

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Heritage Land Bank  
For reading: November 22, 2005

CLERK'S OFFICE  
APPROVED  
Date: 12-20-05  
ANCHORAGE, ALASKA  
AR NO. 2005- 299

**A RESOLUTION APPROVING THE APPROPRIATION OF AN AMOUNT NOT TO EXCEED ONE MILLION SEVEN HUNDRED FORTY-FOUR THOUSAND SEVEN HUNDRED NINETY-TWO DOLLARS (\$1,744,792.00) FROM HERITAGE LAND BANK OPERATING FUND (221) BALANCE AS A LOAN TO THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY FOR PRE-DEVELOPMENT PROPERTY EXPENDITURES ON BEHALF OF FORMER HERITAGE LAND BANK PARCEL #3-012 LOCATED IN MT. VIEW.**

WHEREAS, on January 18, 2005, the Anchorage Assembly approved AO 2004-181(S-1), establishing the Anchorage Community Development Authority (ACDA); and

WHEREAS, the Heritage Land Bank and ACDA were tasked by the administration to provide support for the Mt. View Arts and Cultural District and overall redevelopment of the Mt. View area; and

WHEREAS, on June 9, 2005, the Heritage Land Bank Advisory Commission approved HLBAC Resolution 2005-09, requested Assembly authorization to transfer HLB Parcel #3-012, legally described as Tract F, T13N, R3W, Sec. 16, SM, an approximately 25.7-acre parcel on Mt. View Drive, to ACDA, and on July 12, 2005, the Assembly approved AO 2005-85/AM 447-2005 approving the transfer; and

WHEREAS, per Anchorage Municipal Code subsections 25.35.060A.4. and A.5., ACDA has the power "To operate, manage and control municipal land and facilities in the authority inventory... To design, construct, improve, alter or repair municipal land and facilities in the authority inventory..."; and

WHEREAS, pursuant to section 25.40.035D., revenue in the Heritage Land Bank operating fund may be appropriated by the mayor "for acquisition of land for municipal use, and for improvements to Heritage Land Bank land."; and

WHEREAS, on September 20, 2005, the Heritage Land Bank Advisory Commission approved HLBAC Resolution 2005-15, requesting Assembly approval for a loan from the HLB Fund to ACDA of \$1,694,792.00 and up to \$50,000.00 for contingency costs as needed, totaling \$1,744,792.00, with reimbursement to the fund for all monies to occur at closing or no later than December 1, 2006; and

WHEREAS, funds are available from the Heritage Land Bank Fund (221) Balance; now, therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

**Section 1.** The amount of One Million Seven Hundred Forty-Four Thousand Seven Hundred Ninety-Two Dollars (\$1,744,792.00) is appropriated and provided as a loan from the Heritage Land Bank Fund to the Anchorage Community Development Authority for coverage of necessary pre-development costs to Tract F, T13N R3W, Sec. 16, SM, located on Mt. View Drive.

**Section 2.** The loan shall be repaid to the HLB Fund either upon closing of the development transaction,  
or December 1, 2006.

**Section 3.** This resolution shall take effect immediately upon Assembly approval.

PASSED AND APPROVED by the Anchorage Assembly this 20th day of December, 2005.

ATTEST:

Annal Fairclough  
Chair of the Assembly

William S. Gmelch  
Municipal Clerk

Departmental Appropriation:  
Heritage Land Bank Fund \$1,744,792  
221-0740 (HLB Fund Balance)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 841 -2005

MEETING DATE: November 22, 2005

1 **FROM:** Mayor

2  
3 **SUBJECT:** A RESOLUTION APPROVING THE APPROPRIATION OF AN AMOUNT NOT  
4 TO EXCEED ONE MILLION, SEVEN HUNDRED FORTY-FOUR THOUSAND,  
5 SEVEN HUNDRED NINETY-TWO DOLLARS (\$1,744,792.00) FROM THE  
6 HERITAGE LAND BANK OPERATING FUND (221) BALANCE AS A LOAN TO  
7 THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY FOR PRE-  
8 DEVELOPMENT PROPERTY EXPENDITURES ON BEHALF OF FORMER  
9 HERITAGE LAND BANK PARCEL #3-012 LOCATED ON MT. VIEW DRIVE.

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12 Heritage Land Bank Parcel #3-012, legally defined as Tract F, T13N, R3W, Section 16, Seward  
13 Meridian, zoned I-2/SL, is a 25.67± acre parcel that was declared surplus to municipal use by  
14 municipal agency review in April, 2005, and comprises a major component of the redevelopment  
15 work currently proposed and underway for the Mt. View area.

16  
17 The Administration was approached earlier in the year by a developer for a mixed use regional  
18 life-style mall concept with a residential component that was more appropriate for the Anchorage  
19 Community Development Authority to consider and pursue.

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21 At its June 9, 2005 meeting, the HLB Advisory Commission authorized and recommended  
22 Assembly approval for the transfer of this parcel to the Anchorage Community Development  
23 Authority (ACDA), and on May 12, 2005, the ACDA board also approved acceptance of the  
24 transfer. On July 12, 2005, the transfer was approved by the Assembly to ACDA via AO 2005-  
25 85/AM 447-2005.

26  
27 Due to various uses of the property in the past, the subject parcel is known to contain a number  
28 of contaminants that must be processed and removed before any development can occur. ACDA  
29 administration drafted cost estimates for required work to the property prior to the proposed  
30 development (See Appendix A). Those costs requested for coverage by a loan from the HLB  
31 Fund include an environmental site assessment, extensive site clean-up of the property, survey  
32 and replat costs as well as attendant legal and administrative costs to assist in the relocation of  
33 Public Works materials from the property. Some of these costs have already been borne by the  
34 Heritage Land Bank, and are slated for reimbursement upon completion of the project in addition  
35 to the requested loan.

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37 On September 20, 2005, ACDA presented its proposal to the Heritage Land Bank Advisory  
38 Commission, requesting a loan of \$1,694,792.00 for anticipated pre-development costs on behalf  
39 of the subject parcel. The HLB Advisory Commission approved Resolution 2005-15,  
40 recommending Assembly approval for the appropriation of that amount from the HLB Fund, as  
41 well as an additional amount of \$50,000.00 for contingency purposes (Appendix B).

1 AM\_ACDA LOAN

2 Page 2

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5 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE RESOLUTION,  
6 AUTHORIZING THE APPROPRIATION OF \$1,744,792.00 FROM THE HERITAGE LAND  
7 BANK FUND (221) AS A LOAN TO THE ANCHORAGE COMMUNITY DEVELOPMENT  
8 AUTHORITY FOR REQUIRED PRE-DEVELOPMENT COSTS ON BEHALF OF HLB  
9 PARCEL #3-012, ON MT. VIEW DRIVE, TO BE REPAID TO HLB FROM THE PROCEEDS  
10 OF THE SALE OF THE PROPERTY.

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12 Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank  
13 Concur: Mary Jane Michael, Director of Economic and Community Development  
14 Concur: Denis C. LeBlanc, Municipal Manager

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16 Fund Certification: Jeff Sinz, Chief Fiscal Officer  
17 2005 Funds Certification: \$1,744,792  
18 221-0740 (HLB Fund Balance)

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20 Respectfully submitted: Mark Begich, Mayor  
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# Appendix A

## Mt. View Development Cost Estimate

EXPENSES:		TOTAL	2005 HLB Loan to ACDA	2006 Reimburse at closing
<b>Professional</b>		<b>83,000.00</b>		
ALTA Survey	28,000.00			28,000.00
Legal Fees	5,000.00			5,000.00
Real estate - Closing costs	50,000.00			50,000.00
<b>Mt. View Land Upgrade</b>		<b>3,101,864.00</b>		
Subdivision - Replat	18,000.00		18,000.00	
Utilities / Construction	1,208,864.00		604,432.00	604,432.00
Substation relocation	685,000.00			685,000.00
School District Property (compensation)	1,190,000.00			1,190,000.00
<b>Land Purchases</b>		<b>1,400,000.00</b>		
Mt. View adjoining HLB (4)	1,400,000.00		900,000.00	500,000.00
<b>Site Cleanup - PCB (1)</b>		<b>130,164.00</b>		
B.C. Excavating	15,900.00		15,900.00	
Shannon & Wilson	22,026.00		22,026.00	
SGS Environmental Services	1,100.00		1,100.00	
Emerald Alaska	47,750.00		47,750.00	
Contingency (50%)	43,388.00		43,388.00	
<b>Site Cleanup - Petroleum Hydrocarbon (2)</b>		<b>31,290.00</b>		
B.C. Excavating	5,900.00		5,900.00	
Shannon & Wilson	3,495.00		3,495.00	
SGS Environmental Services	2,000.00		2,000.00	
Alaska Soil Recycling	4,250.00		4,250.00	
Contingency (100%)	15,645.00		15,645.00	
<b>Site Cleanup - Drum (3)</b>		<b>10,906.00</b>		
B.C. Excavating	550.00		550.00	
Shannon & Wilson	2,193.00		2,193.00	
SGS Environmental Services	1,850.00		1,850.00	
Alaska Soil Recycling	325.00		325.00	
Emerald Alaska	550.00		550.00	
Contingency (100%)	5,438.00		5,438.00	
<b>Miscellaneous</b>		<b>93,278.07</b>		
Public Works Relocation	47,438.00			47,438.00
HLB Shannon & Wilson Reimbursement	45,840.07			45,840.07
<b>TOTAL EXPENSES:</b>		<b>4,850,502.07</b>	<b>1,694,792.00</b>	<b>3,155,710.07</b>

## **Appendix B**

### **Heritage Land Bank Advisory Commission Resolution #2005-15**

**A Resolution of the Heritage Land Bank Advisory Commission Recommending Assembly Approval for a Loan to the Anchorage Community Development Authority (ACDA) for Anticipated Pre-Development Expenditures on Behalf of the Former HLB Parcel #3-012 Located in Mountain View.**

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**WHEREAS**, on January 18, 2005, the Anchorage Assembly approved AO 2004-181(S-1), establishing the Anchorage Community Development Authority (ACDA); and

**WHEREAS**, on June 9, 2005, the Heritage Land Bank Advisory Commission approved HLBAC Resolution 2005-09, authorizing the disposal of HLB Parcel #3-012 located in Mt. View to ACDA; and

**WHEREAS**, per AMC 25.35.060.4 and 5, ACDA has the power "To operate, manage and control municipal land and facilities in authority inventory ... To design, construct, improve, alter or repair municipal land and facilities in the authority inventory..."; and

**WHEREAS**, the Heritage Land Bank and ACDA were tasked by the administration to provide support for the Mt. View Arts and Cultural District and overall redevelopment of the Mt. View Area; and

**WHEREAS**, the recent creation of ACDA preceded its ability to provide monetary support for improving property in its inventory and has requested a loan from HLB for initial pre-development expenses on behalf of the former HLB parcel; and,

**WHEREAS**, funds are anticipated to be provided as reimbursement to the Heritage Land Bank Fund for said loan,

#### **NOW THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO:**

**Section 1.** Endorse the administration's efforts for the Mt. View redevelopment project designed to improve the general area, including other HLB properties.

**Section 2.** Provide One Million, Six Hundred Ninety-Four Thousand, Seven Hundred Ninety-Two Dollars (\$1,694,792.00) from the HLB Fund Balance to the Anchorage Community Development Authority (ACDA) as a loan for pre-development costs incurred on behalf of the former HLB Parcel #3-012.

**Section 3.** Require reimbursement of \$28,000.00 for ALTA survey costs, \$5,000.00 for legal fees and \$45,840.07 for Shannon & Wilson services, and such other costs previously expended by HLB on behalf of Parcel #3-012.

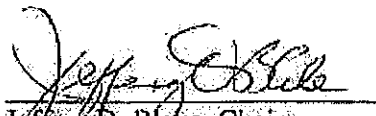
**Section 4.** Authorization to provide an additional loan amount up to Fifty-Thousand Dollars (\$50,000.00) from the HLB Fund Balance, if needed, to complete the pre-development project.

**Section 5.** Reimbursement to the HLB Fund from ACDA of all monies as set out above will occur at closing or no later than December 1, 2006.


**Section 6.** This Resolution shall take effect immediately upon passage.

AMENDED and APPROVED on this, the 20<sup>th</sup> day of September, 2005 by the  
Heritage Land Bank Advisory Commission.

Signed:

  
Jeffery D. Blake, Chair  
Heritage Land Bank Advisory Commission

Attest:

  
Robin E. Ward, Director  
Heritage Land Bank

**Content Information****Content ID :** 003415**Type:** AR\_FundsApprop - Funds Approp Resolution**Title:** Loan from HLB Fund to ACDA**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Loan from HLB Fund to ACDA for Pre-development costs,  
Mt. View Project**Keywords:** Mt. View ACDA HLB Fund**Date Prepared:** 10/18/05 2:49 PM**Director Name:** Robin E. Ward**Assembly Meeting Date** 11/22/05  
**MM/DD/YY:****Public Hearing Date** 12/13/05  
**MM/DD/YY:**M.O.A.  
2005 NOV 14 AM 10:27  
CLERKS OFFICE**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	10/18/05 2:54 PM	Checkin	vanhornlr	Public	003415
HLB_SubWorkflow	10/18/05 2:58 PM	Approve	wardre	Public	003415
ECD_SubWorkflow	10/18/05 4:09 PM	Approve	thomasm	Public	003415
OMB_SubWorkflow	11/2/05 12:57 PM	Approve	mitsonjl	Public	003415
Finance_SubWorkflow	11/4/05 6:16 PM	Approve	sinzje	Public	003415
MuniManager_SubWorkflow	11/11/05 8:02 AM	Approve	leblancdc	Public	003415
MuniMgrCoord_SubWorkflow	11/13/05 6:15 PM	Approve	abbottmk	Public	003415