

Submitted by: Chair of the Assembly
At the Request of the Mayor
Prepared by: Heritage Land Bank and
Real Estate Services
For Reading: May 23, 2006

CITY OF ANCHORAGE

ANCHORAGE, ALASKA

APPROVED

AO NO. 2006- 82

Date: 6-6-06

AN ORDINANCE AUTHORIZING AN EQUAL VALUE TRADE OF MUNICIPALLY OWNED PROPERTY, COMMONLY DESCRIBED AS TRACT THREE "B" (3B), C/G WAREHOUSE SUBDIVISION, COMPRISING APPROXIMATELY 16.78 ACRES, IN EXCHANGE FOR A PRIVATELY OWNED PARCEL DESCRIBED AS LOT 2, HERRING SUBDIVISION, COMPRISING APPROXIMATELY 42,000 SQ.FT. AND LOCATED AT 1601 EAST TUDOR ROAD.

WHEREAS, the Municipality owns *Tract 3B, C/G Warehouse Subdivision*, a parcel of land consisting of approximately 16.78 acres and zoned I-1, Light Industrial; and

WHEREAS, the Municipality completed an agency review and deemed this parcel surplus to municipal needs; and

WHEREAS, MacInnes Road, LLC owns *Lot 2, Herring Subdivision*, a parcel of land consisting of approximately 42,000 Sq. Ft. and zoned R-2M, Multi Family Residential; and

WHEREAS, it is the desire of the Administration to re-build Fire Station #4, located on the adjacent property, and construction requires additional property in order to complete the project; and

WHEREAS, the Administration proposed an equal value land trade between MacInnes Road, LLC and the Municipality of the subject properties; and

WHEREAS, MacInnes Road, LLC is willing to pay the difference in the appraisal values in cash to the Municipality; and

WHEREAS, appraisals of the municipal property and the MacInnes Road, LLC are on order, now, therefore,


THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Municipality is authorized to exchange municipal land described as *Tract 3B, C/G Warehouse Subdivision* for land owned by MacInnes Road, LLC, described as *Lot 2, Herring Subdivision*.

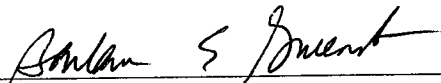
Section 2. The exchanges of lands shall be subject to the fair market land values established by commercial appraisal. The difference in value between the municipal parcel and the private parcel shall be paid in cash to the Municipality by MacInnes Road, LLC.

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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2 PASSED AND APPROVED by the Anchorage Assembly this 6th day of June, 2006.
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7 Chair of the Assembly
8

9 ATTEST:

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13 Municipal Clerk
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006-82

Title: An Ordinance authorizing an equal value trade of a municipally owned property, commonly known as Tract Three "B" (3B), C/G Warehouse Subdivision, comprising approximately 16.78 acres in exchange for a privately owned parcel commonly known as Lot 2, Herring Subdivision, comprising approximately 42,000 sq.ft. and located at 1601 East Tudor Road in Anchorage.

Sponsor: HLB&RES
Preparing Agency: Heritage Land Bank and Real Estate Services
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:	0	0	0	0
6000 IGCs	0	0	0	0
FUNCTION COST:	0	0	0	0
REVENUES:	0	0	0	0
CAPITAL:	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS: No direct public sector economic effects.

PRIVATE SECTOR ECONOMIC EFFECTS: No direct private sector effects.

Prepared by: Robin Ward

Telephone: **343-4337**

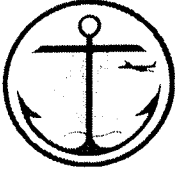
Validated by OMB: _____

Date: _____

Approved by: _____

Date: _____

(Director, Preparing Agency)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 382-2006

Meeting Date: May 23, 2006

1 From: Mayor

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4 Subject: AN ORDINANCE AUTHORIZING AN EQUAL VALUE TRADE OF
5 MUNICIPALLY OWNED PROPERTY, COMMONLY DESCRIBED AS
6 TRACT THREE "B" (3B), C/G WAREHOUSE SUBDIVISION,
7 COMPRISING APPROXIMATELY 16.78 ACRES, IN EXCHANGE
8 FOR A PRIVATELY OWNED PARCEL DESCRIBED AS LOT 2,
9 HERRING SUBDIVISION, COMPRISING APPROXIMATELY 42,000
10 SQ.FT. AND LOCATED AT 1601 EAST TUDOR ROAD.

11
12 This ordinance seeks approval for an equal value exchange of real property to
13 acquire a parcel of land for the future expansion and rebuilding of Fire Station #4
14 located at MacInnes Street and Tudor Road. Lot 2, Herring Subdivision is a
15 former trailer court that is adjacent to the existing Fire State #4. The current fire
16 station building was constructed in 1971 and shows material depreciation in the
17 wall and roof cavities. The existing interior space does not meet the modern
18 needs of fire stations, lacking decontamination rooms, emergency generators,
19 separate sleeping quarters and adequate bathroom facilities for both genders.
20 From a long term life cycle cost perspective, replacing the station is more cost-
21 effective than remodeling the old building.

22
23 The adjacent property proposed for the fire station expansion is legally described
24 as Lot 2, Herring Subdivision, zoned R-2M, is 42,000 sq. ft., and is generally
25 located west of Fire Station #4 on Tudor Road (see map: Appendix A). The
26 additional land would allow construction of a drive-through station, reducing
27 hazards when backing up fire trucks, much needed parking for staff and visitors,
28 medical supply area, maintenance and communication support. It also provides
29 additional on-site exterior training space and room for community activities.

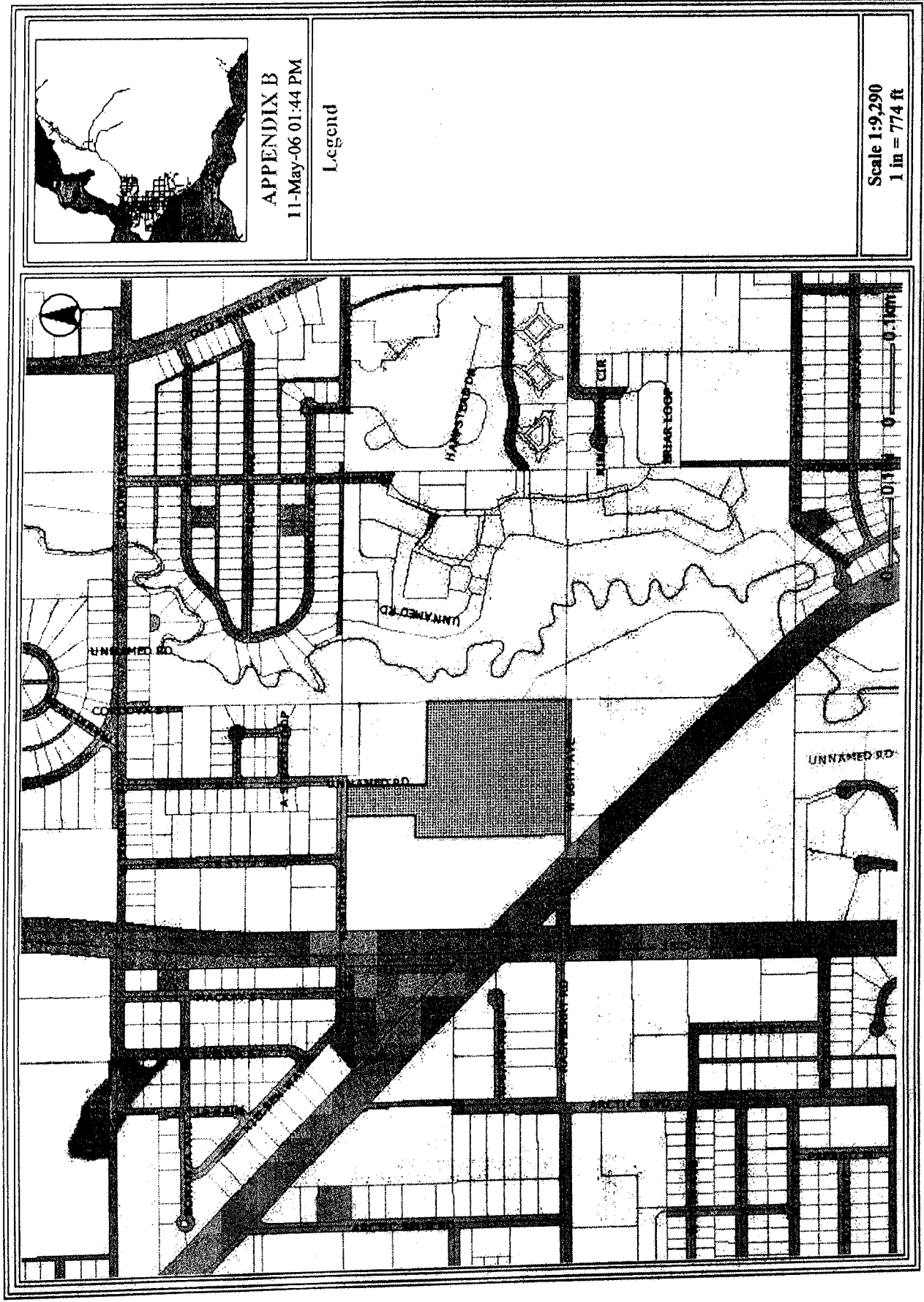
30
31 The undeveloped and vacant municipal parcel is legally described as Tract 3B,
32 C/G Warehouse Subdivision, zoned I-1, is 16.78± acres, and is generally located
33 near W. 64th Avenue and C Street (see map: Appendix B). After completing
34 agency reviews, Real Estate Services determined this parcel is surplus to
35 municipal needs and should be placed for disposal.

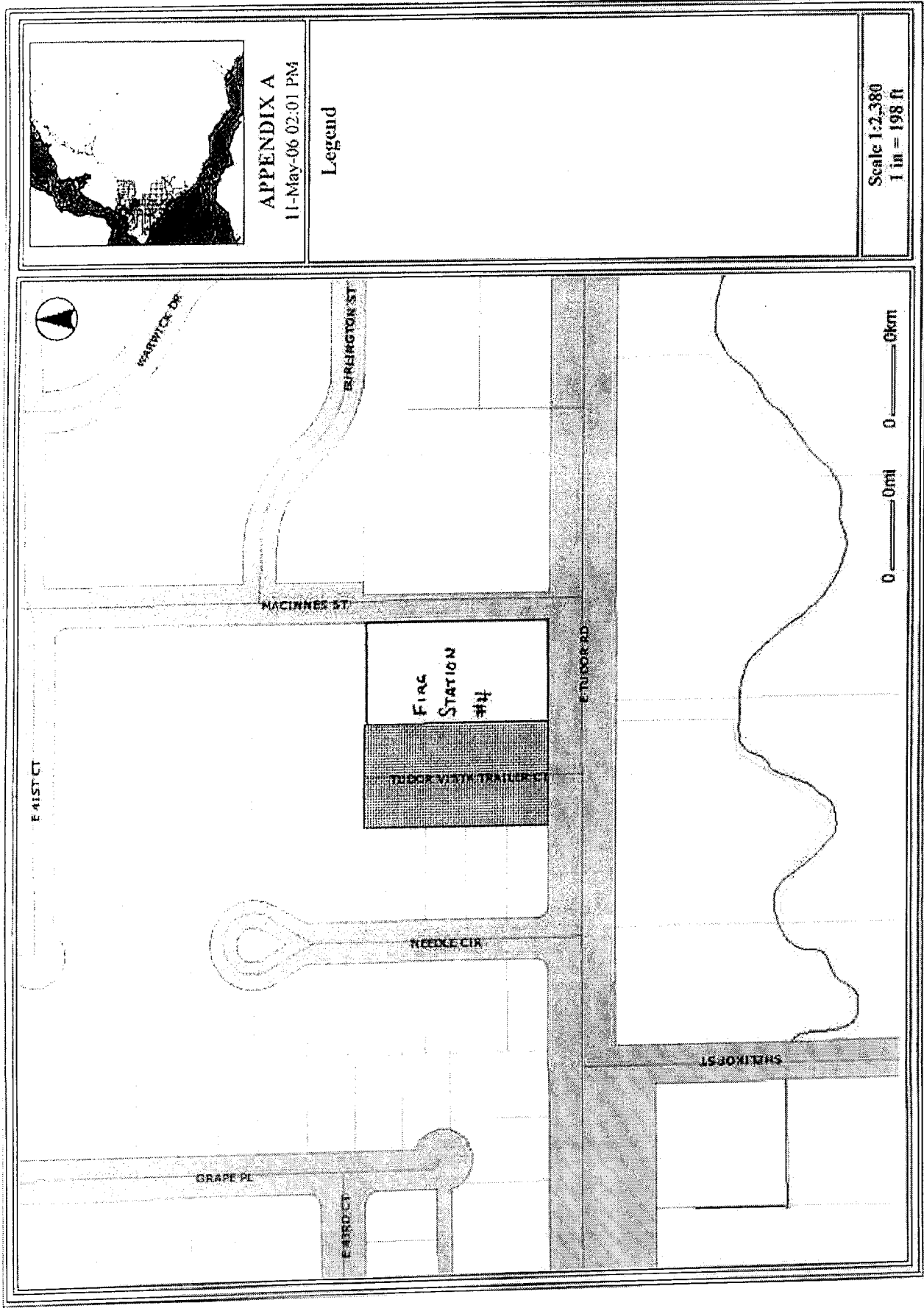
36
37 Appraisals of the properties are on order and the proposal for the exchange is an
38 equal value trade, with the private parcel owner paying the difference in value to
39 the Municipality.

1 THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
2 AUTHORIZING AN EQUAL VALUE TRADE OF MUNICIPALLY OWNED
3 PROPERTY, COMMONLY DESCRIBED AS TRACT THREE "B" (3B), C/G
4 WAREHOUSE SUBDIVISION, COMPRISING APPROXIMATELY 16.78 ACRES,
5 IN EXCHANGE FOR A PRIVATELY OWNED PARCEL DESCRIBED AS LOT 2,
6 HERRING SUBDIVISION, COMPRISING APPROXIMATELY 42,000 SQ.FT. AND
7 LOCATED AT 1601 EAST TUDOR ROAD.

8

9 Prepared by: Robin E. Ward, Executive Director
10 Heritage Land Bank & Real Estate Services
11 Concur: Mary Jane Michael, Executive Director
12 Economic & Community Development
13 Concur: Denis C. LeBlanc, Municipal Manager
14 Respectfully submitted: Mark Begich, Mayor





Content Information

Content ID : 003993

Type: Ordinance - AO

Title: Equal Value Land Trade: Tract 3B, C/G Warehouse Subd. for Lot 2, Herring Subd.

Author: curtiscr

Initiating Dept: HLB

Review Depts: AFD

Description: Equal value land trade of MOA parcel (legal descr.: Tract 3B, C/G Warehouse), for privately owned parcel (Lot 3, Herring Subd.), to expand Fire Stn. #4.

Keywords: Fire Station 4 Land Trade

Date Prepared: 5/11/06 2:53 PM

Director Name: Robin E. Ward

Assembly Meeting
Date MM/DD/YY: 5/23/06Public Hearing Date
MM/DD/YY: 6/6/06CLEANED OFFICE
2006 MAY 12 PM 3:20**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	5/11/06 3:02 PM	Checkin	vanhornlr	Public	003993
HLB_SubWorkflow	5/12/06 8:26 AM	Approve	wardre	Public	003993
ECD_SubWorkflow	5/12/06 9:13 AM	Approve	thomasm	Public	003993
AFD_SubWorkflow	5/12/06 11:09 AM	Approve	schragedr	Public	003993
AllOrdinanceWorkflow	5/12/06 11:20 AM	Reject	mitsonjl	Public	003993
AllOrdinanceWorkflow	5/12/06 11:27 AM	Checkin	vanhornlr	Public	003993
ECD_SubWorkflow	5/12/06 11:34 AM	Approve	thomasm	Public	003993
AFD_SubWorkflow	5/12/06 11:39 AM	Approve	schragedr	Public	003993
OMB_SubWorkflow	5/12/06 12:02 PM	Approve	mitsonjl	Public	003993
Legal_SubWorkflow	5/12/06 12:03 PM	Approve	fehlenrl	Public	003993
MuniManager_SubWorkflow	5/12/06 12:05 PM	Approve	leblancdc	Public	003993
MuniMgrCoord_SubWorkflow	5/12/06 12:26 PM	Checkin	curtiscr	Public	003993