by: Christine M. Neal

Telephone: 343-8366

Validated by OMB: _____

Date: _____

Approved by: _____
Howard C. Holtan, P.E., L.S.

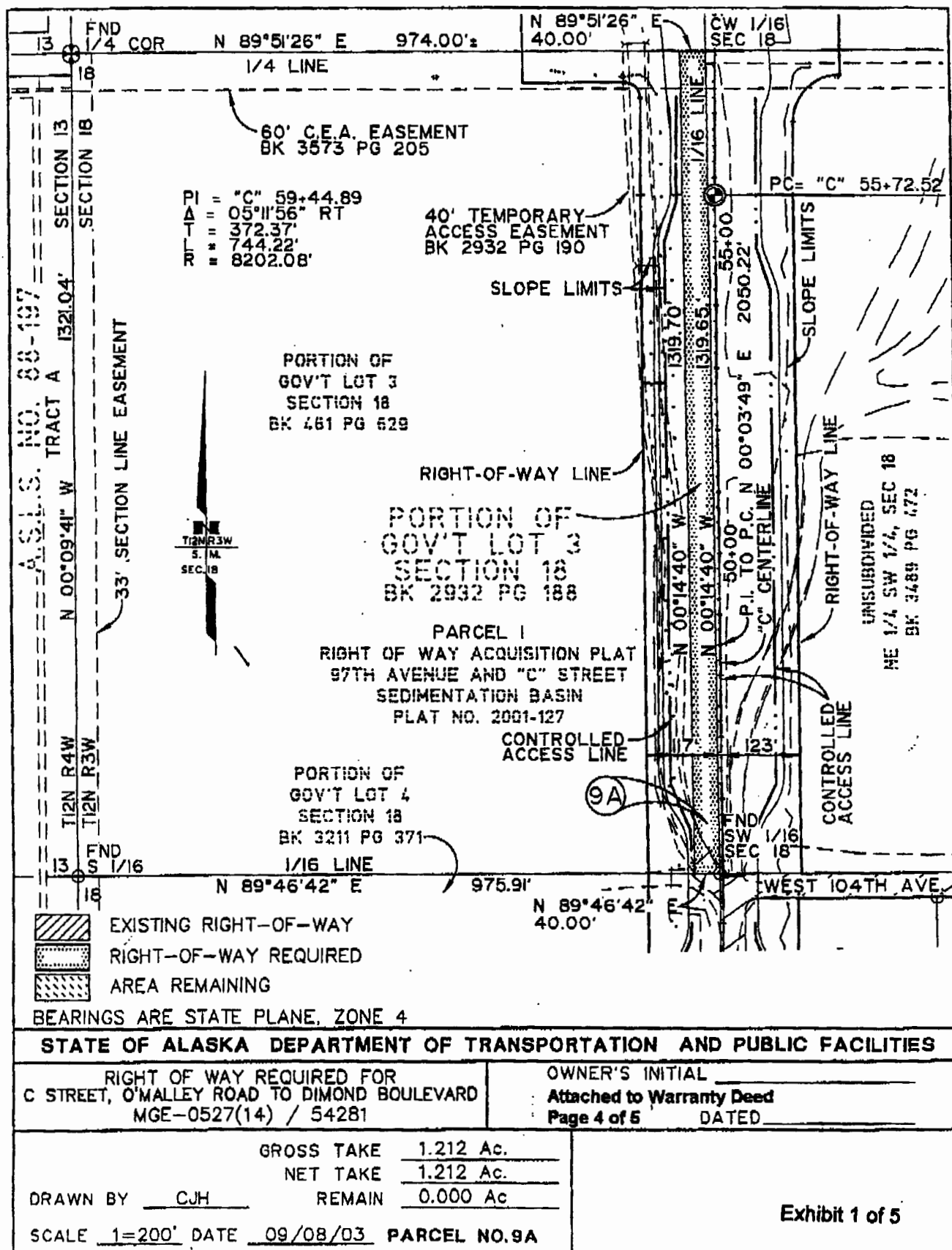
Date: _____

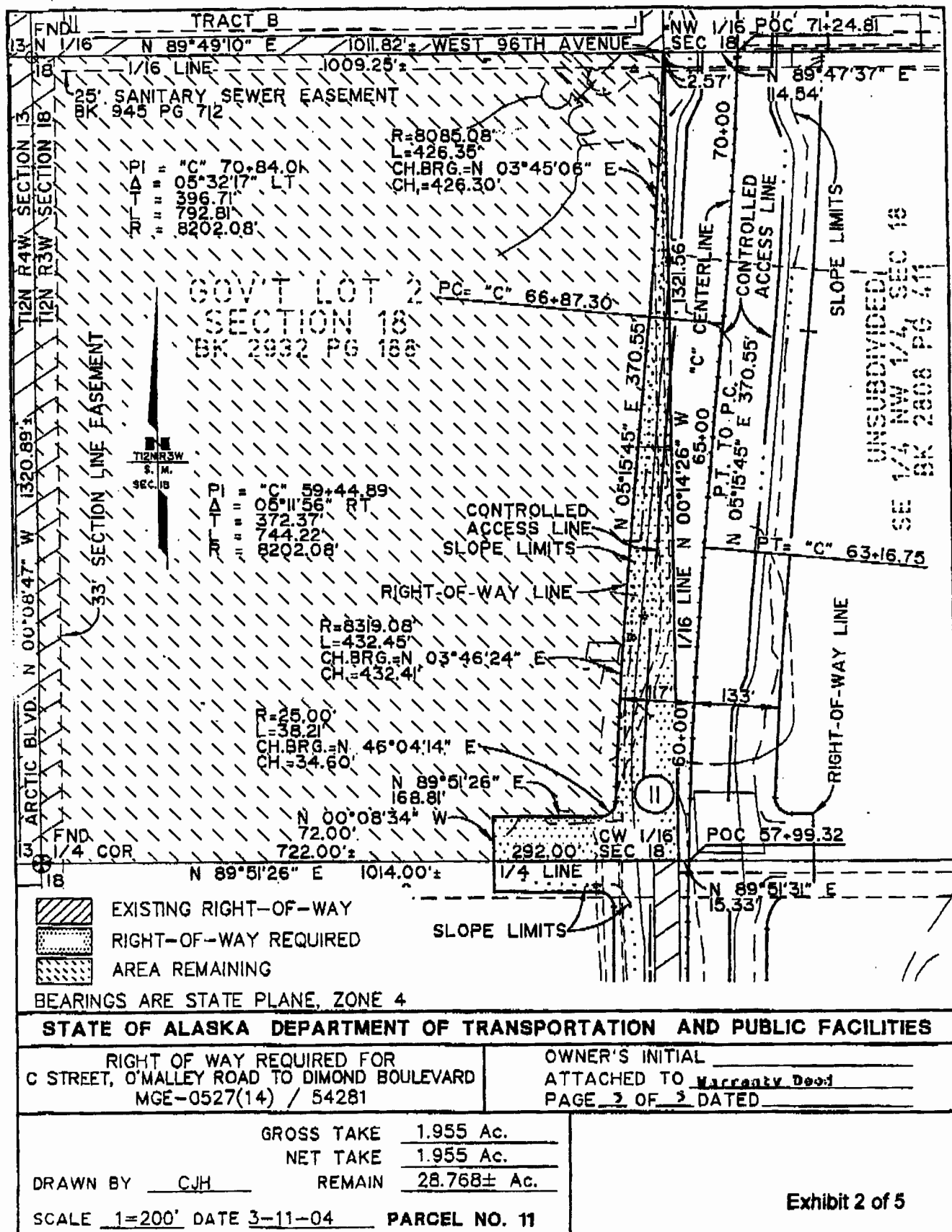
Concurred by: _____
(Alan J. Czajkowski, Street Maintenance

Date: _____

Approved by: _____
Denis LeBlanc, Municipal Manager

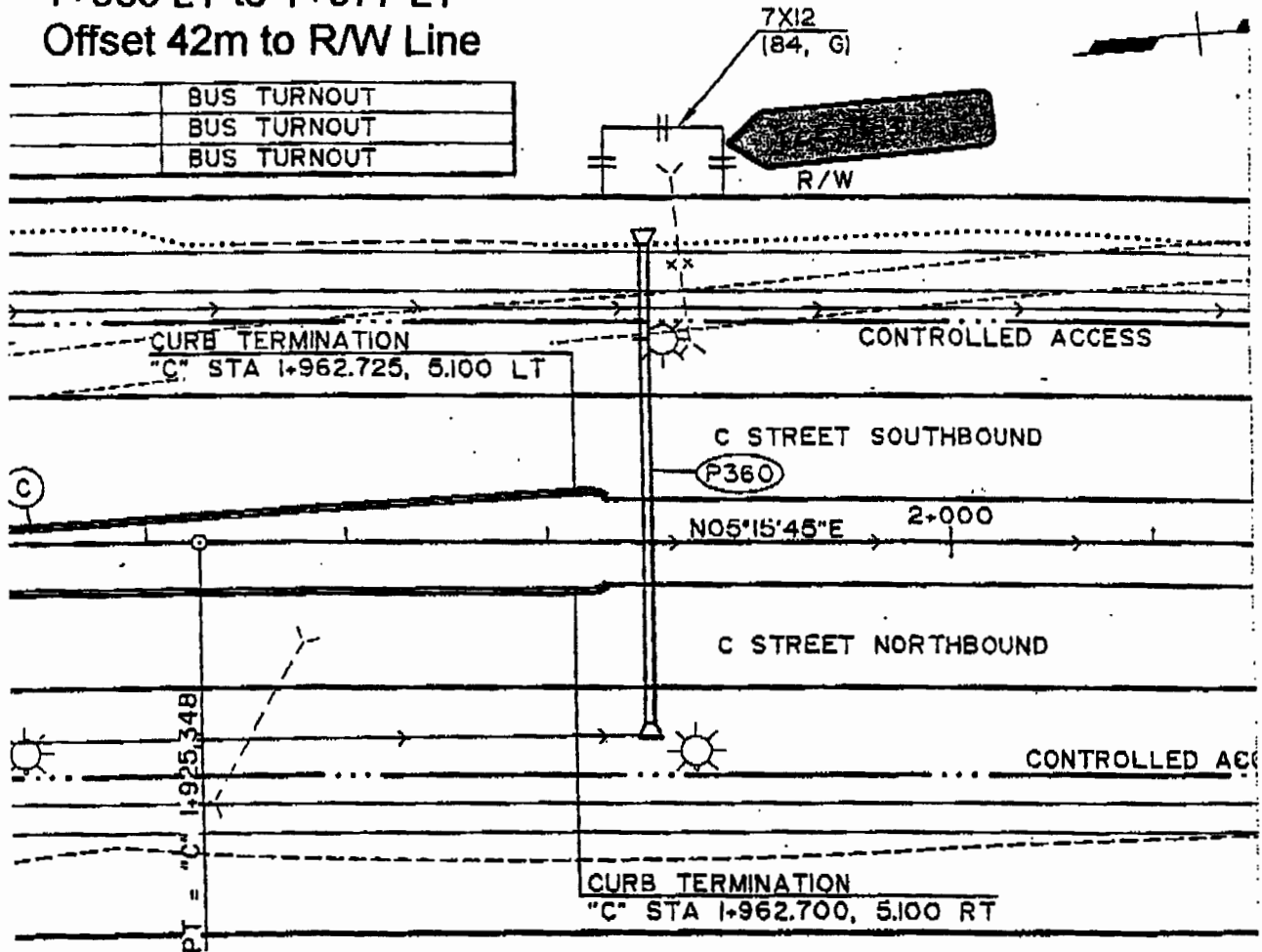
Date: _____





TCE 11-3 C Street Station
1+965 LT to 1+977 LT
Offset 42m to R/W Line

| | |
|--|-------------|
| | BUS TURNOUT |
| | BUS TURNOUT |
| | BUS TURNOUT |



BEARINGS ARE STATE PLANE, ZONE 4

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

TEMPORARY CONSTRUCTION EASEMENT FOR
 C STREET: O'MALLEY ROAD TO DIMOND BOULEVARD
 MGE-0527(14)/54281

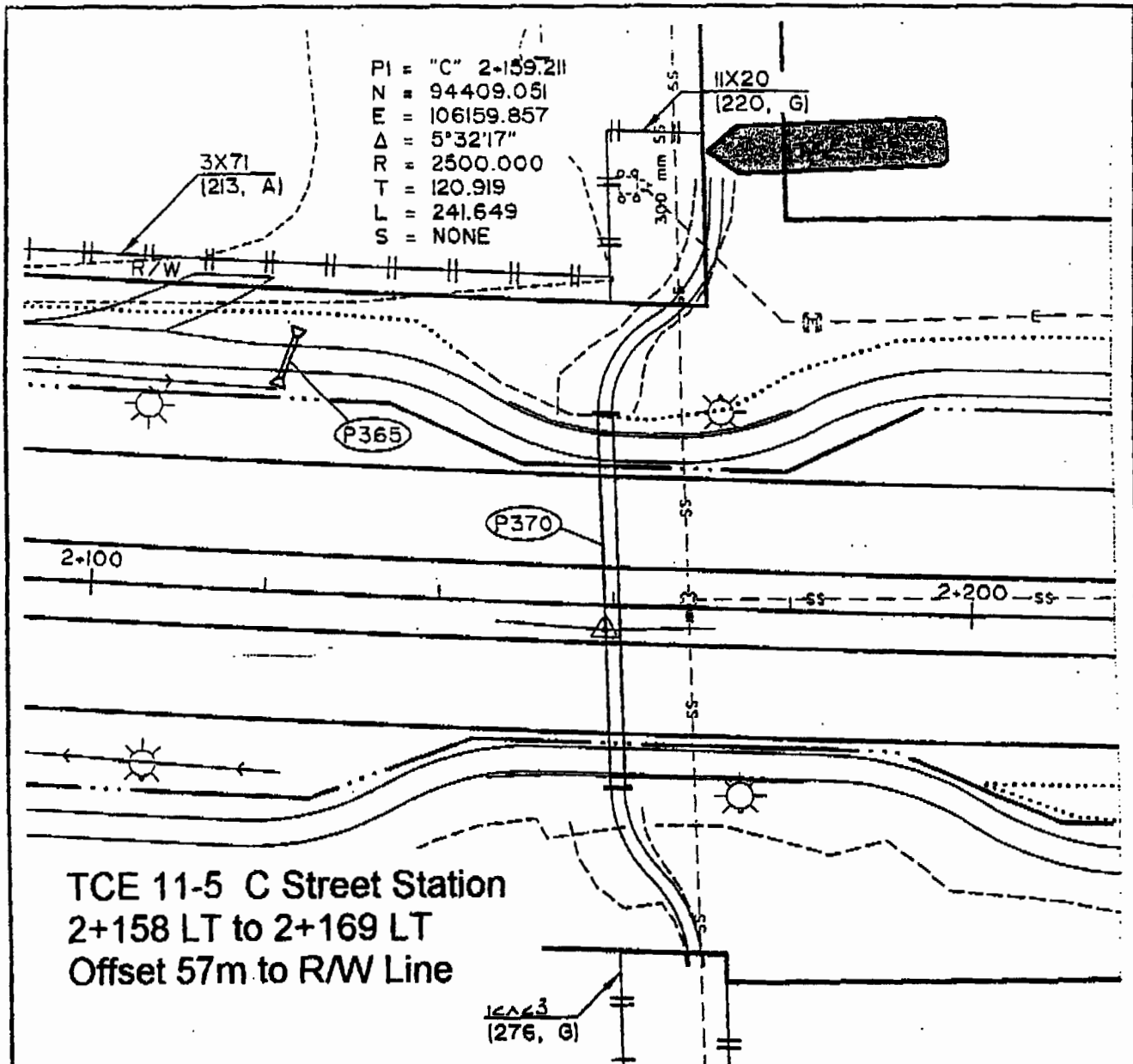
ATTACHED TO TEMPORARY CONSTRUCTION EASEMENT
 PAGE 3 of 4 DATED _____
 OWNER'S INITIALS _____

TCE NO. TCE-11-3

TCE AREA 904 SF (84 SM) (Not to scale)

DATE 7/9/03

Exhibit 3 of 5



BEARINGS ARE STATE PLANE, ZONE 4

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

TEMPORARY CONSTRUCTION EASEMENT FOR
 C STREET: O'MALLEY ROAD TO DIMOND BOULEVARD
 MGE-0527(14)/54281

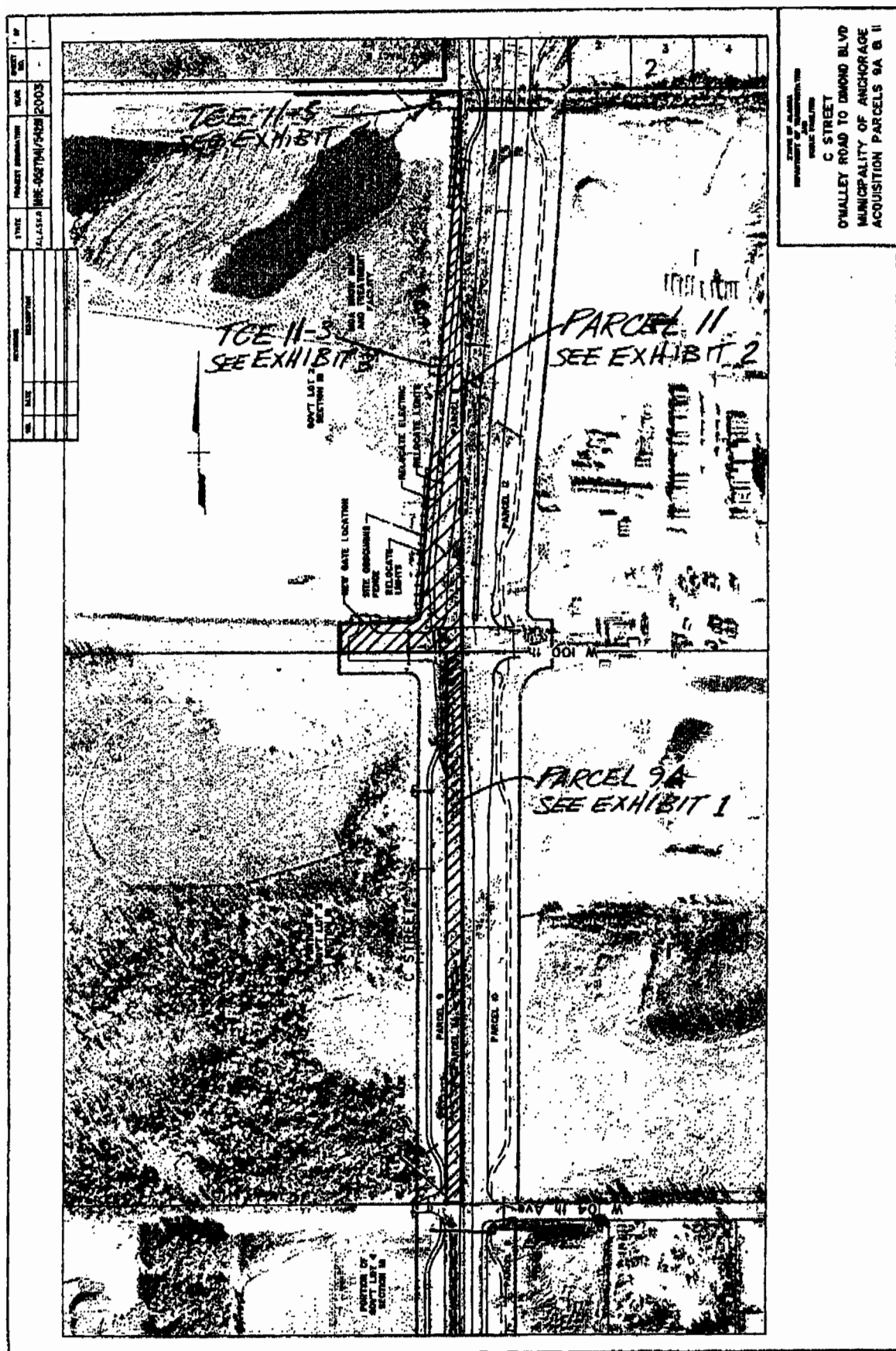
ATTACHED TO TEMPORARY CONSTRUCTION EASEMENT
 PAGE 4 of 4 DATED _____
 OWNER'S INITIALS _____

TCE NO. TCE-11-5

TCE AREA 2,368 SF (220 SM) (Not to scale)

DATE 7/9/03

Exhibit 4 of 5





MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 403 -2004

Meeting Date: May 11, 2004

FROM: Mayor

SUBJECT: AO 2004- 88 Authorizing the Sale and Disposal, via Warranty Deed, of Portions of Lot 2, Section 18, Township 12 North, Range 3 West, Seward Meridian, and Lot 3, Section 18, Township 12 North, Range 3 West, Seward Meridian, to the State of Alaska Department of Transportation & Public Facilities for the C Street Improvement Project, Dimond Boulevard to O'Malley Road, Tax # 016-301-02 and 016-042-41, in Exchange for Compensation in the Amount of \$297,366.

The State of Alaska Department of Transportation & Public Facilities (ADOT&PF) has made an offer to the Municipality to purchase certain portions of Lots 2 and 3, Section 18, Township 12 North, Range 3 West, to facilitate ADOT&PF's C Street Improvement Project. The C Street project will be a four-lane divided corridor from Dimond Boulevard to O'Malley Road with a grade-separated interchange at O'Malley Road. O'Malley Road will pass over the extension of C Street. There will be intersections at 92nd Avenue and 100th Avenue. A pathway/sidewalk will be constructed on both sides of C Street. Construction is anticipated to commence in the summer of 2004. ADOT&PF requires a fee simple interest area and two temporary construction permits on Lot 2 and a fee simple interest area on Lot 3. These areas are shown in detail on the attached exhibits.

In 1996, the Municipality purchased Lot 2 and the east 40 feet of Lot 3 from Wallace Martens for development of the 97th Avenue Snow Disposal Site and Sedimentation Basin. Lot 2 contains the snow disposal site and sedimentation pond. The east 40 feet of Lot 3 was purchased to guarantee legal access to Lot 2. The Municipality chose to rent an existing gravel road that crosses the Martens property to access the snow disposal site, rather than build a new road due to poor soil conditions and the high cost of construction of a new road.

ADOT&PF and the Municipality have reached an administrative settlement of \$2.85/s.f. based upon the Municipality's investment in Lot 2 and ADOT&PF's fee appraisal offer that reflects current market value. Lot 3 is an uneconomic remnant that is valued at the Municipality's original purchase price of \$1.00/s.f. The temporary construction permit area value is based on the calculation of \$2.85/s.f. x 10% x 2-year rental x the square footage of use. The following is a summary of values:

| | | |
|--------------------------------------|----------------------------|---------------|
| Lot 2 area of acquisition: | 85,160 s.f. x \$2.85/s.f.= | \$242,706 |
| Lot 2 temporary construction permit: | 3,272 s.f. x \$0.57/s.f.= | 1,865 |
| Lot 3 area of acquisition: | 52,795 s.f. x \$1.00/s.f.= | <u>52,795</u> |
| | Total Compensation | \$297,366 |

AO 2004-88

AO 2004-_____

1 THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2004-88 AUTHORIZING
2 THE SALE AND DISPOSAL, VIA WARRANTY DEED, OF PORTIONS OF LOT 2, SECTION
3 18, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, AND LOT 3 SECTION
4 18, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, TO THE STATE OF
5 ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES FOR THE
6 AMOUNT OF TWO HUNDRED NINETY-SEVEN THOUSAND THREE HUNDRED SIXTY-SIX
7 DOLLARS (\$297,366).

8
9 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department

10 Concur: Alan J. Czajkowski, Director, Street Maintenance Department

11 Concur: Denis C. LeBlanc, Municipal Manager

12 Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 002139**Type:** AR_FundsApprop - Funds Approp Resolution**Title:** A resolution appropriating \$297,366.04 of unappropriated revenues from the sale of municipal property.**Author:** rerkosp**Initiating Dept:** PME**Description:** A resolution of the Anchorage Municipal Assembly appropriating \$297,366.04 of unappropriated revenues from the sale of municipal property.**Keywords:** Lake Otis, Tudor, \$297,366.04**Date Prepared:** 9/1/04 8:18 AM**Director Name:** Howard C. Holtan**Assembly Meeting**
Date MM/DD/YY: 9/12/04**Public Hearing Date**
MM/DD/YY: 10/12/04**Workflow History**

| <u>Workflow Name</u> | <u>Action Date</u> | <u>Action</u> | <u>User</u> | <u>Security Group</u> | <u>Content ID</u> |
|--------------------------|--------------------|---------------|-------------|-----------------------|-------------------|
| FundsAppropWorkflow | 9/1/04 8:34 AM | Checkin | rerkosp | Public | 002139 |
| PME_SubWorkflow | 9/1/04 10:01 AM | Approve | holtanhc | Public | 002139 |
| OMB_SubWorkflow | 9/1/04 5:26 PM | Approve | pearcydl | Public | 002139 |
| Finance_SubWorkflow | 9/10/04 10:49 AM | Approve | sinzje | Public | 002139 |
| MuniManager_SubWorkflow | 9/10/04 3:11 PM | Approve | leblancdc | Public | 002139 |
| MuniMgrCoord_SubWorkflow | 9/10/04 3:13 PM | Approve | katkusja | Public | 002139 |