

CLERK'S OFFICE
APPROVED
Date: 8-29-06

Submitted by: Chair of the Assembly at the
request of the Mayor
Prepared by: Heritage Land Bank
For Reading: August 15, 2006

ANCHORAGE, ALASKA
AO NO. 2006- 120

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING
2 WITHDRAWAL OF HERITAGE LAND BANK (HLB) PARCEL #3-059 FROM THE HLB
3 INVENTORY AND TRANSFER OF THE PARCEL TO THE REAL ESTATE SERVICES
4 DIVISION WITH PARKS AND RECREATION DEPARTMENT MANAGEMENT
5 AUTHORITY, FOR A FUTURE DEDICATED PARK
6

7
8 **WHEREAS**, Heritage Land Bank inventory includes Parcel #3-059, containing 8.4± acres, is
9 zoned PLI, legally described as Tract 3, Township 13 North, Range 3 West, Section 22, Seward
10 Meridian, Alaska, and is located on DeBarr Road; and
11

12 **WHEREAS**, on December 15, 1997, the Cultural and Recreational Services (CRS) Department
13 requested a transfer of land management authority of HLB #3-059 to CRS for constructing a
14 Little League field; and
15

16 **WHEREAS**, following a public hearing on February 11, 1998, the Heritage Land Bank
17 Advisory Commission passed Resolution #98-05 to approve the transfer; and
18

19 **WHEREAS**, in April 2006, the Russian Jack Community Council requested via Assemblyman
20 Ken Stout to assist in the complete withdrawal of HLB Parcel #3-059 from the Heritage Land
21 Bank inventory to Real Estate Services, and maintaining current management under the Parks
22 Department preparatory to creating a dedicated park of the subject parcel; and
23

24 **WHEREAS**, on May 25, 2006, the Heritage Land Bank Advisory Commission held a public
25 meeting as specified in AMC 25.40.030 and approved Resolution 2006-09, recommending
26 Assembly approval to withdraw HLB Parcel #3-059 from the HLB inventory for the future
27 dedication of the parcel as a park; now, therefore,
28


29
30 **THE ANCHORAGE ASSEMBLY ORDAINS:**
31

32 **Section 1.** Heritage Land Bank Parcel #3-059 is withdrawn from HLB inventory and
33 transferred to the Real Estate Services Division, and retaining management authority under the
34 Parks & Recreation Department.
35


36 **Section 2.** The withdrawal and transfer shall be conditioned upon a reverter clause and return
37 of the parcel to the Heritage Land Bank inventory if the parcel is not managed for the intended
38 purpose of this withdrawal and transfer.
39

40 **Section 3.** This ordinance shall be effective immediately upon passage and approval.
41

1 PASSED AND APPROVED by the Anchorage Assembly this 29th day of August,
2 2006.

3
4 
5 Chair of the Assembly

6 ATTEST:

7
8
9
10 
11 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006-120

Title: Withdrawal of HLB Parcel #3-059 from inventory, to Real Estate Services with Parks Management Authority for future dedicated park.

Sponsor:

Heritage Land Bank

Preparing Agency:

HLB

Others Impacted:

Parks Department

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
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6000 IGCs

FUNCTION COST:

REVENUES:	0	0	0	0
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CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

No direct economic impact. Presence of improved dedicated park may provide some enhancement of land values to neighboring residences.

PRIVATE SECTOR ECONOMIC EFFECTS:

None.

Prepared by: **Robin E. Ward**

Telephone: **343-4337**

Validated by OMB: _____

Date: _____

Approved by: Robin Ward, HLB and RES
(Director, Preparing Agency)

Date: 7/12/2006



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 566 -2006

MEETING DATE: August 15, 2006

FROM: MAYOR

SUBJECT: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE
AUTHORIZING WITHDRAWAL OF HERITAGE LAND BANK (HLB)
PARCEL #3-059 FROM THE HLB INVENTORY AND TRANSFER OF THE
PARCEL TO THE REAL ESTATE SERVICES DIVISION WITH PARKS AND
RECREATION DEPARTMENT MANAGEMENT AUTHORITY, FOR A
FUTURE DEDICATED PARK

Heritage Land Bank (HLB) Parcel #3-059 is an 8.4± acre parcel located on the south side of DeBarr Road between Bliss and Hoyt Streets (see map, Appendix A). It is zoned PLI (Public Lands and Institutions), and is legally described as Tract 3, Township 13 North, Range 3 West, Section 22, Seward Meridian (TID #005-071-07). HLB acquired this property in 1989 from the Anchorage School District in exchange for land provided by HLB to ASD for the Benny Benson/Save II School, now located on Campbell Airstrip Road.

In December 1997, the Cultural and Recreational Services (CRS) Department requested a transfer of management authority of the subject parcel to CRS for the purpose of creating Little League ball fields. At a public meeting on February 11, 1998, the HLB Advisory Commission approved Resolution #98-05, authorizing the transfer of management to CRS, and in March 1998, the Transfer of Management Authority Memorandum was processed and signed, therein describing those responsibilities conveyed to CRS and those retained by HLB (Appendix B).

In early 2006, members of the Russian Jack Community Council learned that the subject parcel, since named "Williwaw Park," was in the HLB inventory and not under full management of Real Estate Services (RES) on behalf of the Parks Department. On April 13, 2006, Assemblyman Ken Stout submitted a memorandum to HLB and RES Director Robin Ward, requesting disposal of HLB Parcel #3-059 from the HLB inventory to RES (Appendix C), with the intent of one day ordaining Williwaw Park as dedicated park land.

Pursuant to section 25.40.015, the Mayor, with Assembly approval, may withdraw land from the HLB inventory for any lawful municipal purpose, consistent with the Comprehensive Plan. Also, HLB staff satisfied the public notice requirements of section 25.40.015 by conducting an agency review of the proposed action on April 17, 2006, and in posting the property and mailing notices of the public meeting May 9 and 10, 2006. There were no objections to the proposed withdrawal from either the public or from municipal agencies.

On May 25, 2006, the Heritage Land Bank Advisory Commission held a public meeting and passed HLBAC Resolution 2006-09, recommending the withdrawal of HLB Parcel #3-059 from the HLB inventory and transferred to Real Estate Services on behalf of the Parks Department (Appendix D).

1
2 THE ADMINISTRATION RECOMMENDS ASSEMBLY AUTHORIZATION FOR
3 WITHDRAWAL OF HERITAGE LAND BANK PARCEL #3-059 FROM THE HLB
4 INVENTORY FOR TRANSFER TO THE REAL ESTATE SERVICES DIVISION ON
5 BEHALF OF THE PARKS & RECREATION DEPARTMENT.
6
7

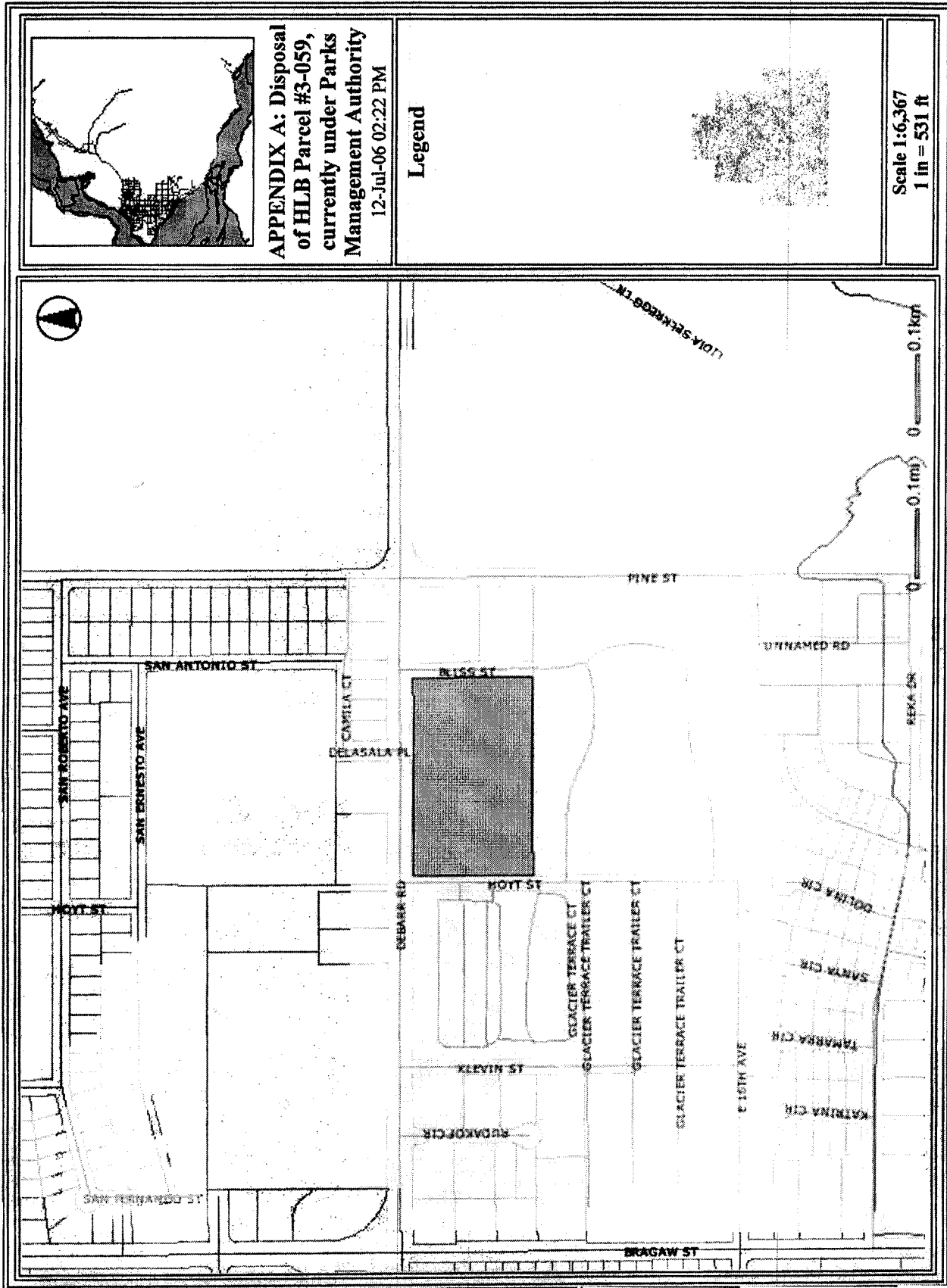
8 Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank

9 Concur: Mary Jane Michael, Executive Director,
10 Economic and Community Development

11 Concur: Denis C. LeBlanc, Municipal Manager

12 Respectfully submitted: Mark Begich, Mayor
13

Appendix A



Appendix B
MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK

MEMORANDUM



DATE: March 24, 1998

TO: Mayor Rick Mystrom

THRU: Larry D. Crawford, Municipal Manager *LC*

FROM: *LH* Larry J. Houle, Director, Heritage Land Bank

SUBJECT: Transfer of Land Management Authority for HLB Parcel 3-059 to the Department of Cultural and Recreational Services for the purpose of Little League ballfield development.

On December 15, 1997, the Heritage Land Bank was requested by the Department of Cultural and Recreational Services to transfer land management authority of HLB Parcel 3-059 for the purpose of Little League field development.

Use of this site for ballfields has been approved by the Parks and Recreation Commission and the Heritage Land Bank Commission.

Reviewed by:

George J. Vakalis
George J. Vakalis
Operations Manager

Reviewed by:


Legal Department
Legal Department

Attachments:

CRS Management Transfer Memorandum
HLB Staff Report 5-98 and Resolution 98-5

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK

MEMORANDUM

DATE: March 24, 1998
TO: Mayor Rick Mystrom
THRU: Larry D. Crawford, Municipal Manager
FROM: Larry J. Houle, Director, Heritage Land Bank 
SUBJECT: Transfer of Management Authority
HLB Parcel 3-059 Tax Parcel 00507107

Legal Description: Tract 3, NW4 S22 T13N R3W SM, consisting of approximately 8.5 acres

Location: the corner of Hoyt Street (western parcel boundary) and Debarr Road (northern parcel boundary), west of the Anchorage School District Administrative Offices and north of the Malaspina Trailer Park in Anchorage.

Land Description: vacant/undeveloped, gravel parking lot in eastern portion of property, PLI zoning, Residential land use Comprehensive Plan designation

Pursuant to AMC 25.10.050, management authority for the parcel described herein may appropriately be assigned to the Department of Cultural and Recreational Services (CRS).

This parcel is to be used, managed, developed and improved for the purpose of two Little League fields with associated parking. If the Little League fields are not developed within 4 years of this action, the parcels shall revert back to the Heritage Land Bank (HLB) to be considered for other municipal uses.

Authority Conveyed

The above listed agency is given authority and responsibility for day-to-day management of the described parcels. This authority includes:

- 1 The use, development and improvement of the lands to advance the purposes of the agency by developing Little League fields; and

2. The issuance of revocable land use permits or licenses pursuant to AMC 25.10.050(c), provided that:

- a. The permit or license conveys no interest in municipal property;
- b. The permit or license can be terminated on thirty (30) days notice;
- c. The effects of the permitted use also are revocable allowing the permit site to be restored to its prior condition within 30 days after the notice to vacate is issued.

Authority Retained by Heritage Land Bank


The Heritage Land Bank retains authority and responsibility pursuant to AMC 25.10.030 for any action which conveys interest in the described real property owned by the Municipality of Anchorage. This authority includes:

1. The disposal of any interest in the property by sale, lease, exchange, or other means.
2. The disposal of natural resources on municipal property including gravel and trees of greater than six (6) inches in diameter.
3. The issuance of any license, permit, sublease, use agreement, grant or other legal document which commits municipal real property and the resources thereon irrevocably, i.e. which allows activities, alterations and improvements of a permanent nature that cannot be removed and the site restored within thirty (30) days; and
4. The responsibility for all projects, such as utility lines, streets and trails, committing portions of the assigned parcels to alterations and improvements which also involve properties not assigned to the agency.

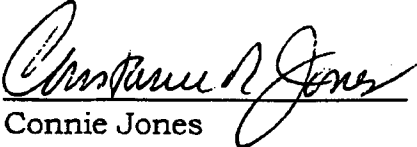
Approval

In view of the foregoing and in accordance with AMC 25.10.050, management authority for the property described herein is hereby transferred to the Department of Cultural and Recreational Services subject to the conditions stated herein.


Concur:


Larry J. Houle,
Director
Heritage Land Bank

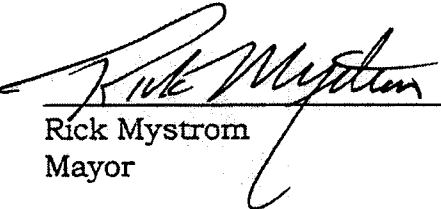
Concur:


Connie Jones
Director
Cultural and Recreational Services

RECOMMEND
Approval:


Larry D. Crawford
Municipal Manager

Approved:


Rick Mystrom
Mayor

Appendix C

Municipality of Anchorage

Voice Mail (907) 343-4119
Fax (907) 343-4780



stoutko@muni.org
P.O. Box 196650
Anchorage, Ak 99519-6650

Anchorage Assembly Member
Ken Stout

To: Robin Ward, Heritage Land Bank
From: Ken Stout, Assemblyman *KS*
CC: Kathleen Plunkett, President Russian Jack Community Council
Re: Ownership of the Williwaw Park.
Date: April 13, 2006

I am writing to ask your assistance with a problem the Russian Jack Community Council brought to my attention.

The Russian Jack Community Council at its March 8, 2006 meeting had a report from Secretary Ed Leach and President Kathleen Plunkett that the Parks Department does not own Williwaw Park but the Heritage land Bank does. In March 1998 the land management authority was transferred to the Parks Department.

At the March 8, 2006 Council meeting, Ed Leach moved and Fred McLeary seconded:
The Heritage land Bank should dispose of the 3-059 property from its inventory by fully transferring it to the Parks and Recreation Department for continued use as Williwaw Park.

This motion passed unanimously, 14 to 0.

Kathleen Plunkett, President, tried to take care of this matter but was not able to do so.

At the April 12, 2006 meeting the Council asked my aide, Jean Hellenthal, if she could ask me to assist in making the land transfer happen. Jean said she would be glad to bring this to my attention, which she did the following day.

I am hoping you can do whatever is necessary to expedite this matter and make the land transfer of Williwaw Park from the Heritage Land Bank to the Parks Department. I know the Russian Jack community will be very appreciative of your efforts on their behalf.

If you need to contact me or encounter any problems over the next few weeks, please contact my aide, Jean Hellenthal, as I will be out of state for a few weeks. You can contact her at 279-3910 or jsbuchanan@gci.net.

If you need to talk with anyone at the council, please contact Kathleen Plunkett at 337-7377 or kplunkett@lineserver.com.

Thank you in advance.

PS- Ken spoke to Mike Abbott and he said he'd take care of it. I also gave copy to Jeff Dillon - Jean Hellenthal

Appendix D

Heritage Land Bank Advisory Commission

Resolution 2006- 09

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL TO WITHDRAW FROM THE HLB INVENTORY HLB PARCEL NO. 3-059, UNDER MANAGEMENT AUTHORITY OF THE PARKS DEPARTMENT AND LOCATED ON DEBARR ROAD, FOR REAL ESTATE SERVICES

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... 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, "...the Heritage Land Bank may, at the direction of the mayor and assembly, withdraw and transfer to municipal agencies or to the school district, land from the Heritage Land Bank inventory needed for the location of public facilities or purposes, including schools and designated or dedicated parks..." (AMC 25.40.010D); and,

WHEREAS, HLB Parcel #3-059, a formerly uncommitted parcel in the HLB inventory, underwent a transfer of management authority to the Parks Department in 1998, which constructed ball fields and subsequently named the parcel Williwaw Park; and,

WHEREAS, on April 13, 2006, the Heritage Land Bank Director received a memorandum from Assembly member Ken Stout on behalf of Russian Jack Community Council, requesting the disposal of HLB Parcel #3-059 from its inventory ; and,

WHEREAS, the proposed disposal will remove the subject parcel from the HLB inventory and transfer municipal ownership to Real Estate Services, which manages all municipally-owned non-HLB properties, in order to allow the Parks Department the option of making Williwaw Park a dedicated park and to provide future park development on the parcel; and,

WHEREAS, on April 17, 2006, an agency review was conducted, with HLB receiving no objections to the disposal; and

WHEREAS, on May 9, 2006, a Notice of Public Meeting sign was posted on the property, and on May 10th, staff mailed out public notices to local businesses and residents about the proposed commission action, thus meeting the 14-day minimum notification requirements for the public meeting,

NOW, THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO RECOMMEND ASSEMBLY APPROVAL TO DISPOSE OF HLB PARCEL NO. 3-059 FROM THE HLB INVENTORY, UNDER MANAGEMENT AUTHORITY OF THE PARKS DEPARTMENT, TO REAL ESTATE SERVICES.

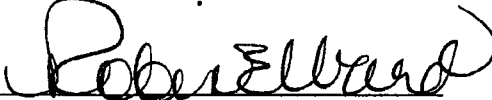
Section 1. This resolution will take effect immediately upon passage and approval.

APPROVED on this, the 25th day of May, 2006 by the Heritage Land Bank Advisory Commission.

APPROVED:


Jeffery Blake, Chair
Heritage Land Bank Advisory Commission

ATTEST:


Robin E. Ward, Executive Director
Heritage Land Bank

Content Information**Content ID :** 004164**Type:** Ordinance - AO**Title:** Disposal of HLB Property for Parks Department**Author:** vanhornlr**Initiating Dept:** HLB**Review Depts:** ParksRec**Description:** Disposal of HLB parcel #3-059 currently used as park land (Williwaw Park) from HLB inventory, to Real Estate Services, for Parks Dept. to create dedicated park**Keywords:** Williwaw Park Real Estate Services Parks Department HLB Parcel #3-059**Date Prepared:** 7/13/06 3:11 PM**Director Name:** Robin E. Ward**Assembly Meeting Date MM/DD/YY:** 8/15/06**Public Hearing Date MM/DD/YY:** 8/29/06M.O.A.
2006 AUG - 7 PM 1:15
CLERKS 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	7/13/06 3:15 PM	Checkin	vanhornlr	Public	004164
HLB_SubWorkflow	7/14/06 12:05 PM	Approve	wardre	Public	004164
ECD_SubWorkflow	7/18/06 10:15 AM	Approve	thomasm	Public	004164
ParksRec_SubWorkflow	7/18/06 1:42 PM	Approve	dillonrj	Public	004164
OMB_SubWorkflow	7/19/06 8:05 AM	Approve	mitsonjl	Public	004164
Legal_SubWorkflow	7/19/06 4:16 PM	Approve	gatesdt	Public	004164
MuniManager_SubWorkflow	8/4/06 8:25 AM	Approve	leblancdc	Public	004164
MuniMgrCoord_SubWorkflow	8/4/06 10:16 AM	Approve	abbottmk	Public	004164