

Submitted by: Chair of the Assembly
At the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: February 15, 2005

CLERK'S OFFICE

ANCHORAGE, ALASKA

APPROVED

AO No. 2005-27

Date: 3-1-05

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING SALE BY COMPETITIVE BID TO THE HIGHEST QUALIFYING BIDDER FOR AT LEAST FAIR MARKET VALUE PLUS COSTS OF THREE VACANT PARCELS IDENTIFIED AS HLB PARCELS NO. 4-026, 4-027 AND 4-028, LOCATED AT THE CORNER OF WEST 29TH AVENUE AND COPE STREET IN WEST ANCHORAGE.

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. The Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer and dispose of municipal land which has not been dedicated or transferred to a specific municipal agency for one or more municipal uses." (AMC 25.40.010); and

WHEREAS, "The disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey from municipal ownership Heritage Land Bank land or interests in land which is not needed for specific public facilities or purposes. Each disposal shall be in the municipal interest, and based at or above appraised fair market value or for other equivalent municipal values or objectives, under the procedures specified in AMC Section 25.40.025." (AMC 25.40.010.E); and

WHEREAS, Chapter Four of the 2003 Work Program and 2004-2008 Five-Year Plan lists these HLB parcels for disposal during the 2004-2008 period either by sale or lease; and

WHEREAS, HLB posted the properties and conducted an agency review by all potentially interested Municipal agencies to establish that the subject parcels are surplus to municipal needs and is therefore eligible for inclusion in this proposed sale; and

WHEREAS, the proposed sale to the private sector has generated public interest and will add the subject parcels to the tax rolls and create revenue for the Municipality of Anchorage; and

WHEREAS, an appraisal of the subject property conducted in November 2004 by King Valuation Company estimated fair market value at \$337,500.00, to which the cost of the appraisal is added, establishing a minimum bid amount of \$338,700.00, with closing costs, payable upon closing, to be borne by the highest qualifying bidder; and

WHEREAS, the Heritage Land Bank Advisory Commission authorized sale of the subject properties following public hearings held on November 18, 2004 and January 20, 2005,

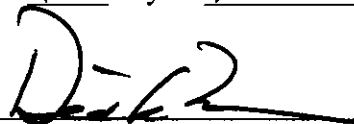
7 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**
8

9 **Section 1.** HLB Parcels #4-026, 4-027 and 4-028 shall be sold for at least the established fair market
10 value of \$338,700.00 plus costs to the highest qualifying bidder.
11

12 **Section 2.** A notice of "No Further Action Required" shall be obtained by the Municipality of
13 Anchorage from the Alaska Department of Environmental Conservation prior to commencing the bid
14 process, indicating that the parcels' soils are certified as remediated.
15

16 **Section 3.** This ordinance shall be effective immediately upon passage.
17

18
19 PASSED AND APPROVED by the Anchorage Assembly this 1st day of March, 2005.
20

21
22 
23 _____
24 Chairman of the Assembly

25 ATTEST:
26

27 
28 _____
29 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2005-27 Title: **Sale of HLB Parcels 4-026, 4-027 & 4-028**
 Sponsor: Heritage Land Bank
 Preparing Agency: Heritage Land Bank
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY05	FY06	FY07	FY08	FY09
--	------	------	------	------	------

Operating Expenditures
 1000 Personal Services
 2000 Supplies
 3000 Other Services
 4000 Debt Service
 5000 Capital Outlay

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES:	338	5	5	6	6
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CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

In addition to proceeds from the proposed sale of at least \$338,700, above, these properties will be added to the Municipal tax base with approximately \$5,460 in tax revenues based on the 11/2004 appraised value of \$337,500. Anticipated development of the site will further add to the tax base.

PRIVATE SECTOR ECONOMIC EFFECTS:

Sale of these contiguous lots to the private sector will provide additional B-3 business opportunities for development, thereby providing a potential for additional jobs within the Spenard community area.

Prepared by: Arthur S. Eash, Land Management Officer Telephone: 343-4807

Approved by: Robin E. Ward, Executive Director, Heritage Land Bank Date: January 25, 2005



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 102-2005

Meeting Date: February 15, 2005

1 **From:** Mayor

2
3 **Subject:** AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING SALE BY
4 COMPETITIVE BID TO THE HIGHEST QUALIFYING BIDDER FOR AT LEAST FAIR
5 MARKET VALUE PLUS COSTS OF THREE VACANT PARCELS IDENTIFIED AS HLB
6 PARCELS NO. 4-026, 4-027 AND 4-028, LOCATED AT THE CORNER OF WEST 29TH
7 AVENUE AND COPE STREET IN WEST ANCHORAGE.
8
9

10 The subject properties were originally approved for sale by competitive bid in 1994 by the Anchorage Assembly
11 (see map, Appendix A). The sale closed; the successful bidder subsequently discovered significant soils
12 contamination and negotiated a re-purchase by MOA, plus reimbursement of certain costs. HLB funded
13 remediation efforts pursuant to soils studies by Golder & Associates and Shannon & Wilson, Inc. Purchaser
14 indemnified MOA from liability, and the properties were repurchased by MOA at a price of \$180,000 plus closing
15 costs in March, 1996. The parcels have been largely unused since that time, except as a snow dump site for
16 adjoining businesses.
17

18 The Alaska Department of Environmental Conservation (DEC) determined that diesel fuel contamination clean-up
19 efforts on the site were complete. Staff has requested a copy of the letter of 'No Further Action' from DEC. In the
20 event no such letter was issued in the past, HLB will obtain the document before advertising for sale, with the sale
21 contingent upon first receiving this document.
22

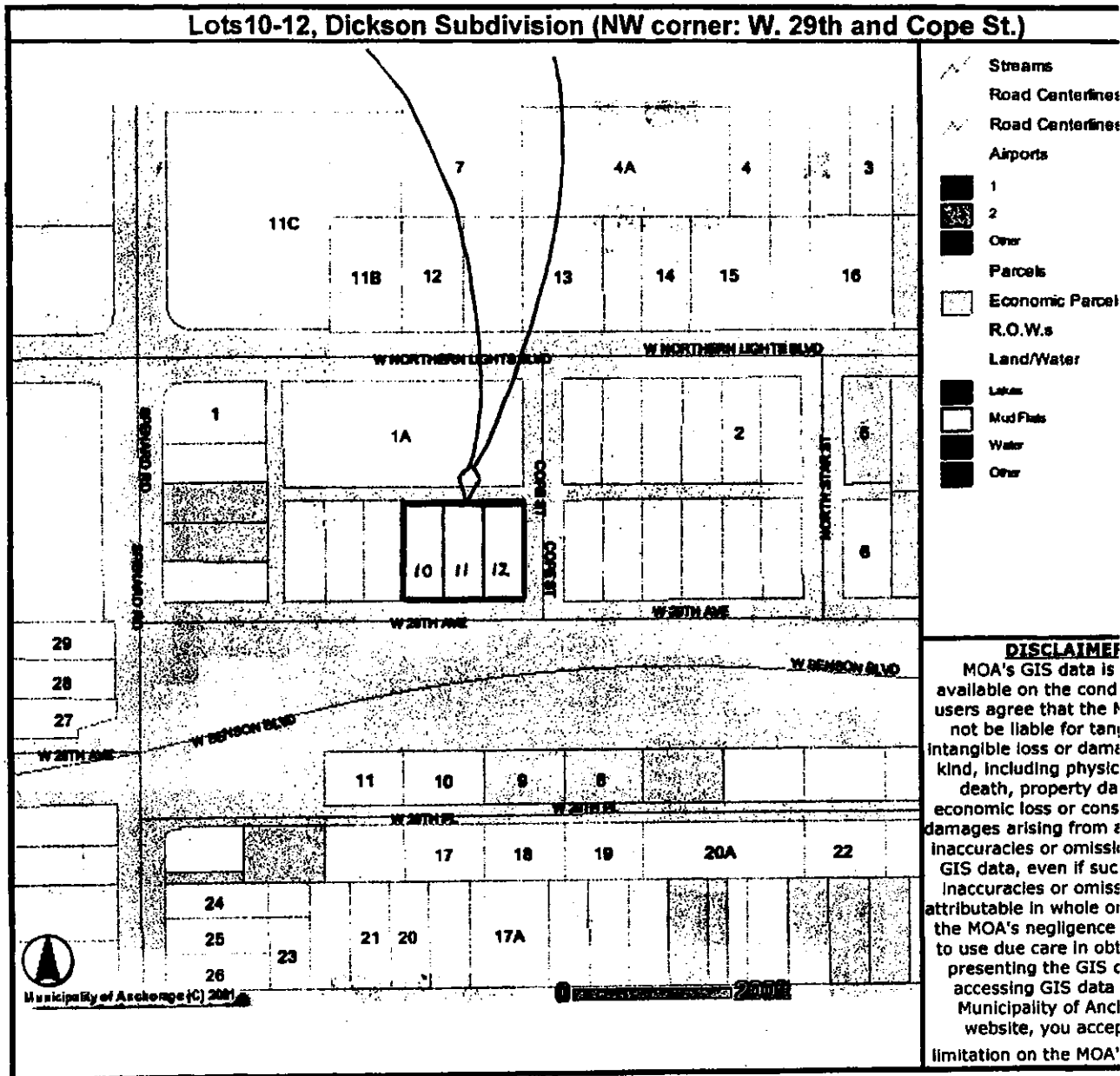
23 The Heritage Land Bank has received no formal application to purchase these parcels; however, inquiries have
24 been received on a regular basis from the community.
25

26 An appraisal of the subject property conducted in November 2004 by King Valuation Company estimated fair
27 market value at \$337,500.00 (Appendix B), to which the cost of the appraisal is added, establishing a minimum bid
28 amount of \$338,700.00, with closing costs, payable upon closing, to be borne by the highest qualifying bidder.
29

30 The Heritage Land Bank Advisory Commission authorized sale of the subject properties following public hearings
31 held on November 18, 2004 and January 20, 2005, approving HLBAC Resolution #2004-14(S) (Appendix C).
32

33 The Administration recommends approval for disposal of HLB Parcels 4-026, 4-027 and 4-028 by competitive
34 sealed bid sale, with a minimum bid amount of \$338,700.00, contingent upon receipt of a Letter of No Further
35 Action from the State of Alaska Department of Environmental Conservation.
36
37

38 Prepared By: Robin E. Ward, Heritage Land Bank Director
39 Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer
40 Concur: Mary Jane Michael, Economic and Community Development Director
41 Concur: Denis C. LeBlanc, Municipal Manager
42 Respectfully submitted: Mark Begich, Mayor



Appendix B

KING VALUATION COMPANY

An Affiliation of Independent State Certified Real Estate Appraisers & Consultants
6542 Lakeway Drive
Anchorage, Alaska 99502-1949
Telephone: (907) 274-7636 — Facsimile: (907) 274-7639 — Email: resco2@gci.net

November 30, 2004

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, Alaska 99519-6650

Attn: Robin E. Ward
Executive Director

Re: **Three B-3 Zoned Lots at the Northwest Corner of West 29th Avenue and Cope Street (Lots 10-12, Block 2, Frank Dickson Subdivision, Plat P-135A), Anchorage, Alaska — (Our File #04-044)**

Dear Ms. Ward:

As requested, I have conducted an appraisal of the subject property for the purpose of estimating market value as of November 24, 2004. As a result of this appraisal, it is my opinion that the *market value* of the *fee simple estate* (less mineral rights) assuming an all cash sale or cash-equivalent sale, is:

THREE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED DOLLARS
***** \$337,500 *****

It is important to note that the value opinion is based on the extraordinary assumption that the site is environmentally "clean." The attached report is a *Summary Appraisal Report* prepared to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) applicable to such reports. This type of report presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the opinion of value. Please let me know if you have any questions regarding the appraisal.

Sincerely,



Franklin M. King, MAI

Appendix C

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION 2004- 14(S)

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION (HLBAC) RECOMMENDING ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCELS #4-026, 4-027 AND 4-028 (LOTS 10-12, FRANK DICKSON SUBD.), LOCATED IN WEST ANCHORAGE, FOR MINIMUM FAIR MARKET VALUE.

WHEREAS, the Heritage Land Bank (HLB) 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, AMC 25.40.025.A states, "The Heritage Land Bank Advisory Commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of Heritage Land Bank land or an interest in land."; and

WHEREAS, AMC 25.40.015.B states, "If land is withdrawn from the Heritage Land Bank inventory for use and management by a public agency which is not supported by municipal taxes, compensation shall be paid to the Heritage Land Bank for at least the current appraised fair market value of the land, unless otherwise provided in this chapter."; and

WHEREAS, the subject parcels are each zoned B-3, are approximately .14-acre/6,250 sq. ft. parcels located in Spenard on the northwest corner of W. 29th Avenue and Cope Street, with W. 29th as frontage road along Benson Boulevard, and are legally described as Lots 10, 11 and 12, Frank Dickson Subd.; and

WHEREAS, Chapter Four of the 2003 Work Program and 2004-2008 Five-Year Plan lists these HLB parcels for disposal during the 2004-2008 period either by lease or sale; and

WHEREAS, HLB posted the properties and conducted an agency review by all potentially interested Municipal agencies to establish that the subject parcels are surplus to municipal needs and is therefore eligible for inclusion in this proposed sale; and

WHEREAS, the proposed sale to the private sector has generated public interest and will add the subject parcels to the tax rolls and create revenue for the Heritage Land Bank Fund,

NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL OF THE PROPOSED SEALED BID SALE AT MINIMUM FAIR MARKET VALUE OF HLB PARCELS 4-026, 4-027 AND 4-028, SUBJECT TO THE FOLLOWING:

Section 1. Subject properties shall be sold for minimum fair market value subject to existing and pending easements and other encumbrances that may exist, and approval by the Anchorage Assembly.

~~Section 2. Any structure, when built, is to incorporate "green building" and "northern city" design elements to the extent possible.~~

Section 2. A notice of "No Further Action" will be obtained from Department of Environmental Conservation prior to sale, indicating completion of soils remediation efforts begun in 1998.

Section 3. This resolution will take effect immediately upon passage and approval.

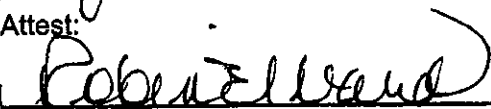
PASSED AND APPROVED the 20TH day of January 2005.

Approved:



Jeffery Blake, Chair
Heritage Land Bank Advisory Commission

Attest:



Robin E. Ward, Executive Director
Heritage Land Bank

Content Information

Content ID : 002555

Type: Ordinance - AO

Title: Sale of HLB Parcels on W. 29th and Cope Street

Author: wardre

Initiating Dept: HLB

Description: Sale of three west Anchorage parcels, on NW corner of W. 29th and Cope Street

Keywords: Cope Street

Date Prepared: 1/25/05 3:45 PM

Director Name: Robin Ward

Assembly Meeting Date
MM/DD/YY: 2/15/05

Public Hearing Date
MM/DD/YY: 3/1/05

M.O.A.
 2005 FEB - 7 AM 11:07
 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>
AllOrdinanceWorkflow	1/25/05 3:48 PM	Checkin	wardre	Public	002555
HLB_SubWorkflow	1/25/05 5:11 PM	Approve	wardre	Public	002555
ECD_SubWorkflow	1/25/05 5:54 PM	Approve	thomasm	Public	002555
AllOrdinanceWorkflow	1/26/05 11:37 AM	Reject	pearcydl	Public	002555
AllOrdinanceWorkflow	1/27/05 1:27 PM	Checkin	wardre	Public	002555
HLB_SubWorkflow	1/27/05 2:40 PM	Approve	wardre	Public	002555
ECD_SubWorkflow	1/27/05 2:42 PM	Approve	thomasm	Public	002555
OMB_SubWorkflow	1/27/05 5:43 PM	Approve	pearcydl	Public	002555
Legal_SubWorkflow	1/28/05 5:22 PM	Approve	gatesdt	Public	002555
MuniManager_SubWorkflow	2/3/05 9:09 PM	Approve	leblancdc	Public	002555
MuniMgrCoord_SubWorkflow	2/4/05 2:14 PM	Approve	katkusja	Public	002555