

Submitted by: Chairman Traini, Assemblymen
Stout, Whittle
Prepared by: Department of the Assembly
For Reading: February 1, 2005

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 2-15-05

ANCHORAGE, ALASKA
AO NO. 2005-24

AN ORDINANCE AUTHORIZING DISPOSAL BY SALE OF APPROXIMATELY EIGHT (8) ACRES OF MUNICIPALITY OF ANCHORAGE REAL PROPERTY LOCATED IN TRACT THREE (3), THE ALASKA VILLAGE SUBDIVISION, AT LESS THAN, OR UP TO, FAIR MARKET VALUE TO THE SALVATION ARMY, A NON-PROFIT CORPORATION, FOR A COMMUNITY/RECREATION CENTER AND LIBRARY.

WHEREAS, Anchorage Municipal Code (AMC) section 25.30.010 authorizes the sale of municipal real estate, with assembly approval, in any manner not prohibited by law; and

WHEREAS, AMC section 25.30.040B. permits disposal of municipal land to a nonprofit corporation for less than, or up to, the fair market value of the interest disposed of, upon a finding by the assembly that the disposal will allow the use of the land for a public purpose beneficial to the municipality; and

WHEREAS, by the adoption of this ordinance, the assembly finds that selling municipal land for the purpose of construction of a Salvation Army Ray and Joan Kroc Corps Community Center (community center) in East Anchorage has public purpose; and

WHEREAS, The Salvation Army is eligible to compete for a grant from the Joan Kroc Funds managed by the Salvation Army Territorial Headquarters of the Western Territory to build a community/recreation center and library if The Salvation Army Anchorage division can demonstrate that it will be able to acquire the project site; and

WHEREAS, an ordinance authorizing disposal by sale to The Salvation Army demonstrates the ability of The Salvation Army to control the site for construction; and

WHEREAS, disposal by sale shall be conditioned upon award of the Ray and Joan Kroc Foundation grant to The Salvation Army, completion of an appraisal of the approximate eight acre parcel establishing market value, and completion of all necessary platting actions to legally identify and separate the approximate eight acre parcel from Tract Three, The Alaska Village Subdivision, as depicted on the attached map; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The disposal by sale of an approximate eight (8) acre portion of Tract Three (3), The Alaska Village Subdivision allows the use of municipal land for a public purpose beneficial to the municipality in the form of a new community/recreation center and library in East Anchorage.

1
2 **Section 2.** The disposal by sale of an approximate eight (8) acre parcel from Tract Three (3),
3 The Alaska Village Subdivision, to The Salvation Army, a non-profit corporation, at ~~less than, or up~~
4 ~~to,~~ fair market value is authorized by the Anchorage Municipal Code and hereby approved, subject
5 to the following three conditions which must be completed prior to closing:
6

7 1. The Salvation Army shall be awarded a grant from the Joan Kroc funds through
8 Salvation Army Territorial Headquarters of the Western Territory, to build a
9 community/recreation center and library in East Anchorage. The parties shall use their best
10 efforts to reach a mutually acceptable use agreement providing for reciprocal use of the
11 community center and adjoining school property.


12 2. ~~At less than, or up to,~~ T[t]he fair market value of the approximate eight (8) acre
13 parcel shall be established by an appraisal; and

14
15 3. All platting actions necessary to legally identify and separate the approximate eight
16 (8) acre parcel from Tract Three, The Alaska Village Subdivision, as depicted on the
17 attached map, shall be completed.
18

19 **Section 3.** The Municipality is not authorized to close on the sale to the Salvation Army until all
20 three contingencies set forth in Section 2 above are completed.
21

22 **Section 4.** This ordinance shall take effect immediately upon passage and approval by the
23 Anchorage Assembly.
24

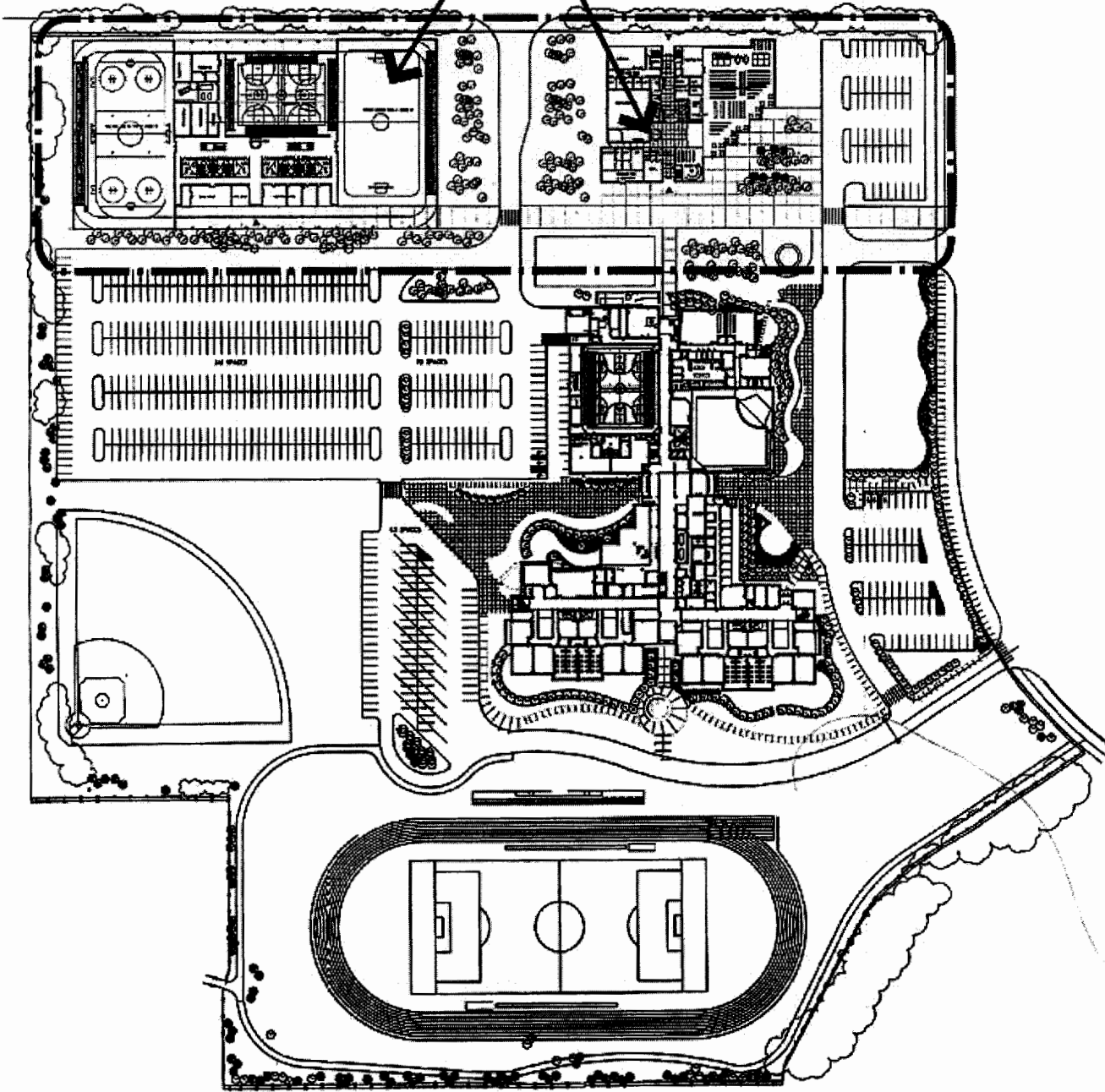
25 PASSED AND APPROVED by the Anchorage Assembly this 15th day of February, 2005.
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27
28 
29 _____
30 Chairman of the Assembly

31 ATTEST:

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33 
34 _____
35 Municipal Clerk
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Kroc Muldoon Community Center
Proposed Site



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 75-2005

Meeting Date: February 1, 2005

1 **From:**

2
3 **Subject: AN ORDINANCE AUTHORIZING DISPOSAL BY SALE OF APPROXIMATELY**
4 **EIGHT (8) ACRES OF MUNICIPALITY OF ANCHORAGE REAL PROPERTY**
5 **LOCATED IN TRACT THREE (3), THE ALASKA VILLAGE SUBDIVISION, AT**
6 **LESS THAN OR UP TO FAIR MARKET VALUE TO THE SALVATION ARMY, A**
7 **NON-PROFIT CORPORATION, FOR A KROC CORPS COMMUNITY CENTER.**
8

9 In 2003, Joan Kroc, wife of the late Ray Kroc, founder of the McDonald's restaurant empire, gave a \$1.6
10 billion gift to the Salvation Army with instructions that the money be used exclusively to build and partially
11 endow an estimated 25 - 30 community centers across the United States- similar to the existing Ray and Joan
12 Kroc Corps Community Center in San Diego, California.

13
14 Local Salvation Army officials met with the Municipality of Anchorage and other community leaders last
15 spring to begin to educate interested parties about the opportunity for Anchorage and the competitive grant
16 process required to access the funds. Further, it was the first step in forming community partnership and
17 support for the project and it was clear from the beginning the timing was perfect for an opportunity of this
18 magnitude. There was a serious unmet need in East Anchorage for a community/recreation facility and
19 strong community support, but no resources to speak of.

20
21 For years, community members, residents, the Anchorage School District and community council leaders
22 identified a significant need for a new middle school and community/recreational facility and library on
23 Anchorage's east side. The Muldoon Community Center no longer met the needs of the growing
24 neighborhood and the number of elementary-aged children increased, creating a need for new, larger
25 facilities. Further, the growing population placed additional burden on facilities and resources already
26 pushed to the maximum.

27
28 As a result of the vision and drive of the Muldoon Building Design Committee (BDC), neighborhood
29 residents, PTA members, community councils, the Anchorage School District, the Municipality of
30 Anchorage and the public at large put forward several proposals from which one was chosen. A master plan
31 of an identified site was developed and a design narrative completed in 2003 that includes site, civil,
32 architectural, structural, mechanical and electrical design aspects.

33
34 In the mean time, efforts by the Municipality of Anchorage and the Anchorage School District to purchase
35 land resulted in acquisition of 30.508 acres of land in northeast Anchorage near the intersection of Muldoon
36 and Debarr Roads. The site fit the needs and requirements of the community, the school district, and the
37 Anchorage Comprehensive Plan. Additionally the site was large enough to accommodate the needed
38 facilities as well as area for playing fields and eventually a community/recreation center and library.

39
40 The Anchorage Assembly purchased the property in 2003 and moved forward with preparing the school site.
41 However, while the will of the community was great and the need for a community/recreation center and
42 library extreme, there was no way the rest of the plan would become a reality for years to come without an

1 | influx of revenue.
2 |

3 | In order to learn more about the new opportunity to apply for funds to build a Ray and Joan Kroc Corps
4 | Community Center, representatives from the Municipality of Anchorage, including Mayor Mark Begich, the
5 | Rasmuson Foundation, the Anchorage School District and The Salvation Army made trips to San Diego to
6 | observe the already functioning Ray and Joan Kroc Corps Community Center. Following the trip, the
7 | Rasmuson Foundation immediately committed \$1.5 million to the project and all parties agreed that, with
8 | collaboration and cooperation, the phase one of the application process could be a reality. After viewing the
9 | Kroc Corps Community Center in San Diego and seeing the great community impact, all parties who agreed
10 | a Ray and Joan Kroc Corps Community Center would be able to have a positive impact on the community
11 | because of the core values associated with the vision of Joan Kroc: to provide opportunities for underserved
12 | young people, families and individuals to develop their potential through participation on education,
13 | recreation, the arts and other activities.
14 |

15 | A working group made up of municipal, school district, Salvation Army officials and other community
16 | leaders was formed to review site plans by Kumin Architects and to begin working together through the
17 | grant application process. It was agreed that selling a small portion of the Muldoon School Site to the
18 | Salvation Army would provide the necessary site control that is essential in the grant scoring process.
19 | All of these entities are now working on concert to gather information needed for the grant application
20 | and have agreed to use their best efforts to reach a mutually acceptable use agreement providing for
21 | reciprocal use of the community center and adjoining school property.
22 |
23 |

24 | **The following provisions are pertinent to the sale:**

25 |
26 | **Legal Description:** An approximate eight (8) acre M/L portion of Tract Three, The Alaska Village
27 | Subdivision; the specific legal description will be created through the municipal
28 | platting process after verification of the grant award.

29 | **Purchaser:** Salvation Army
30 |

31 | **Purchase Price:** The purchase price will be up to, or less than, fair market value; the market value will
32 | be established by appraisal after verification of the grant award.
33 |
34 |

35 | **Prepared by:** Office of Economic & Community Development
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