

Submitted by: Chair of the Assembly at the
request of the Mayor
Prepared by: Heritage Land Bank
For Reading: March 13, 2007

CITY CLERK'S OFFICE

APPROVED
Date: 3-27-07

ANCHORAGE, ALASKA
AO No. 2007- 46

1 AN ORDINANCE AUTHORIZING WITHDRAWAL OF HERITAGE LAND BANK (HLB)
2 PARCELS #4-014, 4-015 AND 4-016 FROM THE HLB INVENTORY AND TRANSFER TO
3 THE REAL ESTATE SERVICES DIVISION
4

5
6 **WHEREAS**, pursuant to Anchorage Municipal Code section 25.40.010, "It is the mission of the
7 Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in
8 a manner designed to benefit the present and future citizens of Anchorage..."; and
9

10 **WHEREAS**, the Heritage Land Bank inventory includes three parcels underlying the John
11 Thomas Building and other improvements located on the northeast corner of 3rd Avenue and
12 Cordova Street, legally described as Lots 9, 10 and 11A, Block 37B, East Addition; and
13

14 **WHEREAS**, the John Thomas building and related improvements upon the three parcels is
15 under management authority of the Real Estate Services Division; and
16

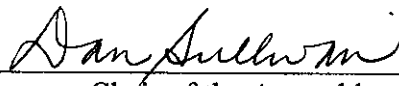
17 **WHEREAS**, on February 8, 2006, after completing an agency review and public noticing of the
18 proposed action, the Heritage Land Bank Advisory Commission approved Resolution 2007—02,
19 recommending withdrawal of the three subject parcels from the Heritage Land Bank inventory
20 for transfer to the Real Estate Services Division; now, therefore,
21

22 **THE ANCHORAGE ASSEMBLY ORDAINS:**
23

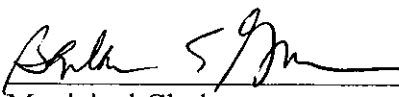
24 **Section 1.** Heritage Land Bank (HLB) Parcels #4-014, 4-015 and 4-016 shall be withdrawn
25 from HLB inventory and transferred to the Real Estate Services Division.
26

27 **Section 2.** This ordinance shall be effective immediately upon passage and approval.
28
29

30 PASSED AND APPROVED by the Anchorage Assembly this 27th day of March,
31 2007.
32

33 
34 Chair of the Assembly

35 ATTEST:
36

37 
38
39 Municipal Clerk
40

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2007- 46

Title: An Ordinance Authorizing Withdrawal of Heritage Land Bank
Parcels #4-014, 4-015 & 4-016 from the HLB inventory and Transfer to
Real Estate Services

Preparing Agency:

HLB

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY07	FY08	FY09	FY10	FY11
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	0	0	0	0
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

Unification of management for land and all its improvements consolidated under one MOA agency.

PRIVATE SECTOR ECONOMIC EFFECTS:

None; property remains in municipal inventory, with no impact to HLB or to Real Estate Services.

Prepared by: Robin E. Ward

Telephone: **343-4337**

Director, Heritage Land Bank and Real Estate Services



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 179 -2007

MEETING DATE: March 13, 2007

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AUTHORIZING WITHDRAWAL OF HERITAGE**
4 **LAND BANK (HLB) PARCELS #4-014, 4-015 AND 4-016 FROM HLB**
5 **INVENTORY AND TRANSFER TO THE REAL ESTATE SERVICES**
6 **DIVISION.**
7

8 Heritage Land Bank (HLB) Parcels #4-014, 4-015 and 4-016 are three lots comprising the John
9 Thomas Building and paved parking areas located on the northeast corner of Cordova Street and
10 East 3rd Avenue (see map, Appendix A). They are legally described as follows:

11
12 HLB Parcel #4-014 – Lot 9, Block 37B, East Addition (TID #002-083-33)

13 HLB Parcel #4-015 – Lot 10, Block 37B, East Addition (TID #002-083-32)

14 HLB Parcel #4-016 – Lot 11A, Block 37B, East Addition (TID #002-083-30)
15

16 Parcels #4-014 and 4-015 are 7,000 square feet each in area, and Parcel #4-016 is 14,000 square
17 feet. All are zoned R-0. Currently, the building located on the properties is leased for use by
18 non-profit agencies, and is under management authority of Real Estate Services (RES).
19

20 Pursuant to the Heritage Land Bank's mission statement in Anchorage Municipal Code
21 section 25.40.010, HLB is responsible for the management of 'uncommitted land'. In addition,
22 the improvements on the properties, as well as the management of the improvements, fall under
23 another municipal agency (RES).
24

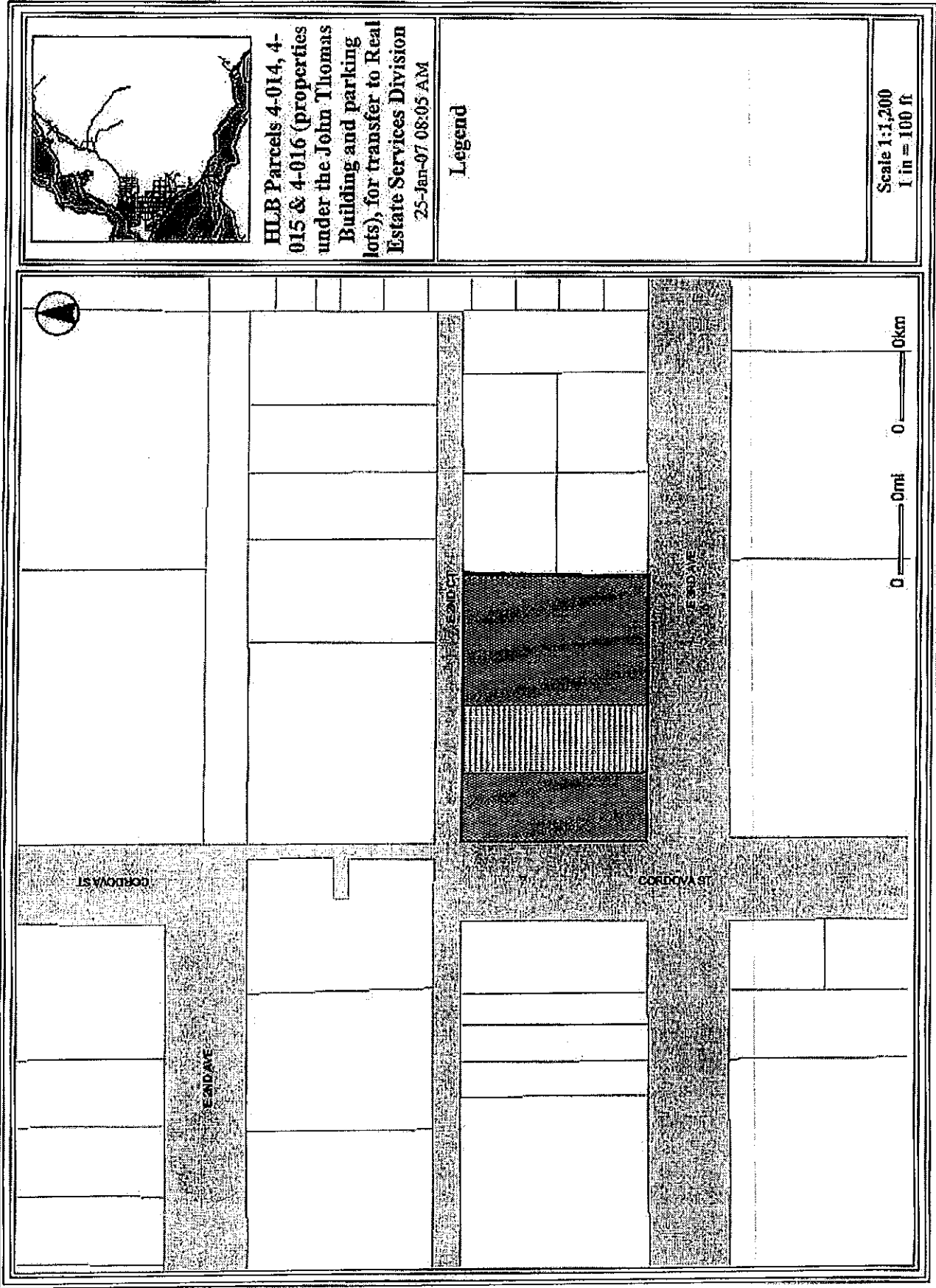
25 The Administration recommends the identified properties be transferred to Real Estate Services
26 as a means for providing management authority of the land as well as its improvements under
27 one municipal agency. This requires the removal of those properties from the HLB inventory.
28

29 On February 8, 2007, the Heritage Land Bank Advisory Commission approved HLBAC
30 Resolution 2007-02 (Appendix B), recommending the Assembly to approve the withdrawal of
31 these three parcels from the HLB inventory for subsequent transfer to Real Estate Services.
32

33 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE
34 AUTHORIZING WITHDRAWAL OF HERITAGE LAND BANK (HLB) PARCELS #4-014, 4-
35 015 and 4-016 FROM HLB INVENTORY AND TRANSFER TO THE REAL ESTATE
36 SERVICES DIVISION.

1
2 Prepared by: Heritage Land Bank
3 Approved by: Robin E. Ward, Executive Director, Heritage Land Bank
4 Concur: Mary Jane Michael, Executive Director,
5 Office of Economic and Community Development
6 Concur: James N. Reeves, Municipal Attorney
7 Concur: Denis C. LeBlanc, Municipal Manager
8 Respectfully submitted: Mark Begich, Mayor
9
10
11 Appendix A: Site Map
12 Appendix B: HLBAC Resolution 2007-02
13

Appendix A



APPENDIX B

Heritage Land Bank Advisory Commission

Resolution 2007-02

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION
RECOMMENDING ASSEMBLY APPROVAL TO WITHDRAW HLB PARCELS 4-014,
4-015 AND 4-016 FROM THE HLB INVENTORY, FOR TRANSFER TO 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..." (AMC 25.40.010.D); and

WHEREAS, the three parcels, located on the northeast corner of West 3rd Avenue and Cordova Street, have a building and other improvements upon them that are currently under management authority of Real Estate Services,

NOW THEREFORE BE IT RESOLVED, THAT:

Section 1. The Heritage Land Bank Advisory Commission approves the withdrawal of HLB Parcels 4-014, 4-015, and 4-016 from the inventory, and transfer to Real Estate Services for management of the land as well as improvements.

Section 2. This resolution shall take effect immediately upon passage and approval.

Approved by the Heritage Land Bank Advisory Commission on this, the 8TH day of

February, 2007.

APPROVED:



Matthew Claman, Chair
HLB Advisory Commission

ATTEST:



Robin E. Ward, Director
Heritage Land Bank

Content Information

Content ID : 004851

Type: Ordinance - AO

Title: Withdrawal and Transfer of HLB Properties

Author: vanhornlr

Initiating Dept: HLB

Description: Withdrawal of HLB Properties from inventory for transfer to Real Estate Services, for consolidating under one management authority.

Keywords: Real Estate Services Withdrawal and transfer John Thomas Building

Date Prepared: 2/28/07 12:00 AM

Assembly Meeting Date MM/DD/YY: 3/13/07

Public Hearing Date MM/DD/YY: 3/27/07

M.O.A.
 2007 MAR -5 AM 9:45
 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	3/1/07 9:02 AM	Checkin	vanhornlr	Public	004851
HLB_SubWorkflow	3/1/07 9:26 AM	Approve	wardre	Public	004851
ECD_SubWorkflow	3/1/07 11:02 AM	Approve	thomasm	Public	004851
OMB_SubWorkflow	3/1/07 2:09 PM	Approve	mitsonjl	Public	004851
Legal_SubWorkflow	3/1/07 2:26 PM	Approve	fehlenrl	Public	004851
MuniManager_SubWorkflow	3/2/07 2:11 PM	Approve	leblancdc	Public	004851
MuniMgrCoord_SubWorkflow	3/2/07 4:19 PM	Approve	abbottmk	Public	004851