

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

Prepared by: Real Estate Services

For Reading: September 12, 2006

CLERK'S OFFICE

APPROVED

Date: 9-26-06

ANCHORAGE, ALASKA

AO NO. 2006-127

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE SALE
2 OF A 10,758 SQUARE FOOT PARCEL OWNED BY THE MUNICIPALITY OF
3 ANCHORAGE (MOA) AND UNDER ANCHORAGE WATER AND WASTEWATER
4 UTILITY (AWWU) MANAGEMENT, LEGALLY DESCRIBED IN APPENDIX A, FOR
5 MINIMUM FAIR MARKET VALUE, PLUS COSTS.

6
7 **WHEREAS**, the subject parcel is a 10,758 square foot vacant lot located on Baronoff Avenue in
8 Eagle River; and

9
10 **WHEREAS**, the Municipality of Anchorage – Anchorage Water and Wastewater Utility
11 (AWWU) acquired this parcel, containing a well site, in 1983 as an asset through the Eagle River
12 Heights Utilities, Incorporated; and

13
14 **WHEREAS**, the well house and equipment was removed and the well decommissioned in
15 accordance with Alaska Department of Environmental Conservation (ADEC) specifications; and

16
17 **WHEREAS**, the subject parcel has been determined to have no public purpose or need by the
18 Municipality of Anchorage and has been declared surplus to municipal use by an agency review
19 concluded on June 30, 2006; and

20
21 **WHEREAS**, the Municipality of Anchorage may sell this parcel at minimum Fair Market Value
22 as determined by a Broker's Opinion of Value, with proceeds from the sale going to AWWU,

23
24 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**

25
26 **Section 1.** Lot 29, Block 6, Eagle River Heights Subdivision, shall be sold by the
27 Municipality of Anchorage – Real Estate Services Division for minimum Fair Market Value plus
28 costs, with proceeds to go to Anchorage Water and Wastewater Utility.

29
30 **Section 2.** This ordinance shall be effective immediately upon passage.

31
32 PASSED AND APPROVED by the Anchorage Assembly this 26th day of September, 2006.

33
34 
35 Chair of the Assembly

36
37 ATTEST:

38 
39
40 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006-127 Title: **AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO SELL A 10,758 SQ. FOOT PARCEL UNDER AWWU MANAGEMENT FOR MINIMUM FAIR MARKET VALUE PLUS COSTS.**

Sponsor: Mayor
Preparing Agency: Real Estate Services
Others Impacted: Anchorage Water & Wastewater Utility

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY06	FY07	FY08	FY09	FY10
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COSTS:	0	0	0	0	0
6000 IGCs					
FUNCTION COST:	0	0	0	0	0
REVENUES:	60	0	0	0	0

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Revenue of at least \$60,000 to be received by AWWU in 2006.

PRIVATE SECTOR ECONOMIC EFFECTS:

Sale of property to private sector will return parcel to tax rolls. Property is located in tax district #50 (15.22), with future tax revenue estimated to be a minimum \$913.20/annum.

Prepared by: Robin E. Ward

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 631-2006

Meeting Date: September 12, 2006

From: Mayor

Subject: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING THE SALE OF A 10,758 SQUARE-FOOT PARCEL OWNED BY THE MUNICIPALITY OF ANCHORAGE (MOA) AND UNDER ANCHORAGE WATER AND WASTEWATER UTILITY (AWWU) MANAGEMENT, LEGALLY DESCRIBED ON APPENDIX A, FOR MINIMUM FAIR MARKET VALUE PLUS COSTS

The subject parcel under consideration for sale is legally described and location specified in Appendix A, attached. It is a vacant corner lot, zoned R-1A, approximately one quarter-acre in size, and occupies the southeast corner of Baronoff Avenue and Colville Street in Eagle River.

In January 1983, the parcel with well house was deeded from Eagle River Heights Utilities, Inc., to the MOA (see Appendix B), and placed under management authority of AWWU. Since the well house was removed and the well decommissioned several years ago, AWWU has no current or future interest in retaining the property.

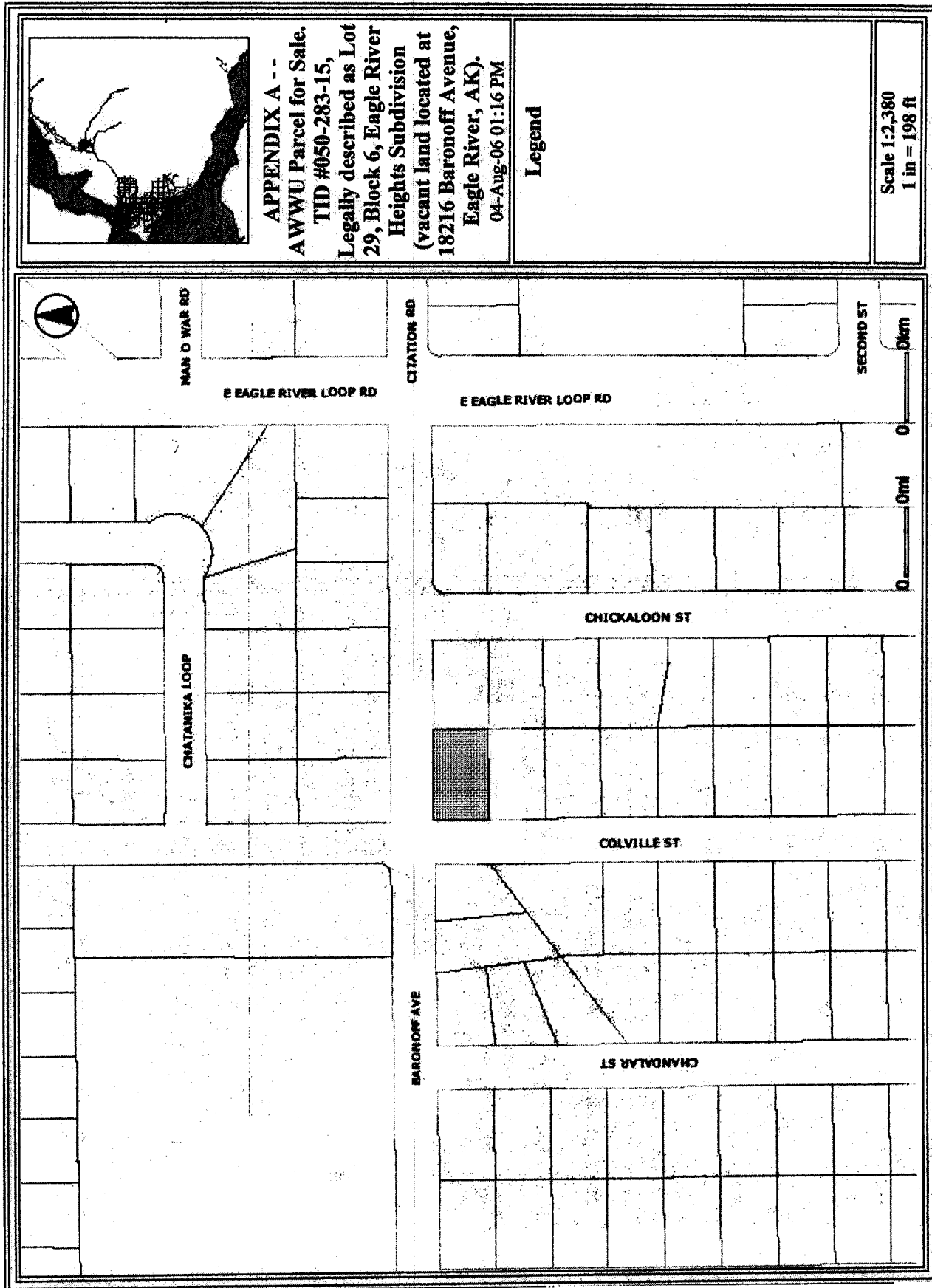
An agency review was conducted by Real Estate Services in June 2006 to determine if any other municipal agency may have a need or use for the subject parcel. There were no objections to the sale of the property. However, AWWU Planning Supervisor Don Keefer, noted in the agency response that sewer assessments will be levied upon connection, and that established water easement dedications will be required prior to its sale to the private sector (see Appendix C).

A Broker's Opinion of Value of the subject property submitted August 9, 2006 estimated fair market value at \$60,000, establishing the minimum bid amount, not including closing costs, payable upon closing, to be borne by the highest qualifying bidder.

The Administration recommends approval for sale at minimum fair market value (\$60,000.00) plus costs of the parcel legally described as Lot 29, Block 6, Eagle River Heights Subdivision, a municipally-owned property under AWWU management.

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

Appendix A



Appendix B

BOOK

835

PAGE 0708

050-283-15

WARRANTY DEED

THIS WARRANTY DEED, made this 18th day of January, 1983, by and between EAGLE RIVER HEIGHTS UTILITIES, INC., Grantor, and THE MUNICIPALITY OF ANCHORAGE of Pouch 6-650, Anchorage, Alaska 99502-0650, Grantee,

W I T N E S S E T H:

SUBJECT TO the reservations, exceptions, restrictions and conditions of record, if any, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, do hereby CONVEY and WARRANT to the Grantee, the following described real estate situated in the State of Alaska, to-wit:

Lot Twenty-Nine (29), Block Six (6), EAGLE RIVER HEIGHTS SUBDIVISION, according to the official plat thereof, filed under Plat No. P-588, in the Anchorage Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

DATED on the day, month and year first above written

GRANTOR:
EAGLE RIVER HEIGHTS UTILITIES, INC.

By: [Signature]
Eric E. Johnson, President

STATE OF ALASKA

ss:

THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on the 18th day of January, 1983, at ANCHORAGE, Alaska, before me personally appeared ERIC E. JOHNSON, whom I know; and he acknowledged to me that he executed the foregoing instrument for and on behalf of EAGLE RIVER HEIGHTS UTILITIES, INC.; that he is President of said corporation, and is authorized to so execute; that he knew the contents thereof and that the same was the free and voluntary act of said corporation, by him performed.

none es

TIA
Weller

Appendix C

MUNICIPALITY OF ANCHORAGE M E M O R A N D U M

DATE: June 21, 2006

See attached Distribution List

FROM: Tammy R. Oswald, Real Estate Service Manager

SUBJECT: Agency Review of Municipal Real Property Disposal: **Land Sale**

The following parcel in the Municipality of Anchorage inventory with AWWU having management authority is under consideration for disposal:

PARCEL: 050-283-15-000: Eagle River Heights S/D, Blk 6, Lt 29

SITE ADDRESS: 18216 Baronoff Ave, Eagle River, Alaska

Lot Size: 10,758 sq. ft.

Grid: NW0053

Plat: P-588

Vacant Exempt Land, MOA AWWU Well Site

Please review and advise if your agency has any comments. Please call Tammy Oswald 343-7986 with any questions. If your agency has objections or interests regarding this disposal, please provide written explanation and attach to this form. **Indicate your response in the spaces provided and return with any attached or additional comments to the Real Estate Service Department no later than Friday, June 30, 2006 by e-mail, fax (249-7444) or municipal routing.**

Thank you!

We have reviewed the request for disposal by sale of the above listed parcels and find the following:

No objection

See attached comments *DK*

() There is a need to retain for other property/municipal interest. **Justification is attached**

~~**DATE:** 30 June 2006 **FROM:** Don Keefer, Planning Supervisor, AWWU~~

RETURN TO: Real Estate Service Department
4700 Bragaw, Permit Center
or electronically to oswaldtr@muni.org

Public sanitary sewer mains are located adjacent to Lot 29 in Colville Street and Baranoff Ave., and from AWWU records, a 4" diameter sanitary sewer service line appears to be stubbed from the Colville Street sanitary sewer main to Lot 29. (see Figure 1)

Sanitary sewer assessments to be levied upon connection:

Lateral Assessment: \$00.16756160 per square foot of property: \$1,802.63
Payable in five equal annual payments with interest on unpaid balance.

Trunk Assessment: \$00.0507 per square foot of property: \$545.43
Payable in two equal annual payments with interest on unpaid balance.

plus an annual special assessment collection charge on active accounts

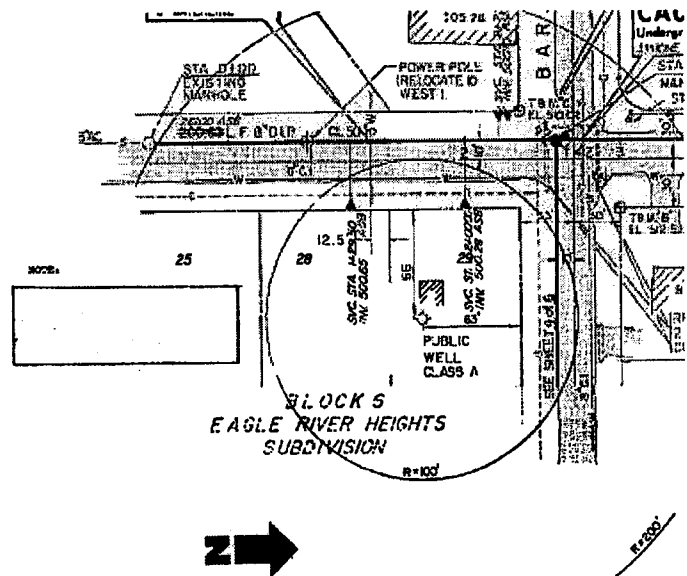


Figure 1. Sanitary Sewer Availability

Public water mains. Several years ago, AWWU decommissioned the public well located on Lot 29 that is depicted in Figure 1 and also on Plat P-558A, Anchorage Recording District. However, there are **active water mains** adjacent to Lot 29 from three perspectives: Colville Street; Baranoff Avenue; and along the south property line of Lot 29. Because of these active public water mains, prior to transferring the property from municipal to private ownership, water easement dedications are required. These water easement dedications are estimated (may be expected) as follows:

- The South fifteen feet (S15') of Lot 29;
- The North seven feet (N7') of Lot 29; and, in the southwest corner of Lot 29
- The North twenty-six feet (N26') of the South forty-one feet (S41') of the West seventeen feet (W17') of Lot 29.

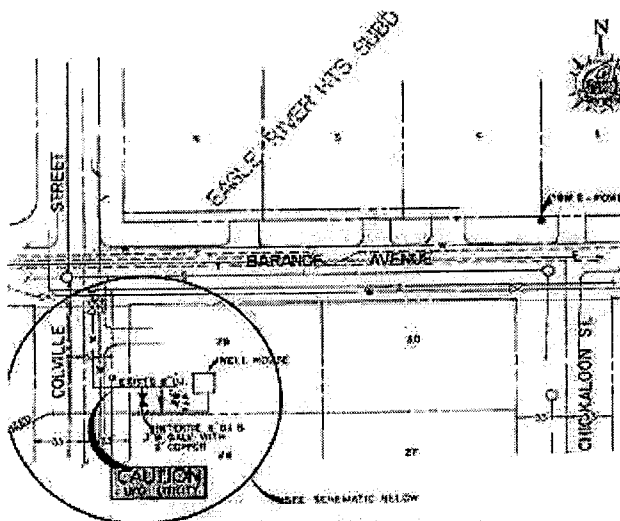


Figure 2. Water Main Locations

These water mains, for which easement are required, are depicted in plan view, Figure 2; in isometric view, Figure 3.

Water assessment to be levied upon connection: \$0.00

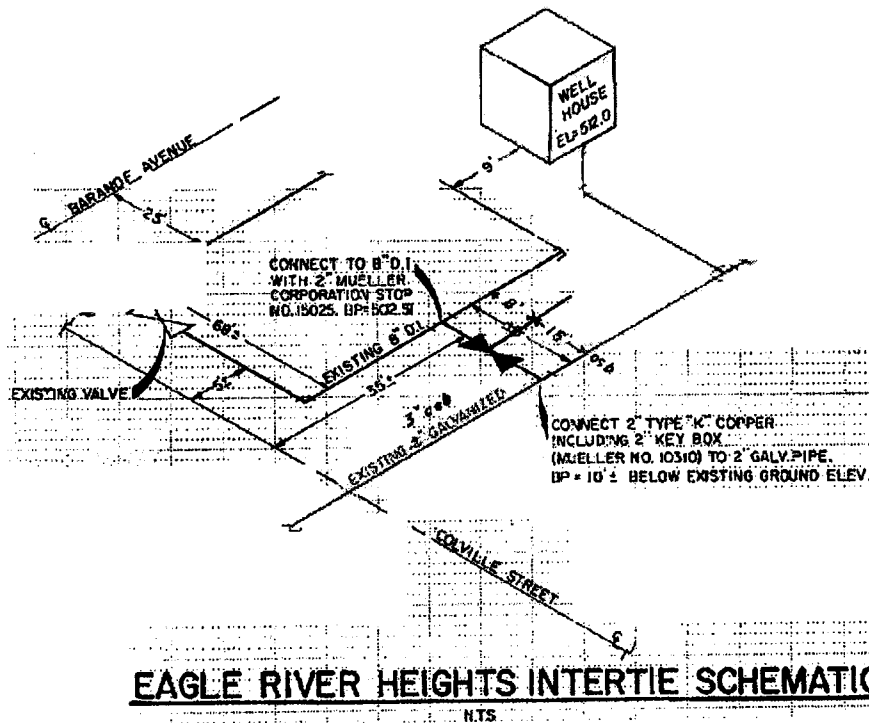


Figure 3

Again, the well house and related equipment have been removed, and the well has been decommissioned to ADEC specifications. AWWU has not yet located records to indicate where the piping from the well/wellhouse to the water distribution system was cut and capped.

As a point of information, the AWWU's *Water Master Plan* and AWWU's current (06-11) capital improvement program schedules the water line on the south property line for upgrades (replacement) two to five years out. However, this scheduling is subject to available funding, and therefore change.

Content Information

Content ID : 004266

Revision: 0

Type: Ordinance - AO

Title: AWWU Eagle River Parcel Sale

Author: vanhornlr

Initiating Dept: HLB

Select Routing: Standard

Review Depts: AWWU

Description: Disposal of AWWU parcel in Eagle River for
Minimum Fair Market Value

Keywords: AWWU Parcel

Date Prepared: 8/9/06 5:18 PM

Director Name: R. E. Ward

Addnl Dept Review ?: No

Addnl Review Depts:

Mayor Review?: No

Requested Assembly Meeting Date 8/29/06 12:00 AM
MM/DD/YY:

Requested Public Hearing Date 9/12/06 12:00 AM
MM/DD/YY:

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	8/9/06 5:22 PM	Checkin	vanhornlr	Public	004266	0
HLB_SubWorkflow	8/10/06 6:55 AM	Approve	wardre	Public	004266	0
ECD_SubWorkflow	8/10/06 1:59 PM	Approve	thomasm	Public	004266	0
AllOrdinanceWorkflow	8/18/06 2:30 PM	Reject	premomc	Public	004266	0
AllOrdinanceWorkflow	8/18/06 2:38 PM	Checkin	vanhornlr	Public	004266	0
HLB_SubWorkflow	8/18/06 3:49 PM	Approve	wardre	Public	004266	0
ECD_SubWorkflow	8/18/06 4:01 PM	Approve	thomasm	Public	004266	0
AWWU_SubWorkflow	8/21/06 8:54 AM	Approve	premomc	Public	004266	0
OMB_SubWorkflow	8/21/06 4:26 PM	Approve	mitsonjl	Public	004266	0
Legal_SubWorkflow	8/21/06 5:15 PM	Approve	fehlenrl	Public	004266	0
MuniManager_SubWorkflow	9/1/06 9:29 AM	Approve	leblancdc	Public	004266	0
MuniMgrCoord_SubWorkflow	9/1/06 9:31 AM	Approve	abbottmk	Public	004266	0