

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: December 12, 2006

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 1-9-07

ANCHORAGE, ALASKA
AO NO. 2006-178

AN ORDINANCE AUTHORIZING WITHDRAWAL OF HERITAGE LAND BANK (HLB) PARCEL NO. 4-043 (FORMER HOLLYWOOD VISTA APARTMENTS SITE) FROM THE HERITAGE LAND BANK INVENTORY, LESS ONE PORTION RESERVED FOR THE PARKS DEPARTMENT AND ONE PORTION RESERVED FOR THE GOVERNMENT HILL SNOW DUMP SITE, AND TRANSFER TO THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY.

WHEREAS, Heritage Land Bank (HLB) Parcel 4-043 is under HLB management authority and declared surplus to municipal use in an agency review conducted May 20, 2005; and

WHEREAS, the 2005-2006 HLB Work Program, accompanying Five-Year Plan and current draft 2007 HLB Work Program recommend withdrawal of the subject property from the HLB inventory and transfer; and

WHEREAS, on June 9, 2005, the Heritage Land Bank Advisory Commission approved the withdrawal and transfer of the parcel to the Anchorage Community Development Authority, further stipulating reimbursement to HLB for all hard costs; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. A portion of the subject parcel for withdrawal from the HLB inventory is legally described as: US Survey 3026 Tract 1, and US Survey 3026 Hollywood Vista Subdivision Tract 2A, with portions to be retained in the HLB inventory legally described as US Survey 3026 Hollywood Vista Subdivision Tract 2B and a 1.9-acre portion of US Survey 3-026 Tract 1 for a snow dump site.


Section 2. The Administration is authorized to withdraw the above-described parcel from HLB inventory, and to transfer the parcel, except the reserved portions described in Section 1, above, to the Anchorage Community Development Authority.

Section 3. Upon completion of the development project and receipt of the proceeds, the Anchorage Community Development Authority shall reimburse the Heritage Land Bank for site-related expenditures totaling \$808,000.

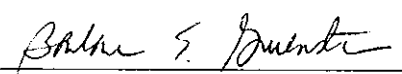
Section 4. In the event the parcels are not developed within five years after the parcels are transferred to the Anchorage Community Development Authority, the parcels shall revert back to the Heritage Land Bank inventory and management authority.

Section 5. This ordinance shall take effect immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 9th day of January, 2007.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006- 178 Sponsor: Preparing Agency: Others Impacted:	Title: Withdrawal of Portions of HLB Parcel #4-043 from HLB inventory, and transfer to Anchorage Community Development Authority. Heritage Land Bank HLB ACDA
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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	0	0	0	0	0
FUNCTION COST:	0	0	0	0	0
REVENUES*:	0	807	53.5	53.5	60
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

* 2007 revenue is reimbursement to HLB for costs; subsequent years' revenue is estimated taxes to be paid, based on mil rate of appraised value and over ensuing years as redevelopment of site occurs. ACDA will pay MESA in lieu of property taxes if property not sold by January 1, 2008. Maximum eventual economic impact is expected to occur following redevelopment of the site.

PRIVATE SECTOR ECONOMIC EFFECTS:

Redevelopment for private sector purposes is expected to improve the property while improving infrastructure and creating residential and economic growth in the Government Hill area.

Prepared by: **Robin E. Ward**
 Director, Heritage Land Bank and Real Estate Services

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 861-2006

MEETING DATE: December 12, 2006

1 **FROM:** MAYOR

2
3 **SUBJECT:** AN ORDINANCE AUTHORIZING WITHDRAWAL OF HERITAGE LAND
4 BANK (HLB) PARCEL #4-043 (FORMER HOLLYWOOD VISTA
5 APARTEMENTS SITE) FROM THE HERITAGE LAND BANK INVENTORY,
6 LESS ONE PORTION RESERVED FOR THE PARKS DEPARTMENT AND
7 ONE PORTION RESERVED FOR THE GOVERNMENT HILL SNOW DUMP
8 SITE, AND TRANSFER OF REMAINING PORTIONS TO THE ANCHORAGE
9 COMMUNITY DEVELOPMENT AUTHORITY

10
11 The former site of the Hollywood Vista Apartments on Government Hill, comprising
12 approximately 13.2 acres±, was placed in the Heritage Land Bank inventory in 1997 when the
13 U.S. Housing and Urban Development Department (HUD) conveyed fee title to the Municipality
14 of Anchorage (see location map as Appendix A of staff report, attached). The derelict buildings
15 were razed that year, with assistance from HUD and the State of Alaska, and the buildings'
16 remains ground and buried on Tract 2, the easterly parcel.

17
18 In 2002 and 2003, the HLB commissioned Phase I Phase II soils assessments. In 2004, the
19 Department of Environmental Conservation (DEC) certified the disposal site as closed (page 2,
20 attached staff report), although the presence of organic material in the soils may someday require
21 removal and replacement with soils adequate for construction.

22
23 The most easterly portion of HLB Parcel #4-043 is an approximately 1.6-acre portion legally
24 described as Tract 2B, US Survey 3026 Hollywood Vista Subdivision (Plat #2006-139), and is
25 not part of the disposal to ACDA. Further, an approximately 1.9-acre portion of the westernmost
26 portion of Hollywood Vista parcels will be retained by the MOA for a snow dump site (see
27 Appendix B, from Snow Disposal Site Selection Study). It shall be retained in the HLB
28 inventory as the remnant portion of HLB Parcel #4-043. The remaining parcels slated for
29 disposal from HLB and transfer to ACDA are legally described as US Survey 3026 Tract 1 (plat
30 pending), and US Survey 3026 Hollywood Vista Subdivision Tract 2A, and comprise all but the
31 easternmost portion on the attached map.

32
33 In May 2005, an agency review was conducted by HLB, as required by Municipal Code, with the
34 review responses confirming that the proposed disposal is an acceptable use of the parcel. In
35 June 2005, the Heritage Land Bank Advisory Commission held a public hearing and passed
36 Resolution 2005-11, recommending Assembly approval for the disposal of HLB Parcel # 4-043
37 (Appendix C). The resolution includes a stipulation authorizing reimbursement to the Heritage
38 Land Bank for its prior hard costs, which is noted on the Summary of Economic Effects
39 (attached) as 2007 revenue.

1 THE ADMINISTRATION RECOMMENDS ASSEMBLY AUTHORIZATION FOR
2 WITHDRAWAL OF PORTIONS OF HERITAGE LAND BANK PARCEL #4-043 FROM THE
3 HLB INVENTORY AND TRANSFER OF THE REMAINING PARCELS TO THE
4 ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY.
5

6
7 Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank
8 Concur: Mary Jane Michael, Executive Director,
9 Economic and Community Development
10 Concur: Denis C. LeBlanc, Municipal Manager
11 Respectfully submitted: Mark Begich, Mayor
12
13
14
15

Appendix A

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

Staff Report
Resolution No. 2005-11
June 9, 2005

1. ISSUE

Shall the HLB Advisory Commission approve a disposal of approximately 17 acres of HLB land, comprising most of HLB Parcel No. 4-043 on Government Hill to the Anchorage Community Development Authority for purposes of re-development of the former site of Hollywood Vista Apartments?

2. AUTHORITY

AMC 25.40.010: "It is the mission of the Heritage Land Bank 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 25.40.015.B: "The mayor, with Assembly approval, may withdraw land from the Heritage Land Bank inventory for any lawful municipal purpose, consistent with the Comprehensive Plan and implementing measures or applicable site specific land use studies. Such a withdrawal shall become effective only after at least 30 days' prior written notice to the HLB Advisory Commission, to the affected Community Council, and to the public as specified in AMC 25.40.030, and after at least one public hearing regarding the proposed withdrawal. If land is withdrawn from the Heritage Land Bank inventory for use and management by a public agency which is not supported by municipal taxes, compensation shall be paid to the Heritage Land Bank for at least the current appraised fair market value of the land, unless otherwise provided in this chapter."

AMC 25.35.065A: "Designation and withdrawal of municipal land to the authority. The mayor, with assembly approval, or a super-majority of the assembly may designate municipal land, interests in land or facilities for placement in the Anchorage Community Development Authority inventory. Such land, interests in land or facilities designated for the authority shall be consistent with the authority's purpose, and will generally be:

1. Land not reserved for a specific future municipal use, or needed for future municipal uses; or
2. Land determined to be excess to present or future municipal needs and which may have present or future market value for industrial, commercial, residential, recreational, institutional, or other development.

3. A designation for withdrawal shall include a pro forma projecting a positive revenue stream within five (5) years. A placement without a positive revenue stream within five (5) years shall be reported to the Assembly."

3. BACKGROUND

In 1997, U.S. Housing and Urban Development Department (HUD) conveyed fee title to the subject property to MOA, on the condition that the condemned and vacant apartment buildings on the site be demolished. With assistance from HUD and the State of Alaska, the 18 buildings containing 360 apartments were demolished, ground and buried on Tract 2, the easterly parcel. Contractors removed asbestos and hazardous materials from the debris before burial. In 2004, The Department of Environmental Conservation certified the "monofill disposal site" as closed. However, the presence of organic material in the soils of the site may imply significant costs of removal and replacement with soils adequate for construction.

The site may offer an opportunity for gravel extraction if a terracing approach is used in developing the site. Organic material interred in the ground may reduce market value of gravel extracted.

An appraisal of the subject property was conducted in July, 2003 by Black-Smith & Richards, Inc., estimating a market value of \$2,167,000 assuming R-3SL zoning. HLB commissioned Phase I (2002) and Phase II (2003) soils assessments; Anchorage Neighborhood Housing (ANHS) provided funding assistance.

An MOA snow disposal site comprises the west 1.89 acres of Tract 1

The most easterly 1.89 acres is now used as a plant nursery by MOA Parks Department. HLB proposes that this activity be relocated to the extreme east end of the parcel. Hydrocarbon contamination runs deep beneath this portion of the parcel and will be unavailable for development.

4. DISCUSSION

Agency Review: A review of this proposal was requested from all relevant Municipal agencies was completed. The agency review confirmed that the proposed disposal is an acceptable use of the parcel in the opinion of MOA agencies (see graph, next page).

Department	Date	Comments
Airport/Merrill Field	5/23/05	No objection
Anchorage School Board		
Clerk		
Community Planning, Development and Public Works	5/20/05	No objection (Howard Holtan).
Cultural Recreational Services	5/20/05	No objection
Federation of Community Councils		
Fire		
Health & Human Services	5/23/05	No objection
Municipal Light & Power	6/1/05	ML&P requests a 10 foot overhead and underground electric and telecommunication easements along the westerly and northerly property lines of Tract 2 Hollywood Vista.
Parking Authority		
Police	5/23/05	No objection
Port	5/20/05	" "
Solid Waste Services	5/20/05	" "
Telephone Utility		
Transit	5/23/05	No objection
Water and Wastewater (AWWU)		" "

Zoning: The subject property is currently zoned "R-3SL", or Multi-family Residential. "SL" requires at least 60% single family, at not more than 6 units per acre. Each single family dwelling will have a minimum size of 1,200 SF and a 2-car garage. The remainder of the parcels can be developed under typical R-3 requirements. Should rezoning or replatting be required to accommodate proposed land use by the successful bidder, all costs will be borne by that successful bidder.

5. RECOMMENDATION

Approval of proposed HLB Resolution 2005-11 to allow transfer of management authority to the Anchorage Community Development Authority for purposes of re-development of the approximately 15-acre former site of Hollywood Vista Apartments on Government Hill.

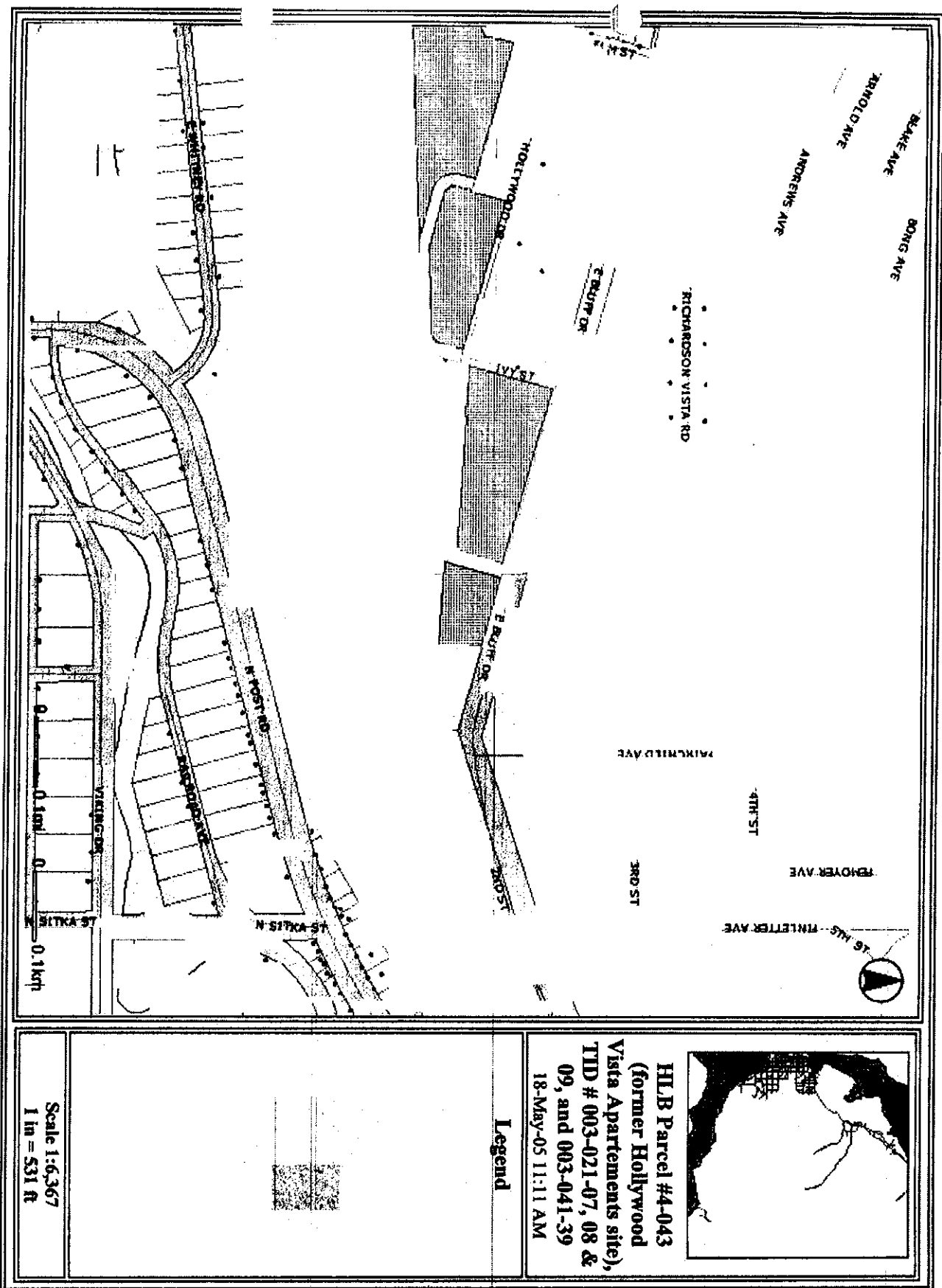
6. APPENDICES

Appendix A: HLB Parcel Map

Appendix B: 1996 HLB Resolution #22-96

Appendix C: Deed from US Department of Housing & Urban Development

Appendix D: Resolution 2005-11



Appendix A

**HERITAGE LAND BANK ADVISORY COMMISSION
RESOLUTION 22-96 (Corrected)**

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING THE APPROPRIATION OF UP TO \$727,000 FROM THE HERITAGE LAND BANK OPERATING FUND TO THE HERITAGE LAND BANK CAPITAL FUND FOR THE DESIGN, DEMOLITION, AND SITE REHABILITATION OF THE HOLLYWOOD VISTA APARTMENTS ON HERITAGE LAND BANK LAND ON GOVERNMENT HILL, LEGALLY DESCRIBED AS TRACT 2, US SURVEY 3026, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, the Heritage Land Bank (HLB) was established to ... "manage uncommitted municipal land and the HLB 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, revenue in the HLB Operating Fund may be appropriated by the Mayor and Assembly to the HLB Capital Fund for improvements to HLB land; and

WHEREAS, "improvements to HLB land" as defined in AMC 25.40.035.E. includes expenditures to extend the useful life of the property asset or to improve its performance; and

WHEREAS, the Hollywood Vista Apartments were declared unsuitable for human habitation in 1988 and have long been an eyesore for the community and potential liability for the HLB; and

WHEREAS, the transfer of this property from the Housing and Urban Development agency to the Municipality of Anchorage was subject to a condition that the onsite improvements be demolished; and

WHEREAS, in May, 1995 this property was transferred into the HLB inventory and the Assembly passed a resolution recommending that the Mayor create a Hollywood Vista Advisory Task Force to advise on the disposal of this land, including the demolition of the improvements; and

WHEREAS, the Mayor appointed a Hollywood Vista Advisory Task Force which met for approximately six months and released a recommendation regarding the demolition and redevelopment of the Hollywood Vista Apartments. One of these recommendations was that a Request For Proposals (RFP) be released for site demolition; and

4

WHEREAS, the Municipality released an RFP for design, demolition and site rehabilitation of the Hollywood Vista Apartments and has recommended the ward of a contract for this work; and

WHEREAS, the amount proposed by the contractor for this work totals \$1,774,000, which includes \$930,000 for demolition of Tract 1 and \$844,000 for Tract 2; and

WHEREAS, the Municipality of Anchorage has so far managed to assemble a total of \$947,000 from available state and federal funds for this work, leaving a deficit of \$827,000; and

WHEREAS, there are considerable cost efficiencies and reductions in community impacts to be gained if the demolition work is performed at one time; and

WHEREAS, the Heritage Land Bank (HLB) Operating Fund currently includes approximately \$2,832,132 of unreserved and undesignated funds which are available and eligible, from which \$727,000 could be appropriated to the HLB Capital Fund for the demolition of Tract 2 of the Hollywood Vista Apartments.

NOW THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES:

Section 1. The design, demolition and site rehabilitation of the Hollywood Vista Apartments located on HLB land on Government Hill is in the best interest of the Municipality of Anchorage and is consistent with the mission and purpose of the HLB.

Section 2. The demolition of these improvements at one time would result in overall cost efficiencies and reduce impacts to the Government Hill community.

Section 3. The amount of money available to date for this demolition is \$947,000, which is substantially less than the \$1,774,000 proposed by a contractor to complete work on the entire project. The \$947,000 will cover only the demolition of Tract 1 of the Hollywood Vista Apartments.

Section 4. There are sufficient funds available in the HLB Operating Fund to appropriate up to \$727,000 to the HLB Capital Fund to enable the demolition of Tract 2 to proceed.

Section 5. The demolition of the Hollywood Vista Apartments will be an improvement to HLB land, thereby permitting the use of HLB Operating Funds for this purpose.

Section 6. That the Assembly hereby approve the appropriation of up to \$727,000 from the HLB Operating Fund to the HLB Capital Fund for the design, demolition and site rehabilitation of Tract 2 of the Hollywood Vista Apartments on HLB land on Government Hill.

D


Section 7. HLB Staff Report 96-22, attached, is hereby adopted and made a part of this Resolution.

PASSED AND APPROVED THIS 11 **DAY OF** September **1996.**

Attest:

Signed:


Gary Gustafson, Director
Heritage Land Bank


Gary McCarthy, Chair
Heritage Land Bank Advisory Commission

Appendix C

END .7.

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Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, Alaska 99519

the Grantee, the Grantor may extend the deadline for demolition.

- (2) It is expressly agreed that this covenant shall run with the land hereby conveyed, and, to the fullest extent permitted by law and equity, shall be binding for the benefit of the Grantor and his successors in office against the Grantee and its successors and assigns.
- (3) The Grantor and his successors in office shall be entitled to (a) institute legal action to enforce performance and observance of this covenant, (b) enjoin any acts which violate this covenant, and (c) exercise any other legal or equitable right or remedy with respect to this covenant.

C. Equity Participation

- (1) In the event the Grantee sells, assigns, transfers or conveys the Property (collectively a "Sale"), the gross proceeds from the Sale shall be distributed in the following priority:

- (i) to the Grantor, fifty percent (50%) of the following: the Gross Sales Price less \$1.00 (representing the "Initial Sale" price) and the reasonable costs for relocation and demolition, and

- (ii) to the Grantee, the remaining balance.

The method for distribution of the Sale proceeds shall continue and apply to each Sale of the Property for a period of five (5) years after the execution of this Agreement. After the Initial Sale by the Grantee, the amount deducted under subsection (1)(i) from the Gross Sales Price shall be the Gross Sales Price of the immediately preceding Sale, and the reasonable costs for relocation and demolition, since the date of the last Sale or Refinancing and not previously deducted under subsections (1)(i) or (2)(i).

- (2) If the Grantee refinances, including without limitation the placement of any indebtedness secured by the Property ("Refinancing"), the proceeds from the Refinancing shall be distributed in the following priority:

- (i) to the Grantor, fifty percent (50%) of the following: the Refinancing proceeds less any sums expended to satisfy indebtedness secured by the Property and less any proceeds from the Refinancing used to pay the reasonable costs for relocation and demolition, and

- (ii) to the Grantee, the remaining balance.

The method for distribution of the proceeds of the Refinancing shall continue and apply to each Refinancing of the Property for a period of five (5) years after the date of this Deed. The amount deducted from the Refinancing proceeds under subsection (2)(i) shall be the reasonable costs for relocation and demolition incurred since the date of the last Sale or Refinancing and not previously deducted under subsections (1)(i) or (2)(i). If the Grantee (but not its successors and assigns) desires to enter into a transaction to which the provisions of this paragraph C(2) apply, the Grantee may request that the Grantor agree to modification or relief from the provisions of paragraph C(2), at which time Grantor agrees to negotiate said changes or relief in good faith, taking into account due consideration of the public good.

Grantee: Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Alaska 99519

- (3) A "Gross Sales Price" or a "Refinancing" shall mean consideration of any kind directly or indirectly received by the Grantee, except that the term "Refinancing" shall not include the proceeds of the issuance of bonds by the Grantee where the Property is used as security for municipal bonds. "Grantor" shall mean the Grantor and his successors in office. "Grantee" shall mean the Grantee and its successors and purchasers for value.
- (4) The Grantee shall keep or cause to be kept, accurate records of account of any Sale or Refinancing and the reasonable costs for relocation and demolition. The Grantor during normal working hours, shall have the right to enter and have free access to inspect all books and records of the Grantee. Upon the written request of the Grantor, the grantee shall retain an independent certified public accountant who shall prepare an accounting of any Sale, Refinancing, or relocation and demolition costs.
- (5) Grantee agrees that the above provisions regarding the Sale or Refinancing of the Property shall be covenants running with the land and be incorporated in all subsequent conveyances of title until such restrictions have expired by the terms hereof. It is expressly agreed that, upon failure to strictly keep and observe these provisions, the Grantor shall be entitled to:
- (i) institute legal action to enforce performance and observance of these covenants,
 - (ii) enjoin acts which are violative of these covenants,
 - (iii) enter and terminate the estate hereby conveyed, and
 - (iv) exercise any other legal or equal right or remedy with respect to these covenants.
- These rights and remedies may be exercised separately or in combination.
- (6) Following compliance with the covenants set forth in subsections (1) and (2) for a period of five (5) years from the date of the Deed, upon written request of the Grantee, the Grantor shall execute a recordable document acknowledging that these covenants have been terminated and are of no further force or effect.

Relocation Restriction

- (1) The Grantee shall relocate all tenants of the Property by September 30, 1988. Upon written request of the Grantee, and for good cause, the Grantor may extend the deadline for relocation. Grantee shall offer displacement benefits as set forth in 24 CFR Section 290.47, and in addition shall offer assistance of the following categories to tenants, as may be appropriate.

*Grantee: Municipality of Anchorage
Heritage Land Bank
P.O. Box 176650
Anchorage, AK 99519-6650*

Advisory services, necessary to locate decent safe and sanitary and affordable replacement housing which, to the extent feasible, shall be in a location not generally less desirable than the Property.

- (b) Reimbursement for moving expenses, which may not exceed an amount determined by Grantor to be reasonable for the household size and circumstances of the move.
- (2) This covenant shall run with the land hereby conveyed.
- (3) To the fullest extent permitted by law and equity, this covenant shall be binding for the benefit and in favor of and be enforceable by the Grantor and by his successors in office. The Grantor and his successors in office shall be entitled to (a) institute legal action to enforce performance and observance of this covenant, (b) enjoin acts which are violative of this covenant, and (c) exercise any other legal or equitable right or remedy with respect to this covenant. These rights and remedies may be exercised separately or in combination.

COMMONLY known as: 1010 Hollywood Drive, Anchorage, AK

Dated this 31 day of August, 1988.

Secretary of Housing and Urban Development

By: Michael P. Kulick

Anchorage Office

STATE OF ALASKA)

) ss

Third Judicial District)

On this 31st day of August, 1988, before me the undersigned Notary Public in and for the State of Alaska, personally appeared Michael P. Kulick, known to me to be the individual described in and who executed the within and foregoing deed, and who acknowledged before me that he was duly authorized to and did execute the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

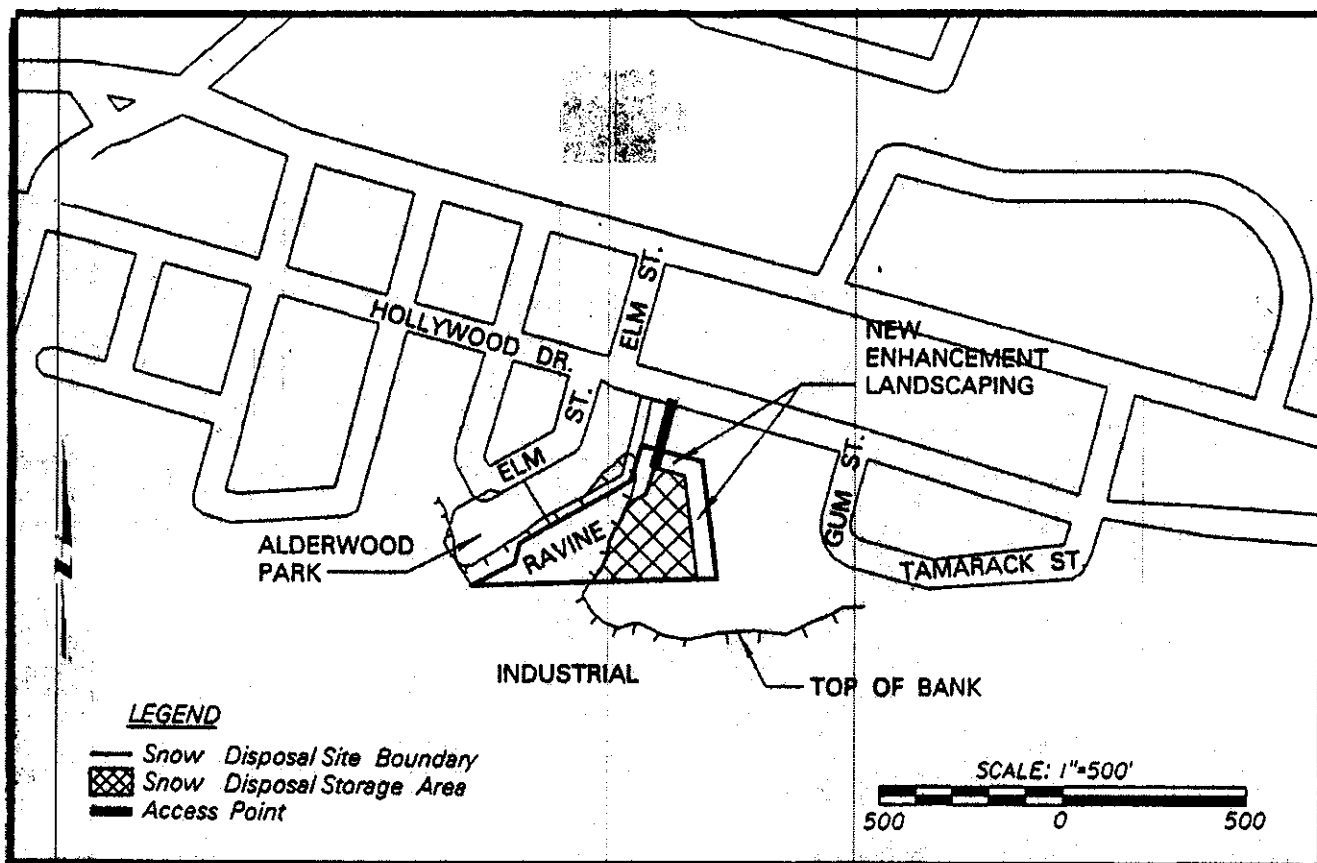
Witness my hand and seal on the date written above.

Cedene L. Patton
Notary Public in and for the State of Alaska

My commission expires 3/6/92

Grantee: Municipality of Anchorage
Heritage Land Bank
P.O. Box 196680

Appendix B



SITE: Government Hill

ENVIRONMENTAL CONSIDERATIONS

Wetlands and Habitat:	Urbanized area; no high value resources
Soils and Drainage:	Gravel, organics, sand, and clay; drains into ravine, then Ship Creek
Contamination Potential:	Low (with improvements)

LAND USE CONSIDERATIONS

Zoning:	Multi-Family Residential (R-4)
Adjacent Uses:	Park, residential, parking, abandoned apartments, Ship Creek to south
Nuisance Potential:	Medium

SITE CHARACTERISTICS

Ownership:	Municipality of Anchorage
Assessed Value:	Unavailable
Usable Storage Capacity:	64,600 cubic yards; 1.9 acres
Access and Maneuverability:	Adequate
Location and Haul Distance:	Good for Government Hill area
Design Criteria Compliance:	Access, water quality, and landscaping
Needed Improvements:	\$86,300

RECOMMENDATION

Improve and retain for long term use.

Appendix C

Heritage Land Bank Advisory Commission Resolution 2005-11

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE DISPOSAL OF APPROXIMATELY 17 ACRES OF HLB LAND, COMPRISING MOST OF PARCEL #4-043 ON GOVERNMENT HILL IN ANCHORAGE, TO THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY FOR PURPOSES OF REDEVELOPMENT OF THE FORMER HOLLYWOOD VISTA APARTMENT SITE.

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 HLB, at "the direction of the Mayor and Assembly, may convey HLB land or interest not needed for specific public facilities or purposes." (AMC 25.40.010E); and

WHEREAS, the HLB Advisory Commission is required to 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...(AMC 25.40.025A); and

WHEREAS, "The mayor, with assembly approval, or a super-majority of the assembly may designate municipal land, interests in land or facilities for placement in the Anchorage Community Development Authority inventory. Such land, interests in land or facilities designated for the authority shall be consistent with the authority's purpose..." (AMC 25.35.065A); and

WHEREAS, an appraisal of the subject property was conducted in July, 2003 by Black-Smith & Richards, Inc., estimating a market value of \$2,167,000 assuming R-3SL zoning. HLB commissioned Phase I (2002) and Phase II (2003) soils assessments; Anchorage Neighborhood Housing (ANHS) provided funding assistance; and

WHEREAS, a notice of public hearing was mailed on May 20, 2005 to adjacent and nearby property owners, as well as an agency review conducted among all relevant MOA departments, which resulted in no objections; and

WHEREAS, a notice of public meeting was advertised in the Alaska Journal of Commerce on May 22, May 29 and June 5, 2005,

Page 2,

HLBAC Resolution 2005-11

NOW THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO RECOMMEND TO THE ASSEMBLY THE APPROVAL OF THE DISPOSAL OF HLB PARCEL NO. 4-043 FROM THE HLB INVENTORY TO THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY, SUBJECT TO:

Section 1. In the event that the parcels are not developed within five years after the transfer to ACDA, the parcels shall revert back to the Heritage Land Bank inventory and management authority.

Section 2. Upon completion of the development project and receipt of the proceeds, the ACDA shall reimburse HLB for its prior hard costs.

Section 3. This resolution will take effect immediately upon passage and approval.

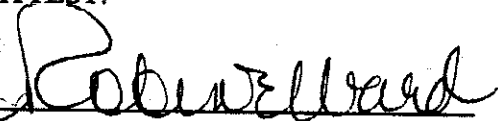
PASSED and Approved by the Heritage Land Bank Advisory Commission on this, the 9TH day of June, 2005.

APPROVED:



Jeffery Blako, Chair
Heritage Land Bank Advisory Commission

ATTEST:



Robin E. Ward, Director
Heritage Land Bank

Content Information**Content ID :** 004565**Type:** Ordinance - AO**Title:** Disposal of Portions of HLB Parcel #4-043**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Disposal of portions of HLB Parcel #4-043 (former Hollywood Vista apts. site) to Anchorage Comm. Dev. Authority**Keywords:** HVA ACDA HLB #4-043**Date Prepared:** 11/16/06 4:56 PM**Director Name:** Robin E. Ward**Assembly Meeting Date** 12/12/06
MM/DD/YY:**Public Hearing Date** 1/9/07
MM/DD/YY:M.O.A.
2006 DEC -4 AM 10:44
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	11/16/06 5:00 PM	Checkin	vanhornlr	Public	004565
HLB_SubWorkflow	11/17/06 1:42 PM	Approve	wardre	Public	004565
ECD_SubWorkflow	11/17/06 5:38 PM	Approve	thomasm	Public	004565
AllOrdinanceWorkflow	11/20/06 9:30 AM	Reject	foutzrs	Public	004565
AllOrdinanceWorkflow	11/20/06 11:42 AM	Checkin	vanhornlr	Public	004565
HLB_SubWorkflow	11/20/06 12:00 PM	Approve	wardre	Public	004565
ECD_SubWorkflow	11/20/06 2:55 PM	Approve	thomasm	Public	004565
OMB_SubWorkflow	11/30/06 3:51 PM	Approve	mitsonjl	Public	004565
Legal_SubWorkflow	11/30/06 5:20 PM	Approve	fehlenrl	Public	004565
MuniManager_SubWorkflow	12/1/06 1:58 PM	Approve	leblancdc	Public	004565
MuniMgrCoord_SubWorkflow	12/2/06 2:16 PM	Approve	abbottmk	Public	004565