

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 6-20-06

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

ANCHORAGE, ALASKA  
AO NO. 2006-83

1 **AN ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY DESCRIBED AS**  
2 **TRACT 7A, WESTPARK SUBDIVISION, FOR FAIR MARKET VALUE NOT TO EXCEED**  
3 **TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000).**  
4

5  
6 WHEREAS, the administration desires to acquire property in South Anchorage adjacent to the  
7 preferred selected elementary school site for use as a municipal park; and  
8

9 WHEREAS, Anchorage Municipal Code sections 25.20.010 and .020 authorize the Municipality to  
10 acquire land for any public purpose, upon approval by the Assembly; and  
11

12 WHEREAS, the administration made an offer to purchase Tract 8A, Westpark Subdivision for the  
13 preferred elementary school site; and  
14

15 WHEREAS, the owners of both parcels will only sell both properties as one sales contract; and  
16

17 WHEREAS, the location of this 16.72 acre parcel allows for future creation of sports activities and  
18 fields adjacent to an elementary school within a large subdivision; and  
19

20 WHEREAS, the administration is negotiating a lease of the property to a firm to fill the pit from  
21 previous resource extraction on the property; and  
22

23 WHEREAS, the Municipality seeks authorization to purchase proposed Tract 7A, Westpark  
24 Subdivision for fair market value not to exceed \$2,500,000.00 plus closing costs. The purchase will  
25 be funded with proceeds from the proposed land exchange of Tract 3B C/G Warehouse Subdivision  
26 and Lot 2, Herring Subdivision; now therefore,  
27

28 **WHEREAS, the site acquired for the elementary school site, shall be developed as an**  
29 **elementary school, but only in a manner which will permit, to the extent practicable, the**  
30 **disposition of a portion of the elementary school site not necessary for the elementary school**  
31 **once the adjacent pit has been filled and is available for use by the elementary school.**  
32

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**


2  
3 **Section 1.** The purchase of Tract 7A, Westpark Subdivision, containing approximately 16.52  
4 acres for fair market value not to exceed TWO MILLION FIVE HUNDRED THOUSAND  
5 DOLLARS (\$2,500,000.00), is hereby authorized.

6  
7 **Section 2.** The Municipality shall conduct a geotechnical investigation on the property to  
8 determine the depth to any water table and determine the permeability of soils encountered  
9 above such occurrence.

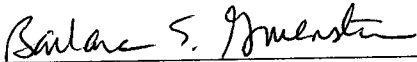
10  
11 Fill shall be placed on the property known as the Lucy Pit in a manner and type to reduce  
12 infiltration of surface runoff.

13  
14 **Section 2 3.** This ordinance shall take effect immediately upon passage and approval.

15  
16  
17 PASSED AND APPROVED by the Anchorage Assembly this 20<sup>th</sup> day of June, 2006.

18  
19  
20   
21 \_\_\_\_\_  
22 Chair of the Assembly

23  
24 ATTEST:

25  
26   
27 \_\_\_\_\_  
28 Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2006- 83

Title: An Ordinance approving the purchase and acquisition of real property legally described as Tract 7A, Westpark Subdivision School Addition, for Fair Market value not to exceed Two Million Five Hundred Dollars (\$2,500,000.00).

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

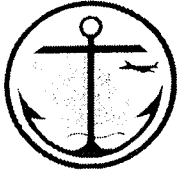
Telephone: **343-4337**

Validated by OMB: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
(Director, Preparing Agency)

Date: \_\_\_\_\_



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 383-2006

Meeting Date: May 23, 2006

1 From: MAYOR

2  
3 Subject: AN ORDINANCE AUTHORIZING ACQUISITION OF REAL  
4 PROPERTY DESCRIBED AS TRACT 7A, WESTPARK SUBDIVISION,  
5 FOR FAIR MARKET VALUE NOT TO EXCEED TWO MILLION FIVE  
6 HUNDRED THOUSAND DOLLARS (\$2,500,000).

7  
8 The accompanying ordinance seeks approval for Real Estate Services Department  
9 to purchase real property for a future sports activity site. The subject parcel is in  
10 the new Kincaid Estates project, adjacent to the preferred elementary school site  
11 selection. The parcel is zoned R-2A SL, and is approximately 16.72 acres in size  
12 (see attached map with subject parcel asterisked, Appendix A).

13  
14 The owner of both the preferred elementary school site and the subject parcel will  
15 only sell the school site if the adjacent parcel is purchased at the same time. This  
16 subject parcel is the site of previous resource extraction and will need to be filled to  
17 be usable.

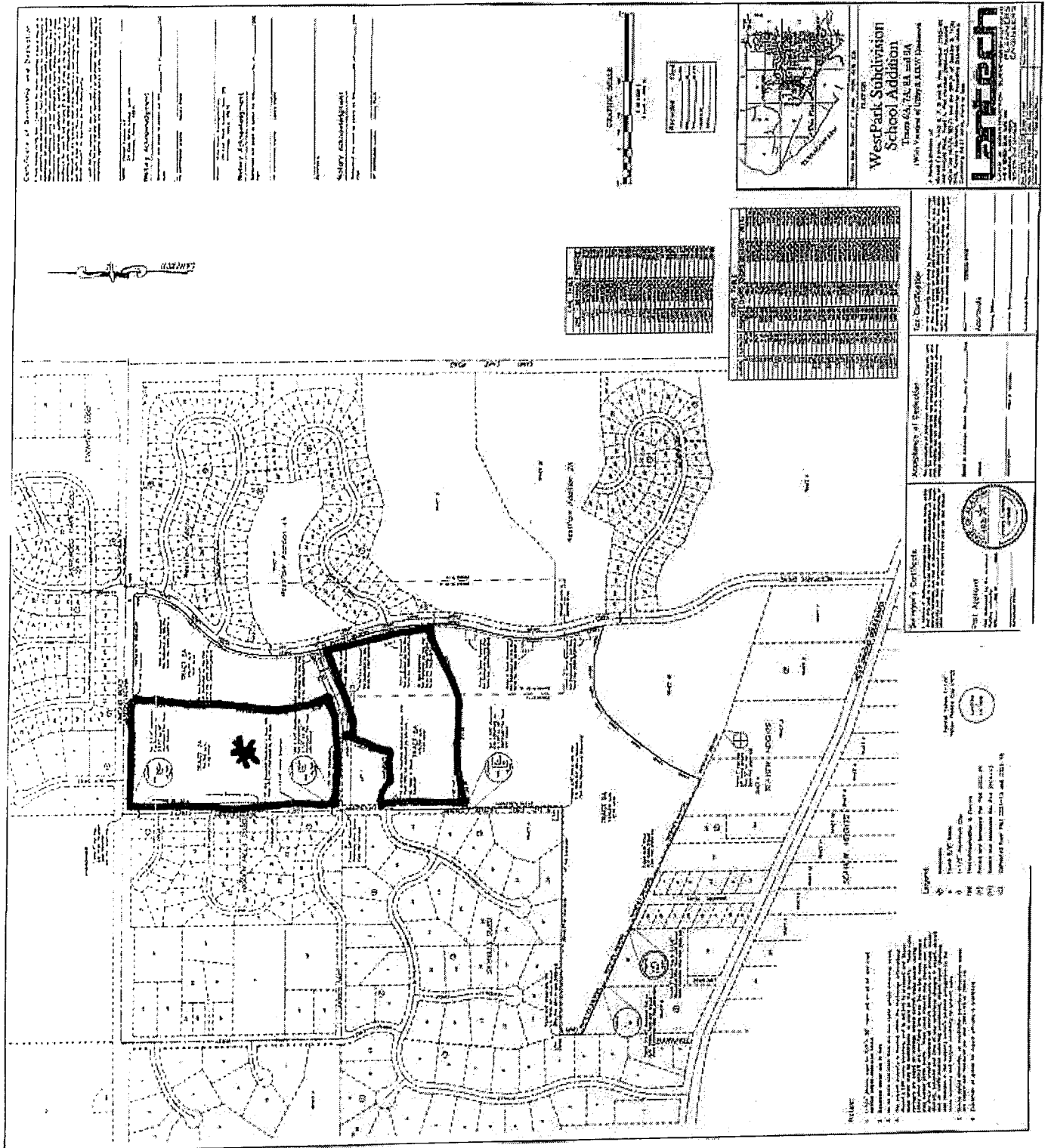
18  
19 The Administration is negotiating with Anchorage Sand and Gravel (AS&G) to lease  
20 the property for the next five years to fill the pit under a conditional use permit.  
21 AS&G will create the final contours for development of sports activities after  
22 completing the filling of the pit area.

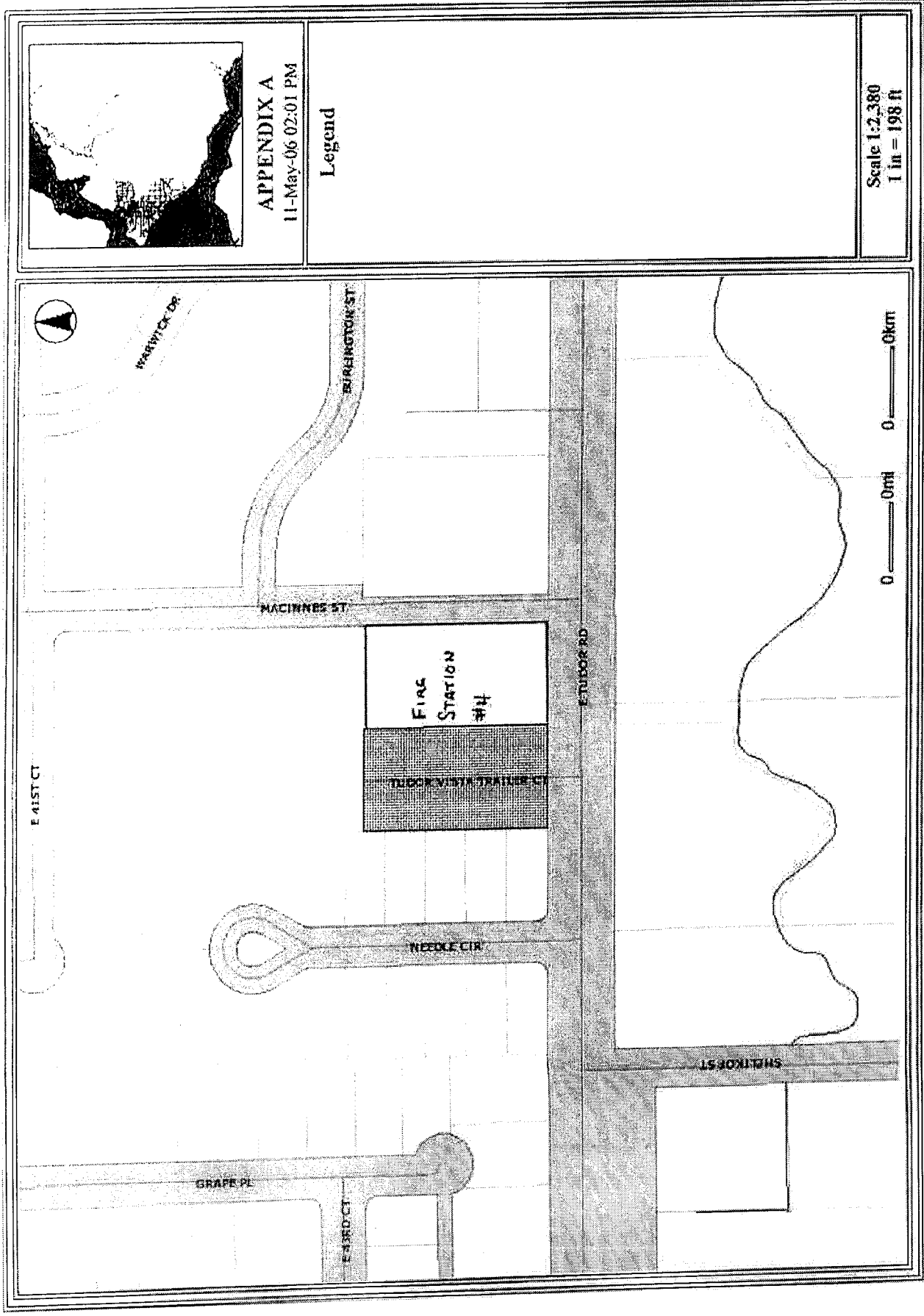
23  
24 Funding for the \$2,500,000 purchase of proposed Tract 7A, Westpark, shall come  
25 from proceeds of the proposed land exchange of municipal Tract 3B, C/G  
26 Warehouse Subdivision for privately owned Lot 2, Herring Subdivision. The  
27 proceeds of this land exchange are estimated to exceed \$2,500,000.00.

28  
29 THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE  
30 AUTHORIZING ACQUISITION OF TRACT 7A, WESTPARK SUBDIVISION, FOR  
31 FAIR MARKET VALUE NOT TO EXCEED TWO MILLION FIVE HUNDRED  
32 THOUSAND DOLLARS (\$2,500,000).

33  
34 Prepared by: Robin E. Ward, Executive Director  
35 Heritage Land Bank & Real Estate Services  
36 Concur: Mary Jane Michael, Executive Director  
37 Economic & Community Development  
38 Concur: Jeff Dillon, Executive Director  
39 Parks & Recreation Department  
40 Concur: Denis C. LeBlanc, Municipal Manager  
41 Respectfully submitted: Mark Begich, Mayor  
42

## Appendix A

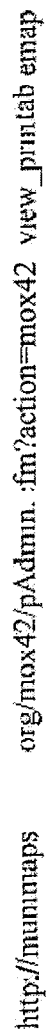




APPENDIX A  
11-May-06 02:01 PM

Legend

Scale 1:2,380  
1 in = 198 ft



**Content Information****Content ID :** 004002**Type:** Ordinance - AO**Title:** Acquisition of Tract 7-A**Author:** curtiscr**Initiating Dept:** HLB**Description:** Acquisition of Tract 7-A, Westpark via land exchange.**Keywords:** Tract 7-A**Date Prepared:** 5/12/06 10:56 AM**Director Name:** Robin E. Ward**Assembly Meeting Date**  
**MM/DD/YY:** 5/23/06**Public Meeting Date:** 6/6/062006 MAY 12 PM 3:20  
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	5/12/06 11:03 AM	Checkin	vanhornlr	Public	004002
HLB_SubWorkflow	5/12/06 11:04 AM	Approve	wardre	Public	004002
ECD_SubWorkflow	5/12/06 11:07 AM	Approve	thomasm	Public	004002
Legal_SubWorkflow	5/12/06 12:03 PM	Approve	fehlenrl	Public	004002
OMB_SubWorkflow	5/12/06 12:03 PM	Approve	mitsonjl	Public	004002
MuniManager_SubWorkflow	5/12/06 12:07 PM	Approve	leblancdc	Public	004002
MuniMgrCoord_SubWorkflow	5/12/06 12:16 PM	Approve	curtiscr	Public	004002
MuniMgrCoord_SubWorkflow	5/12/06 12:16 PM	Checkin	curtiscr	Public	004002