

Submitted by: Chair of the Assembly At
the Request of the Mayor
Prepared by: Heritage Land Bank &
Real Estate Services
For Reading: December 20, 2005

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CITY OF ANCHORAGE
APPROVED
Date: 1-10-06 ANCHORAGE, ALASKA
No. AR 2005- 333

A RESOLUTION APPROVING THE PURCHASE AND ACQUISITION OF REAL PROPERTY
LEGALLY DESCRIBED AS TRACT B2B, COMMODORE PARK SUBDIVISION, ZONED
R3SL AND CONTAINING APPROXIMATELY 8.11 ACRES, FOR FAIR MARKET VALUE
FOR AN AMOUNT NOT TO EXCEED ONE MILLION TWO HUNDRED THOUSAND
DOLLARS (\$1,200,000.00).

WHEREAS, Manoog's Isle No. 2, an Alaska Limited Partnership, and Simonian Child Trust II
owns a parcel, legally described as Tract B2B, Commodore Park Subdivision, approximately 8.11
acres in size and zoned R3SL; and

WHEREAS, Anchorage Municipal Code sections 25.20.010 and .020 authorize the Municipality to
acquire land for any public purpose, upon approval by the Assembly; and

WHEREAS, the administration desires to purchase this property on behalf of the Municipality for
use as a municipal park; and

WHEREAS, the location of this parcel corresponds with the recommended acquisition of a new
park in the draft Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan; and

WHEREAS, on September 8, 2005, the Parks and Recreation Advisory Commission recommended
the purchase of the subject parcel; and

WHEREAS, the area is underserved by Anchorage Parks and Recreation and has been identified as
a high priority site; and

WHEREAS, the Municipality seeks authorization to purchase Tract B2B, Commodore Park
Subdivision for the amount \$ 1,148,273.75 plus closing costs, with the funds to come from the
Anchorage Parks Bond Fund (461); now therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The purchase of Tract B2B, Commodore Park Subdivision, zoned R3SL and
containing 8.11 acres M/L, for One Million Two Hundred Thousand Dollars (\$1,200,000.00) is
hereby authorized.

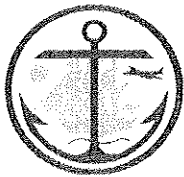
Section 2. This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 10th day of January,
2006.

Anna L. Fairclough
Chairman of the Assembly

ATTEST:

Beth S. Guesst
Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 935-2005

Meeting Date: December 20, 2005

From: Mayor

Subject: A Resolution Approving the Purchase and Acquisition of Real Property Legally Described as Tract B2B, Commodore Park Subdivision, zoned R3SL and containing approximately 8.11 acres, for fair market value for an Amount Not to Exceed One Million Two Hundred Thousand Dollars (\$1,200,000).

Over the past two years, the Parks and Recreation Department has been working on the draft Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan. A part of that work has been to determine locations for future park and recreation sites that will be needed in the next twenty years. Those locations for future park site purchases have been prioritized and the Commodore Park site is at the top of that list.

Heritage Land Bank and Real Estate Services have been working with the Parks and Recreation Department to identify, locate and obtain options on parcels of land that meet the requirements of the priority list.

The subject property was listed in the Multiple Listing Service, and is located in an area of dense housing and adjacent to private soccer fields (see attached map).

At their regular meeting on September 8, 2005, the Parks and Recreation Advisory Commission approved a motion recommending the Administration endorse and approved the purchase of Tract B2B, Commodore Park.

A contract with Manoog's Isle #2, Limited Partnership/ Simonian Child Trust II for the named purchase amount has been signed, contingent upon approval of the purchase by the Anchorage Assembly. Funding for the \$1,200,000 purchase shall come from appropriated capital project monies in the Anchorage Park Bond Fund (461).

THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF THE PURCHASE AND ACQUISITION OF TRACT B2B, COMMODORE PARK SUBDIVISION FOR ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000) FROM THE ANCHORAGE PARK BOND FUND (461).

Prepared by: Robin E. Ward, Executive Director of Heritage Land Bank & Real Estate
Services

Concur: Mary Jane Michael, Executive Director, Economic & Community Development

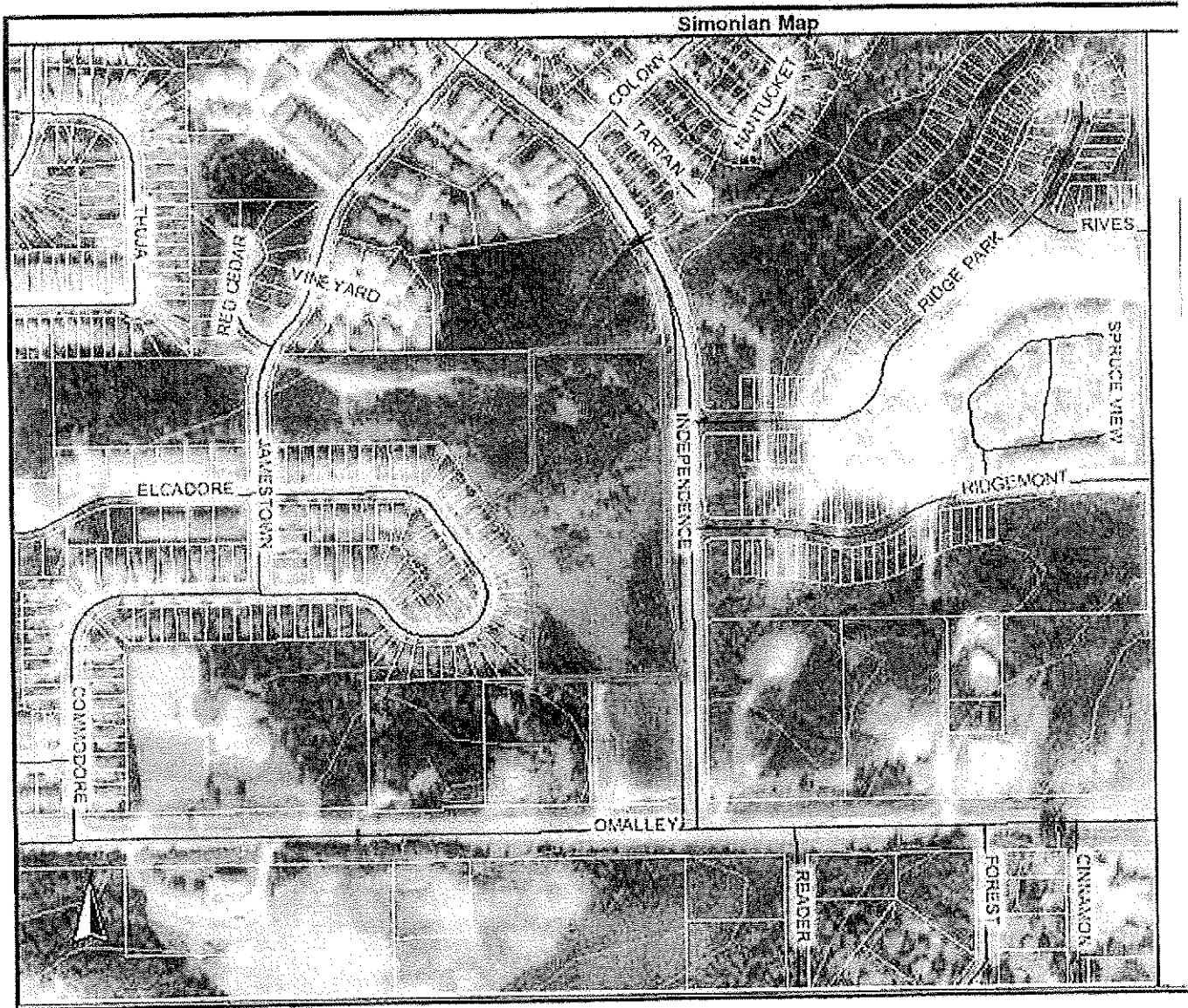
Concur: Jeff Dillon, Executive Director, Parks & Recreation Department

Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer

461-5436-5101-543623-BY2000	\$ 939,000
461-5436-5101-543666-BY2001	\$ 71,000
461-5436-5101-543664-BY2001	\$ 190,000
<hr/>	
Anchorage Park Bond Fund Total:	\$1,200,000

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor



Map provided courtesy of:

Resource Data, Inc.

Alaska's Choice: Database, Internet, GIS

1205 East Intl. Airport Rd., St
Anchorage, Alaska 99518
907-563-8100 www.resda

Content Information**Content ID :** 003554**Type:** AR_AllOther - All Other Resolutions**Title:** Purchase of Tract B2B, Commodore Park**Author:** curtiscr2**Initiating Dept:** HLB**Review Depts:** ParksRec**Description:** Purchase of Commodore Park Tract using Park Bond Funds**Keywords:** Commodore Park Simonian**Date Prepared:** 12/7/05 5:17 PM**Assembly Meeting Date**
MM/DD/YY: 12/20/05**Public Hearing Date MM/DD/YY:** 1/10/06**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	12/7/05 5:19 PM	Checkin	vanhornlr	Public	003554
HLB_SubWorkflow	12/7/05 5:31 PM	Approve	wardre	Public	003554
ECD_SubWorkflow	12/8/05 9:14 AM	Approve	thomasm	Public	003554
ParksRec_SubWorkflow	12/9/05 6:49 AM	Approve	dillonrj	Public	003554
MuniManager_SubWorkflow	12/9/05 8:18 AM	Approve	leblancdc	Public	003554
MuniMgrCoord_SubWorkflow	12/9/05 9:25 AM	Checkin	curtiscr2	Public	003554
MuniMgrCoord_SubWorkflow	12/9/05 2:50 PM	Approve	abbottmk	Public	003554

M.O.A.
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 CLERKS OFFICE