

CLERK'S OFFICE

APPROVED

2-14-06

Submitted by: Chris Birch,
Assembly Member
Prepared By: Dept. of Law
For Reading: January 31, 2006

ANCHORAGE, ALASKA
AO NO. 2006-17

1
2 AN ORDINANCE AUTHORIZING DISPOSAL OF TRACT A, SEVENTY ACRE
3 SUBDIVISION, TO PARK IMPROVEMENT PROJECT LLC, BASED ON FAIR
4 MARKET VALUE BY EXCHANGE FOR LAND DESCRIBED AS ALL OR A
5 SUBSTANTIAL PORTION OF TRACT A, SOCCER & BASEBALL SUBDIVISION,
6 PLAT NO. 98-53, LOCATED ADJACENT TO THE SOUTH ANCHORAGE BALL
7 FIELDS.
8

9
10 WHEREAS, Tract A, Seventy Acre Subdivision, Plat No. 96-32, is owned by the
11 Municipality of Anchorage and was dedicated for park or recreational purposes by
12 AO 90-146; and
13

14 WHEREAS, the proposed Anchorage Bowl Parks, Natural Resource & Recreation
15 Facilities Plan (March 2004, p. 78) contemplates use of Tract A, Seventy Acre
16 Subdivision, for a land exchange for a more developable, strategically located park site;
17 and
18

19 WHEREAS, Anchorage Municipal Charter Section 10.02(8) and Anchorage Municipal
20 Code section 25.30.020 require any disposal of land dedicated as public park to be
21 approved at a regular municipal election by a majority of those voting on the question;
22 and
23

24 WHEREAS, a companion ordinance, Anchorage Ordinance 2006-16, containing a ballot
25 proposition, as required by Anchorage Municipal Charter §10.02(8) and Anchorage
26 Municipal Code section 25.30020, has been submitted for voter approval at the April 4,
27 2006, municipal election, subject to approval of the disposal described herein; and
28

29 WHEREAS, if approved by the voters, the Municipality requests approval to dispose of
30 Tract A, Seventy Acre Subdivision, Plat 96-32, containing 69 acres m/l, by exchange for
31 all or a substantial portion of Tract A, Soccer & Baseball Subdivision, Plat No. 98-53,
32 containing 38 acres m/l, with Park Improvement Project, LLC.; and
33

34 WHEREAS, Tract A, Soccer & Baseball Subdivision, Plat No. 98-53, is adjacent to
35 Tract B, Soccer & Baseball Subdivision, also known as the South Anchorage Ball Fields,
36 with legal and physical access to the public road system; and

WHEREAS, the two parcels of land have been appraised and their fair market value ascertained; now, therefore,

THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:

Section 1. The disposal of Tract A, Seventy Acre Subdivision, Plat No. 96-32, containing 69 acres more or less, based on fair market value by exchange for all or a substantial portion of Tract A, Soccer & Baseball Subdivision, Plat No. 98.53, containing 38 acres more or less, to Park Improvement Project, LLC, in accordance with the provisions of Anchorage Municipal Code section 25.30.040A. and the terms and conditions set forth in the accompanying memorandum, is approved.

Section 2. Within one year of conveyance to the Municipality of Anchorage, Tract A, Soccer & Baseball Subdivision, shall be dedicated by ordinance for park and recreational use.

Section 3. Section 1 shall become effective if, and only if, the ballot proposition set out in companion ordinance AO 2006-16 is approved by a majority of the voters at the April 4, 2006 municipal election.

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of February, 2006.

Anna L. Fairclough
Chair

ATTEST:

Salma S. Duerst
Municipal Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2006-17

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	
	AUTHORIZING DISPOSAL OF TRACT A, SEVENTY		1/26/06	
	ACRE SUBDIVISION, TO PARK IMPROVEMENT			
	DEVELOPMENT LLC, BASED ON FAIR MARKET VALUE		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME		DIRECTOR'S NAME	
	Assembly		Anna Fairclough, Chair	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER	
	Rhonda Fehlen-Westover - Dept. of Law		343-4532	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE	
	Mayor			
	Municipal Clerk			
	Municipal Attorney			
	Employee Relations			
	Municipal Manager			
	Cultural & Recreational Services			
	Fire			
	Health & Human Services			
	Merrill Field Airport			
	Municipal Light & Power			
	Office of Management and Budget			
	Police			
	Port of Anchorage			
	Public Works			
	Solid Waste Services			
	Transit			
	Water & Wastewater Utility			
	Executive Manager			
	Community Planning & Development			
	Finance, Chief Fiscal Officer			
	Heritage Land Bank			
	Management Information Services			
	Property & Facility Management			
	Purchasing			
	Other			
5	Special Instructions/Comments			
	Consent Agenda - Introduction			
6	ASSEMBLY HEARING DATE REQUESTED		PUBLIC HEARING DATE REQUESTED	
	1/31/06		2/14/06	

M.C.A.
 2006 JAN 26 AM 9:17
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