

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

Prepared by: Heritage Land Bank

For Reading: May 16, 2006

CLERK'S OFFICE

APPROVED

Date:

6-6-06

ANCHORAGE, ALASKA

AO NO. 2006- 77

1 AN ORDINANCE AUTHORIZING DISPOSAL BY SALE OF HERITAGE LAND BANK
2 PARCELS 2-153, 2-154 AND 2-155, INDIVIDUALLY BY SEALED BIDS FOR NOT LESS
3 THAN FAIR MARKET VALUE PLUS COSTS.

4
5 **WHEREAS**, HLB Parcels 2-153, -154 and -155, three vacant residential parcels, legally
6 described as Lots 4, 5 and 6, Block 4, Abbott Loop Manor Subdivision, located in Anchorage,
7 have been reviewed by all municipal agencies and are determined to be excess to municipal
8 purposes and needs; and

9
10 **WHEREAS**, on March 15, 2006, MacSwain Associates appraised Parcels 2-153, -154 and -155
11 and estimated the fair market value to be \$80,000 per lot; and

12
13 **WHEREAS**, total appraisal costs were \$3,500.00 for all three parcels, and


14
15 **WHEREAS**, following a public hearing on February 16, 2006, the Heritage Land Bank
16 Advisory Commission passed Resolution No. 2006-05, recommending the competitive sale of
17 HLB Parcels 2-153, -154 and -155; now, therefore,

18
19 **THE ANCHORAGE ASSEMBLY ORDAINS:**

20
21 **Section 1.** Disposal by sealed bid of Lot 4, Lot 5 and Lot 6, Block 4, ABBOTT LOOP
22 MANOR SUBDIVISION for a minimum sales price of **\$81,166.00** each (appraised value plus
23 one-third of appraisal cost) to the highest bidder, with each successful bidder to pay all closing
24 costs incurred in each sale is hereby approved.

25
26 **Section 2.** This ordinance shall be effective immediately upon passage and approval.

27
28 PASSED AND APPROVED by the Anchorage Assembly this 6th day of June,
29 2006.

30
31
32 
33 Chair of the Assembly

34 ATTEST:

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37 
38
39 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006- 77

Title: AN ORDINANCE AUTHORIZING DISPOSAL BY SALE OF
HERITAGE LAND BANK PARCELS 2-153, 2-154 AND 2-155,
INDIVIDUALLY BY SEALED BIDS FOR NOT LESS THAN FAIR
MARKET VALUE PLUS COSTS.

Sponsor: HLB
Preparing Agency: Heritage Land Bank
Others Impacted:

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				

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES: \$243

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Sale of three lots to private sector will place these parcels back on the tax rolls.

PRIVATE SECTOR ECONOMIC EFFECTS:

Sale of these parcels will provide construction and development opportunities.

Prepared by: Robin E. Ward, HLB Director

Telephone: **343-4337**

Validated by OMB: _____

Date: _____

Approved by: _____
(Director, Preparing Agency)

Date: _____



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 342 -2006

MEETING DATE: May 16, 2006

FROM: MAYOR

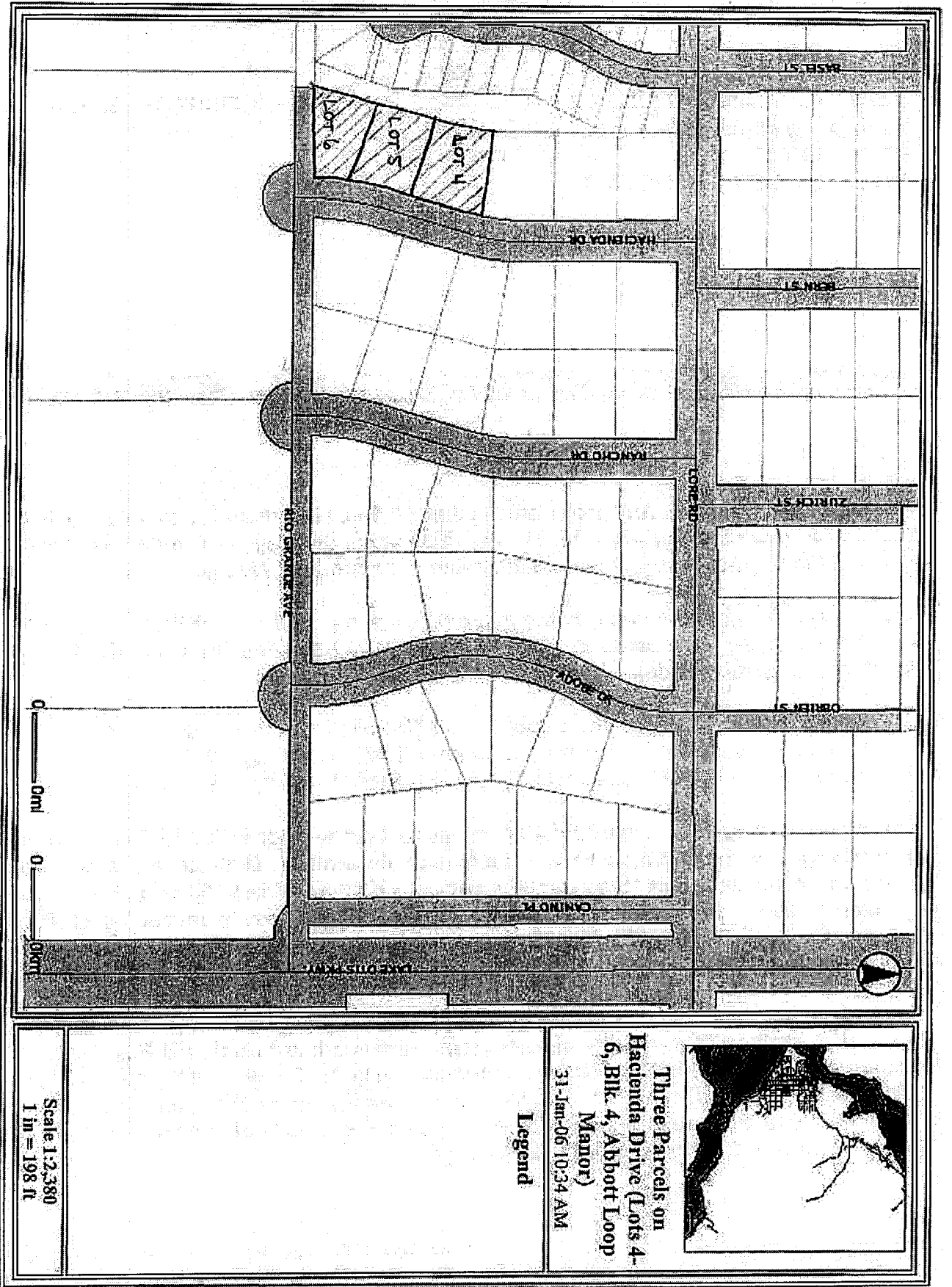
SUBJECT: AN ORDINANCE AUTHORIZING DISPOSAL BY SALE OF HERITAGE LAND BANK PARCELS 2-153, 2-154 AND 2-155, INDIVIDUALLY BY SEALED BIDS FOR NOT LESS THAN FAIR MARKET VALUE PLUS COSTS.

Heritage Land Bank Parcels 2-153, 2-154 and 2-155 are three vacant residential parcels, legally described as Lots 4, 5 and 6, Block 4, Abbott Loop Manor Subdivision. The parcels are former tax deeded properties transferred into HLB inventory in 2003 (Appendix A: Site Map). The disposal of these parcels was reviewed and approved in the Heritage Land Bank 2005-2006 Annual Work Program and 2007-2011 Five-Year Management Plan; (Draft approved by HLBAC May 12, 2005 and Assembly approved September 27, 2005). These parcels were declared surplus to municipal use by municipal agency review concluded February 8, 2006.

At its February 16, 2006 meeting, the HLB Advisory Commission authorized the sale of Parcels 2-153, 2-154 and 2-155, passing HLBAC Resolution No. 2006-05 (Appendix B). An appraisal dated March 15, 2006 by MacSwain Associates estimated the value of each lot to be \$80,000.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING DISPOSAL BY SALE OF HERITAGE LAND BANK PARCELS 2-153, 2-154 AND 2-155, INDIVIDUALLY BY SEALED BIDS FOR NOT LESS THAN FAIR MARKET VALUE PLUS COSTS.

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



Appendix A

Appendix B

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION No. 2006-05

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION (HLBAC) RECOMMENDING ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCELS 2-153, -154 AND -155 (LOTS 4, 5 AND 6, BLOCK 4, ABBOTT LOOP MANOR SUBDIVISION), AT MINIMUM FAIR MARKET VALUE PLUS COSTS.

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, the subject parcels are three vacant residential parcels legally described as Lots 4, 5 and 6, Block 4, Abbott Loop Manor Subdivision; and

WHEREAS, The disposal of these parcels has been reviewed and approved in the Heritage Land Bank 2005-2006 Annual Work Program and 2007-2011 Five-Year Management Plan, (Draft approved by HLBAC May 12, 2005, Assembly approved September 27, 2005); and

WHEREAS, HLB posted the property and conducted public notice and 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,

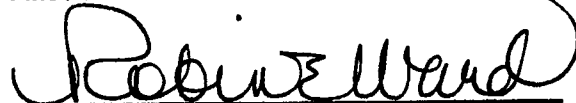
NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCELS 2-153, -154 AND -155 (LOTS 4, 5 AND 6, BLOCK 4, ABBOTT LOOP MANOR SUBDIVISION), AT MINIMUM FAIR MARKET VALUE PLUS COSTS.

PASSED AND APPROVED the 16TH day of February, 2006.

Approved


Jeffery Blake, Chair
Heritage Land Bank Advisory Commission

Attest:


Robin E. Ward, Executive Director
Heritage Land Bank

Content Information**Content ID :** 003928**Type:** Ordinance - AO**Title:** Sale of Heritage Land Bank Parcels 2-153, 2-154 and 2-155**Author:** curtiscr**Initiating Dept:** HLB**Description:** Ordinance authorizing disposal by sale of Heritage Land Bank parcels 2-153, 2-154 and 2-155, individually by sealed bids for not less than fair market value plus costs.**Keywords:** Sale of Heritage Land Bank parcels 2-153, 2-154 and 2-155 by sealed bids for not less than fair market.**Date Prepared:** 4/21/06 3:46 PM**Director Name:** Robin E Ward**Assembly Meeting**
Date MM/DD/YY: 5/16/06**Public Hearing Date**
MM/DD/YY: 6/6/062006 MAY -5 PM 3:01
CLERK'S 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	4/21/06 3:54 PM	Checkin	mooreddy	Public	003928
HLB_SubWorkflow	4/24/06 4:43 PM	Approve	wardre	Public	003928
ECD_SubWorkflow	4/24/06 4:52 PM	Approve	barkleyva	Public	003928
OMB_SubWorkflow	4/25/06 9:43 AM	Approve	mitsonjl	Public	003928
Legal_SubWorkflow	4/25/06 11:34 AM	Approve	gatesdt	Public	003928
MuniManager_SubWorkflow	5/4/06 6:35 PM	Checkin	curtiscr	Public	003928
MuniManager_SubWorkflow	5/5/06 11:34 AM	Approve	leblancdc	Public	003928
MuniMgrCoord_SubWorkflow	5/5/06 11:47 AM	Approve	curtiscr	Public	003928