

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

APPROVED

Date: 3-1-05

ANCHORAGE, ALASKA

AO No. 2005- 28

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING SALE OF
2 HERITAGE LAND BANK PARCEL #4-022, A .9-ACRE PARCEL LEGALLY DESCRIBED
3 AS LOT 7, BLOCK 28E, ORIGINAL TOWNSITE, E ADDITION, AT A MINIMUM OF FAIR
4 MARKET VALUE, PLUS COSTS.

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8 **WHEREAS**, the Heritage Land Bank was established to... "manage uncommitted municipal
9 land and the Heritage Land Bank Fund in a manner designed to benefit the present and future
10 citizens of Anchorage, promote orderly development, and achieve the goals of the
11 Comprehensive Plan. The Heritage Land Bank shall acquire, inventory, manage, withdraw,
12 transfer and dispose of municipal land which has not been dedicated or transferred to a specific
13 municipal agency for one or more municipal uses." (AMC 25.40.010); and

14
15 **WHEREAS**, "The disposal responsibility of the Heritage Land Bank is, at the direction of the
16 mayor and Assembly, to convey from municipal ownership Heritage Land Bank land or interests
17 in land which is not needed for specific public facilities or purposes. Each disposal shall be in
18 the municipal interest, and based at or above appraised fair market value or for other equivalent
19 municipal values or objectives, under the procedures specified in AMC Section 25.40.025."
20 (AMC 25.40.010.E); and

21
22 **WHEREAS**, HLB Parcel #4-022, located on the northeast corner of East 5th Avenue and Karluk
23 Street in Anchorage has been reviewed by all applicable municipal agencies and is determined to
24 be excess to municipal purposes and needs; and

25
26 **WHEREAS**, on November 17, 2004, MacSwain Associates provided an appraisal of HLB Parcel
27 #4-022 and estimated the fair market value to be \$475,000; and

28
29 **WHEREAS**, following a public hearing on January 20, 2005, the Heritage Land Bank Advisory
30 Commission passed Resolution 2004-15, recommending the competitive bid sale of HLB Parcel
31 #4-022,

32
33 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**


34
35 **Section 1.** LOT 7, BLOCK 28E, ORIGINAL TOWNSITE, E ADDITION shall be sold via
36 competitive sealed bid sale for a minimum sales price of \$475,000 plus appraisal costs (\$3,000)
37 for a **total minimum of \$478,000** to the highest bidder, with bidder to pay all closing costs.

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Sale of HLB #4-022,
Page 2

Section 2. This ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Anchorage Assembly this 15th day of March,
2005.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2005-28 Title: **Sale of HLB Parcel #4-022**
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:	475	7	7	8	8
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CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

In addition to the minimum revenue of \$475,000, above, this 9-acre parcel will be added to the Municipal tax base with approximately \$7,695 in tax revenues based on the land value of \$475,000. Anticipated development of the site will further add to the tax base.

PRIVATE SECTOR ECONOMIC EFFECTS:

Sale of this 9-acre parcel to the private sector will provide additional B-3 business-zoned property for development that could provide additional jobs within the west Anchorage/Spenard community area.

Prepared by: Karlee Gaskill, Land Management Officer Telephone: 343-4336

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



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 103-2005

MEETING DATE: February 15, 2005

1 **FROM:** Mayor
2

3 **SUBJECT:** AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE
4 AUTHORIZING SALE OF HERITAGE LAND BANK PARCEL #4-022, A
5 .9-ACRE PARCEL LEGALLY DESCRIBED AS LOT 7, BLOCK 28E,
6 ORIGINAL TOWNSITE, E ADDITION, AT A MINIMUM OF FAIR
7 MARKET VALUE, PLUS COSTS.
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10 Heritage Land Bank Parcel #4-022 (Appendix A) is zoned B-3, General Business District, and is
11 a .9-acre parcel. This parcel was declared surplus to municipal use by municipal agency review in
12 October, 2004.
13

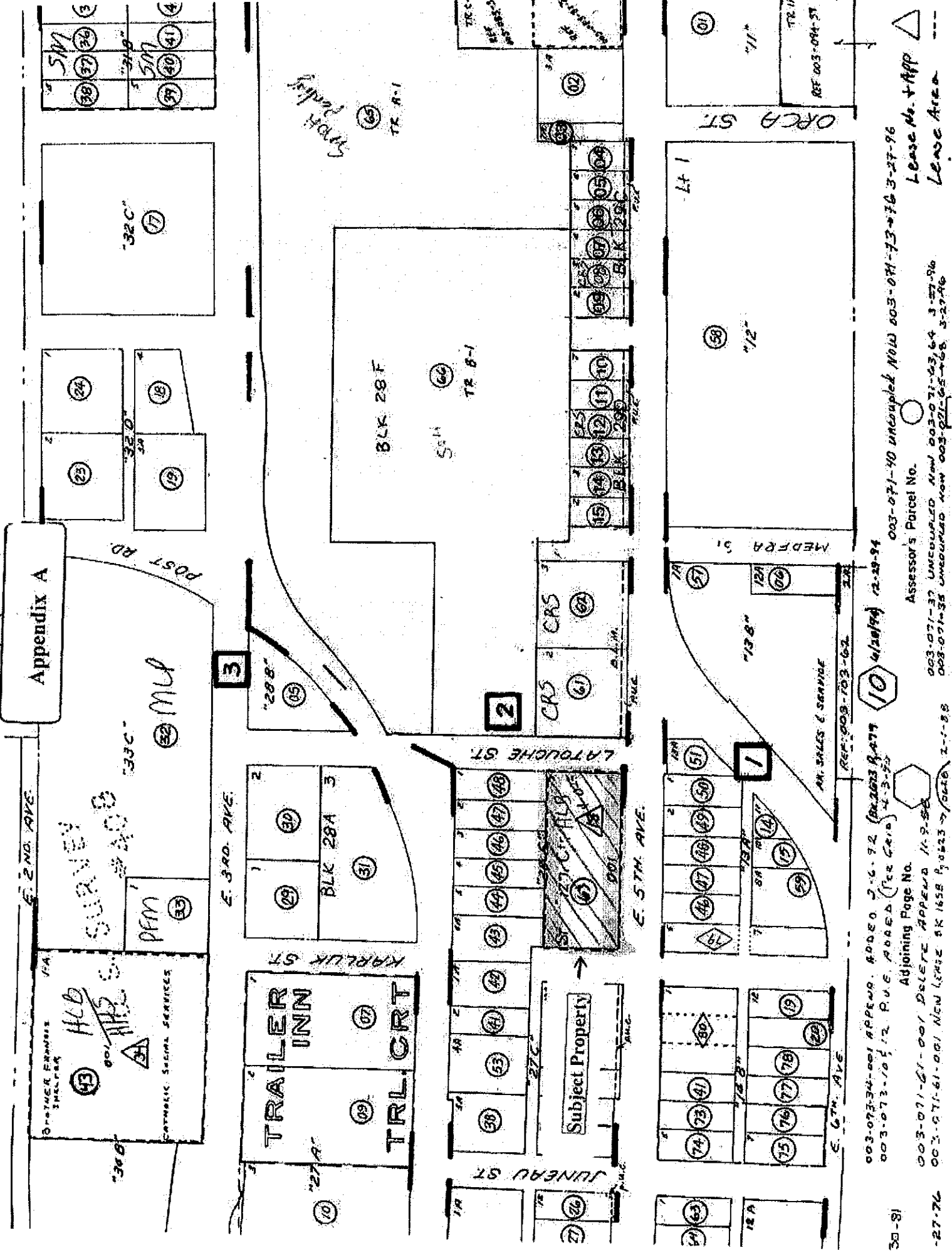
14 The Mabel T. Caverly Senior Center building that formerly occupied the site has been removed.
15 The disposal of this parcel has been reviewed and approved in the Heritage Land Bank Five-Year
16 Work Plan, 2004-2008 (HLBAC approved April 9, 2003, Assembly approved May 20, 2003).
17

18 At its January 20, 2005 meeting, the HLB Advisory Commission authorized the sale of this
19 parcel by passing HLBAC Resolution 2004-15 (Appendix B). A November 17, 2004 appraisal
20 of Parcel #4-022 by MacSwain Associates estimated the property value to be \$475,000
21 (Appendix C).
22
23

24 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ATTACHED
25 ORDINANCE AUTHORIZING SALE OF HERITAGE LAND BANK PARCEL #4-022, A .9-
26 ACRE PARCEL LEGALLY DESCRIBED AS LOT 7, BLOCK 28E, ORIGINAL TOWNSITE,
27 E ADDITION, AT A MINIMUM OF FAIR MARKET VALUE PLUS COSTS.
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30 Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank
31 Concur: Mary Jane Michael, Director of Economic and Community Development
32 Concur: Denis C. LeBlanc, Municipal Manager
33 Respectfully submitted: Mark Begich, Mayor
34

Appendix A



003-073-34-001 APPEND. ADDD. 2-6-92 (RECORDS 9-479)
 003-073-10-12 P.U.E. ADDED (See Card) 4-3-92
 003-071-01-001 DELETE APPEND 11-9-92
 003-071-61-001 NEW LEASE BK 1652 9-22-92 2-1-98
 003-071-40 UNCOMPLETED NOW 003-071-73-76 3-27-96
 Assessor's Parcel No. 10 (4/20/94) 12-29-94
 Lease No. + App. Δ
 Lease Area ---

Appendix B

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION 2004- 15

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION (HLBAC) RECOMMENDING ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCEL #4-022 (LOT 7, BLK 28E, ORIGINAL TOWNSITE, E ADDITION), LOCATED IN ANCHORAGE, AT 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 parcel is an approximately .9-acre parcel located in downtown Anchorage on the northwest corner of East 5th Avenue and LaTouche Street, and is legally described as Lot 7, Block 28E, Original Townsite, East Addition); and

WHEREAS, Chapter Four of the 2003 Work Program and 2004-2008 Five-Year Plan lists HLB Parcel 4-022 for disposal during the 2004-2008 period; and

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

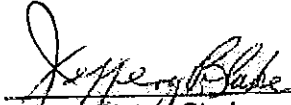
WHEREAS, the proposed sale to the private sector has generated public interest and will add the subject parcel to the tax rolls and create revenue for the Heritage Land Bank Fund,

NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL OF THE PROPOSED SEALED BID SALE AT MINIMUM FAIR MARKET VALUE.

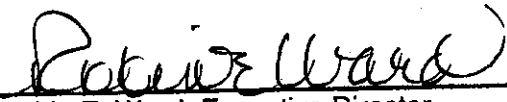
PASSED AND APPROVED the 20th day of January 2004.5

Approved:

Attest:



Jeffery Blake, Chair
Heritage Land Bank Advisory Commission



Robin E. Ward, Executive Director
Heritage Land Bank

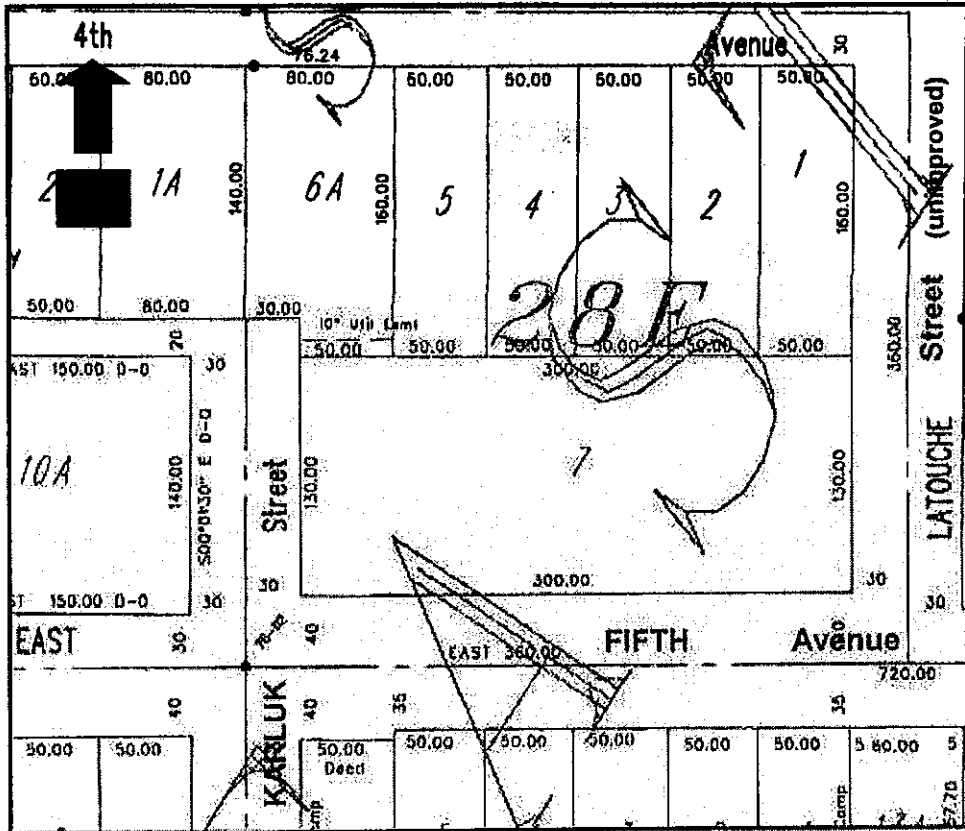
Appendix C

MACSWAIN ASSOCIATES

4401 Business Park Boulevard, Suite 22
Anchorage, Alaska 99503
Ph 907.561.1965 Fax 907.561.1955
s.macswain@macswain.com

SUMMARY APPRAISAL REPORT

Vacant Commercial Land, Anchorage, Alaska



Legal Description
Lot 7, Block 28E, East Addition, Anchorage Original Townsite

Valuation Date
October 20, 2004

Report Date
November 17, 2004

File No.
04-1133

Submitted To:

Robin E. Ward
Executive Director
Heritage Land Bank
Municipality of Anchorage
632 W. 6th Avenue, Suite 640
P.O. Box 196650
Anchorage, Alaska 99519-6650

MacSwain Associates

4401 Business Park Blvd., Suite 22
Anchorage, Alaska 99503
Phone: 907-561-1965
Fax: 907-561-1955
s.macswain@macswain.com

November 17, 2004

Robin E. Ward
Executive Director
Heritage Land Bank
Municipality of Anchorage
632 W. 6th Avenue, Suite 640
P.O. Box 196650
Anchorage, Alaska 99519-6650

Re: Market Value Estimate of Vacant Commercial Land
Anchorage, Alaska (39,000 square foot, B-3 parcel)

Dear Ms. Ward:

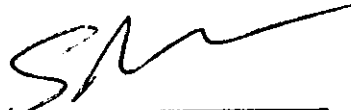
We have prepared a *Summary Appraisal Report* of the above-referenced property. The subject property represents vacant commercial land located in Downtown Anchorage, Alaska. The purpose of the appraisal is to estimate the *fee simple* market value. We prepare this report in accordance with the Uniform Standards of Professional Appraisal Practice (*USPAP*).

Based on the data, reasoning, and analysis that follows, we estimate the market value of the appraised property, as of October 20, 2004 is \$475,000.

FOUR HUNDRED SEVENTY FIVE THOUSAND DOLLARS	\$475,000
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Your attention is specifically directed to the Assumptions and Limiting Conditions in the addenda of this report. We hope the appraisal report assists your evaluation of the subject property. If you have any questions regarding this report, please contact this office.

Respectively submitted,



Steve MacSwain, MAI
Alaska State Certificate No. 42

Content Information**Content ID :** 002554**Title:** Sale of HLB Parcel 4-022**Author:** katkusja**Initiating Dept:** HLB**Description:** Sale of HLB #4-022, former site of Mabel T. Caverly Sr. Center, on E. 5th Avenue**Date Prepared:** 1/25/05 3:42 PM**Director Name:** Robin Ward**Assembly Meeting Date**
MM/DD/YY: 2/15/05**Public Hearing Date**
MM/DD/YY: 3/1/05M.O.A.
2005 FEB -7 AM 11:07
CLERKS OFFICE**Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	1/25/05 3:45 PM	Checkin	wardre	Public	002554
HLB_SubWorkflow	1/25/05 5:11 PM	Approve	wardre	Public	002554
ECD_SubWorkflow	1/25/05 5:54 PM	Approve	thomasm	Public	002554
AllOrdinanceWorkflow	1/26/05 11:35 AM	Reject	pearcydl	Public	002554
AllOrdinanceWorkflow	1/27/05 1:31 PM	Checkin	wardre	Public	002554
HLB_SubWorkflow	1/27/05 2:40 PM	Approve	wardre	Public	002554
ECD_SubWorkflow	1/27/05 2:41 PM	Approve	thomasm	Public	002554
OMB_SubWorkflow	1/27/05 5:44 PM	Approve	pearcydl	Public	002554
AllOrdinanceWorkflow	1/31/05 8:58 AM	Reject	gatesdt	Public	002554
AllOrdinanceWorkflow	1/31/05 10:02 AM	Checkin	wardre	Public	002554
HLB_SubWorkflow	1/31/05 11:31 AM	Approve	wardre	Public	002554
ECD_SubWorkflow	1/31/05 12:09 PM	Approve	thomasm	Public	002554
OMB_SubWorkflow	1/31/05 3:54 PM	Approve	pearcydl	Public	002554
Legal_SubWorkflow	2/1/05 9:27 AM	Approve	gatesdt	Public	002554
MuniManager_SubWorkflow	2/1/05 10:24 AM	Checkin	katkusja	Public	002554
MuniManager_SubWorkflow	2/3/05 8:58 PM	Approve	leblancdc	Public	002554
MuniMgrCoord_SubWorkflow	2/4/05 2:14 PM	Approve	katkusja	Public	002554