

Submitted by: Chair of the Assembly at the
request of the Mayor

Prepared by: Real Estate Services

For Reading: February 28, 2006

CHIEF OF OFFICE

APPROVED

Date: 3-14-06 ANCHORAGE, ALASKA

AO NO. 2006- 44

1 AN ORDINANCE AUTHORIZING AN EXCHANGE AND SALE OF A PARCEL OF
2 MUNICIPAL PROPERTY MANAGED BY THE ANCHORAGE SCHOOL DISTRICT AT
3 CLARK MIDDLE SCHOOL TO THE ANCHORAGE COMMUNITY DEVELOPMENT
4 AUTHORITY FOR FAIR MARKET VALUE PLUS COSTS.

5
6 **WHEREAS**, the development of the Anchorage Community Development Authority's 25 acre
7 parcel in Mountain View, under contract to PO'B Montgomery, requires a portion of the Clark
8 Middle School site in order to complete Phase 1 of the project; and

9
10 **WHEREAS**, the Anchorage Community Development Authority holds adjacent land the
11 Anchorage School District is willing to accept in exchange for the Clark Middle School parcel as
12 partial compensation, with the remainder of the compensation paid in cash from proceeds of the
13 sale to PO'B Montgomery, with the exchange and sale based on fair market value; and

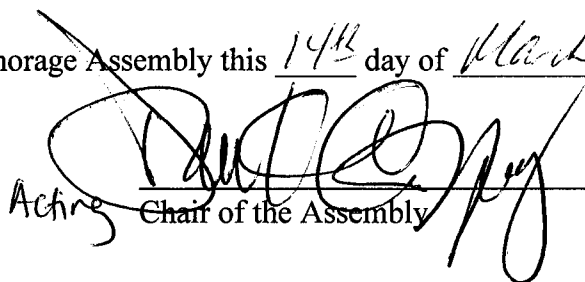
14
15 **WHEREAS**, the Anchorage Community Development Authority and the Anchorage School
16 District have worked diligently over the past few months to create concept drawings of the Clark
17 Middle School redevelopment plans and equitable compensation; now, therefore,

18
19 **THE ANCHORAGE ASSEMBLY ORDAINS:**

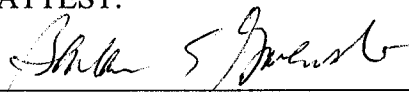
20
21 **Section 1.** A sale at fair market value plus costs to the Anchorage Community Development
22 Authority (ACDA) of 4.422 acres m/l of municipal land managed by the Anchorage School
23 District at Clark Middle School, described as a portion of Tract A, ORAH DEE CLARK JR.
24 HIGH SCHOOL SUBDIVISION, Plat No. 71-257, Anchorage Recording District, Third Judicial
25 District, State of Alaska, more particularly described on Appendix A, by exchange of adjacent
26 ACDA land with the remainder paid in cash, is approved.

27
28 **Section 2.** This ordinance shall be effective immediately upon passage and approval by the
29 Assembly.

30
31 PASSED AND APPROVED by the Anchorage Assembly this 14th day of March,
32 2006.

33
34
35 
Acting Chair of the Assembly

36 ATTEST:

37 
38
39 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006- ~~44~~ Title: EXCHANGE AND SALE OF A PARCEL OF MUNICIPAL PROPERTY MANAGED BY THE ANCHORAGE SCHOOL DISTRICT AT CLARK MIDDLE SCHOOL TO THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY FOR FAIR MARKET VALUE PLUS COSTS.

Sponsor: Real Estate Services
Preparing Agency: Real Estate Services
Others Affected:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY06	FY07	FY08	FY09
Operating Expenditures				
1000 Personal Services				
2000 Supplies				
3000 Other Services				
4000 Debt Service				
5000 Capital Outlay				
<hr/>				
TOTAL DIRECT COSTS: \$0.00 All transaction costs are the responsibility of purchaser or will be recovered by proceeds of sale flowing to MOA				
<hr/>				
6000 IGCs	0	0	0	0
<hr/>				
FUNCTION COST:	0	0	0	0
<hr/>				
REVENUES:	0	0	0	0
<hr/>				
CAPITAL:	0	0	0	0
<hr/>				
POSITIONS: FT/PT and Temp.	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

PRIVATE SECTOR ECONOMIC EFFECTS:

Prepared by: Robin E. Ward	Telephone: 343-4337
Validated by OMB: _____	Date: _____
Approved by: _____ (Director, Preparing Agency)	Date: _____



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 142-2006

MEETING DATE: February 28, 2006

FROM: MAYOR

SUBJECT: AN ORDINANCE AUTHORIZING AN EXCHANGE AND SALE OF A PARCEL OF MUNICIPAL PROPERTY MANAGED BY THE ANCHORAGE SCHOOL DISTRICT AT CLARK MIDDLE SCHOOL TO THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY FOR FAIR MARKET VALUE PLUS COSTS.

On July 12, 2005, the Assembly approved transfer of a twenty-five acre Heritage Land Bank parcel, located in Mountain View, to the Anchorage Community Development Authority for a mixed use development project.

PO'B Montgomery is under contract with the Anchorage Community Development Authority to development and construct the project. In order to complete Phase 1 of the project, PO'B Montgomery needs a portion of the Clark Middle School property.

The Anchorage Community Development Authority holds a remnant parcel from the 25 acres transferred to it in July 2005, to use as partial compensation, by land exchange, for the 4.422 acre Clark Middle School parcel. The remainder of compensation shall be paid in cash from the proceeds of the sale of the entire parcel to PO'B Montgomery, scheduled to close on or about May 1, 2006. The sale and exchange of the parcels is based on fair market value.

Metes and bounds of the subject property are attached as Appendix A. Maps of the parcels are included as Appendices B & C.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE AUTHORIZING AN EXCHANGE AND SALE OF A PARCEL OF MUNICIPAL PROPERTY MANAGED BY THE ANCHORAGE SCHOOL DISTRICT AT CLARK MIDDLE SCHOOL TO THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY FOR FAIR MARKET VALUE PLUS COSTS.

Prepared by: Robin E. Ward, Executive Director
Heritage Land Bank and Real Estate Services
Concur: Mary Jane Michael, Director
Department of Economic and Community Development
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Appendix A

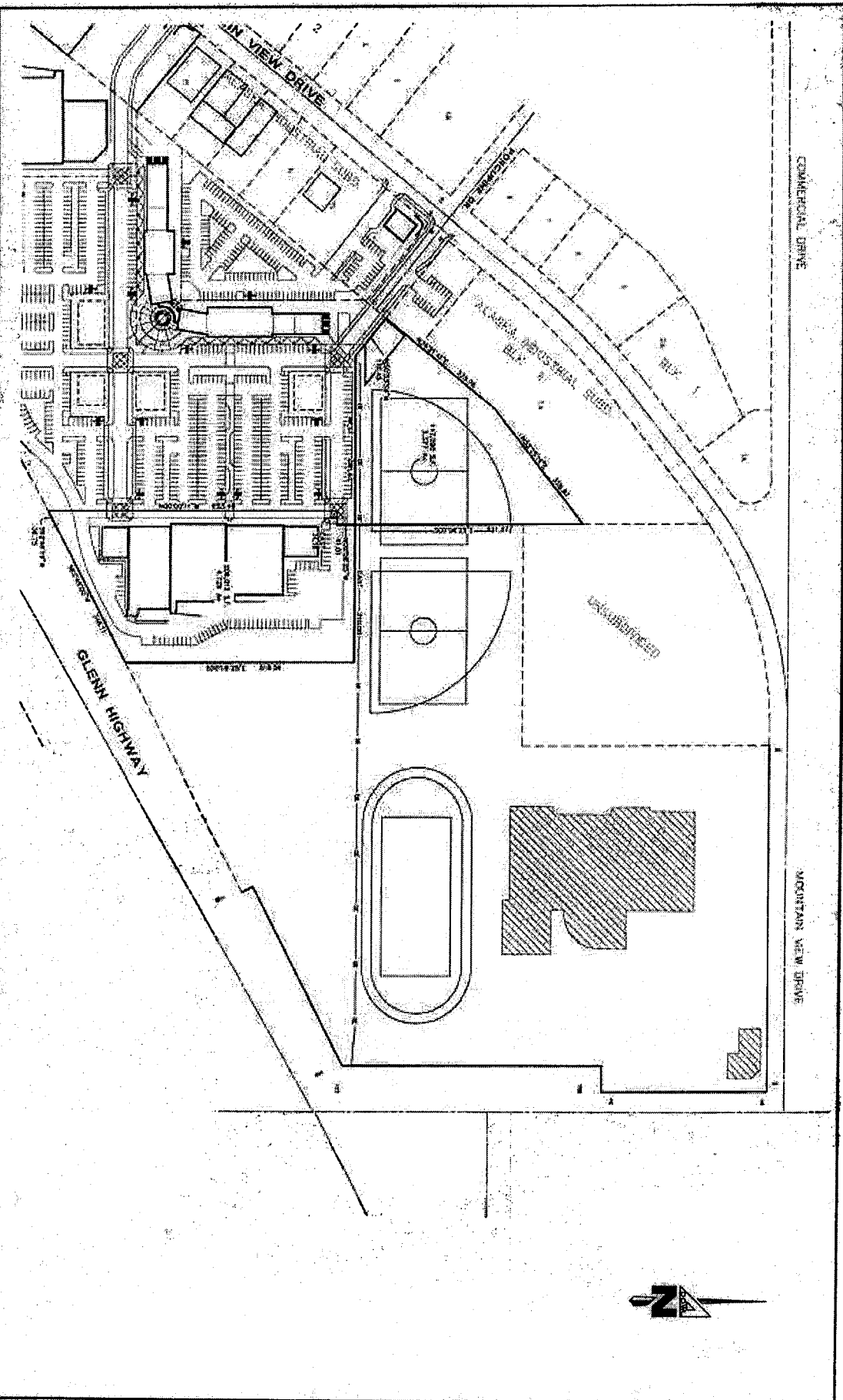
LEGAL DESCRIPTION

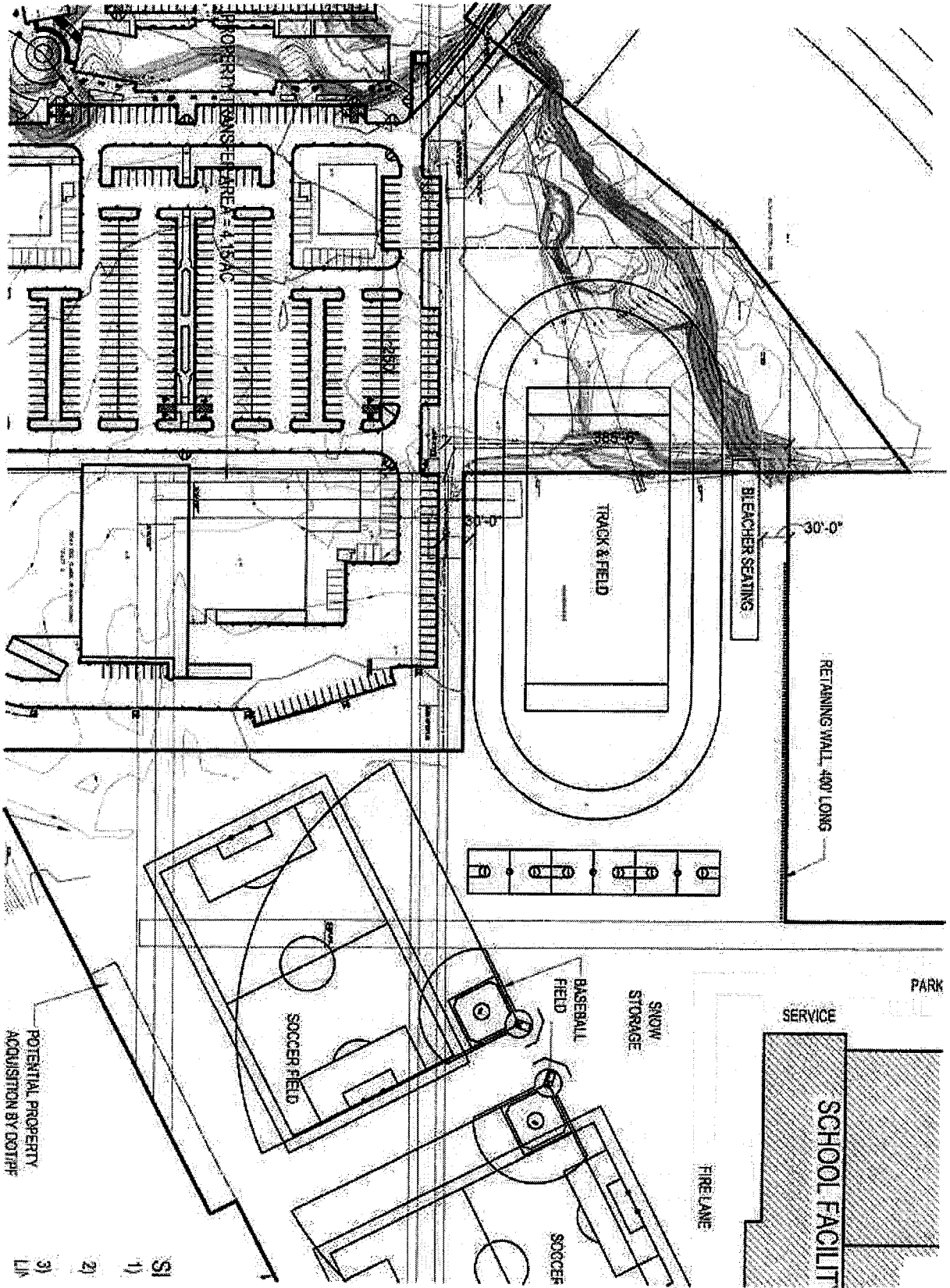
A PARCEL OF LAND FOR SUBDIVISION

Bearings are based on the proposed plat of Mountain View Development Subdivision being processed under the Municipality of Anchorage Department of Community Planning and Development as Case No. S-11432-1.

A portion of Tract A, Orah Dee Clark Jr. High School Subdivision, filed as Plat No. 71-257 in the Anchorage Recording District, Third Judicial District, State of Alaska, being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of said Tract A, being the True Point of Beginning for this description; thence on the west line thereof N 00°14'19" W 700.88 feet; thence departing said west line N 89°53'25" E 310.00 feet; thence S 00°14'19" E 541.78 feet to a point on the south line of said Tract A; thence on said south line S 62°41'47" W 348.12 feet to the True Point of Beginning, embracing an area of 192,612.67 square feet, 4.422 Acres more or less.





Content Information

Content ID : 003720

Revision: 0

Type: Ordinance - AO

Title: Clark Mid. School Tract A Ordinance

Author: vanhornlr

Initiating Dept: HLB

Select Routing: Standard

Review Depts:

Description: Tract A Clark Middle School

Keywords: Clark Tract A

Date Prepared: 2/16/06 1:00 PM

Director Name: Robin E. Ward

Addnl Dept Review ?: No

Addnl Review Depts:

Mayor Review?: No

Requested Assembly Meeting Date
MM/DD/YY: 2/28/06 12:00 AM

Requested Public Hearing Date
MM/DD/YY: 3/14/06 12:00 AM

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
AllOrdinanceWorkflow	2/16/06 1:03 PM	Checkin	vanhornlr	Public	003720	0
HLB_SubWorkflow	2/16/06 1:17 PM	Approve	wardre	Public	003720	0
ECD_SubWorkflow	2/16/06 3:01 PM	Approve	barkleyva	Public	003720	0
OMB_SubWorkflow	2/17/06 9:20 AM	Approve	mitsonjl	Public	003720	0
AllOrdinanceWorkflow	2/17/06 10:51 AM	Reject	fehlenrl	Public	003720	0
AllOrdinanceWorkflow	2/17/06 11:01 AM	Checkin	vanhornlr	Public	003720	0
ECD_SubWorkflow	2/17/06 11:03 AM	Approve	barkleyva	Public	003720	0
OMB_SubWorkflow	2/17/06 11:10 AM	Approve	mitsonjl	Public	003720	0
Legal_SubWorkflow	2/17/06 11:49 AM	Approve	fehlenrl	Public	003720	0
MuniManager_SubWorkflow	2/18/06 1:34 PM	Approve	leblancdc	Public	003720	0
MuniMgrCoord_SubWorkflow	2/20/06 2:08 PM	Approve	abbottmk	Public	003720	0