

Submitted by: Chair of the Assembly at the  
request of the Mayor  
Prepared by: HLB/Real Estate Services  
For Reading: March 27, 2007

CLERK'S OFFICE

**APPROVED**

Date: 4-10-07 ANCHORAGE, ALASKA  
AO NO. 2007 - 56

1 AN ORDINANCE AUTHORIZING SALE OF TWO PARCELS ACQUIRED THROUGH  
2 FORECLOSURE AND DESCRIBED IN APPENDIX A.

3  
4 **WHEREAS**, the Municipality of Anchorage acquired the subject parcels, as described in the  
5 attached memorandum, through foreclosure; and  
6

7 **WHEREAS**, by operation of law, the properties have become general inventory properties of the  
8 Municipality of Anchorage; and  
9

10 **WHEREAS**, the two parcels have been determined to be surplus to the Municipality;  
11

12 NOW THEREFORE, the Anchorage Assembly Ordains:  
13


14 **Section 1.** The properties described in Appendix A of the attached Assembly Memorandum  
15 are determined to have no public purpose or need, and have been declared surplus.  
16

17 **Section 2.** The properties described in Appendix A may be sold in any manner allowed by  
18 law.  
19


20 **Section 3.** The properties shall be sold to the highest bidder; the minimum bid shall be the  
21 fair market value based upon a Broker's Opinion of Value.  
22

23 **Section 4.** This ordinance shall be effective immediately upon passage and approval.  
24

25  
26 PASSED AND APPROVED by the Anchorage Assembly this 10<sup>th</sup> day of Apr. 1,  
27 2007.

28  
29   
30 \_\_\_\_\_  
Chair of the Assembly

31 ATTEST:  
32

33   
34 \_\_\_\_\_  
35 Municipal Clerk

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

AO Number: 2007- 56

Title: An Ordinance Authorizing Sale of Two Parcels Acquired Through  
Tax Foreclosure and Described in Appendix A.

Sponsor:

Real Estate Services

Preparing Agency:

HLB

Others Impacted:

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**CHANGES IN EXPENDITURES AND REVENUES:**

(Thousands of Dollars)

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	FY07	FY08	FY09	FY10	FY11
<hr/>					
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
<hr/>					
TOTAL DIRECT COSTS:	0	0	0	0	0
<hr/>					
6000 IGCs	0	0	0	0	0
<hr/>					
FUNCTION COST:	0	0	0	0	0
<hr/>					
REVENUES:	75	0	0	0	0
<hr/>					
CAPITAL:	0	0	0	0	0
<hr/>					
POSITIONS: FT/PT and Temp.	0	0	0	0	0

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

Two properties will come under private ownership and generate tax revenue. Revenue generated from the sale will go to the areawide fund and reimburse MOA for its administrative costs on behalf of the properties.

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**PRIVATE SECTOR ECONOMIC EFFECTS:**

The two properties will be sold to the private sector.

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Prepared by: Tammy R. Oswald

Telephone: **343-7986**

Real Estate Services Manager and Acting Heritage Land Bank Director



# Municipality of Anchorage

## Assembly Memorandum

No. AM 232-2007

Meeting Date: March 27, 2007

**From:** Mayor

**Subject:** An Ordinance Authorizing Sale of Two Parcels Acquired Through Foreclosure and Described in Appendix A

Appendix A of this Assembly memorandum describes two foreclosed properties held by the Municipality of Anchorage (MOA). By law, these properties are now general inventory properties of the MOA (see maps attached as Appendix B).

Further, these parcels were declared surplus to municipal use via municipal agency review concluded February 20, 2007.

The properties shall be sold to the highest bidder; the minimum bid for these properties shall be the fair market value, based upon Broker's Opinion of Value (Appendix C). Any proceeds from the sale that are over special assessment and administrative costs, if applicable, shall be placed in the Areawide Fund (101).

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE AUTHORIZING SALE OF TWO PARCELS ACQUIRED THROUGH FORECLOSURE AND DESCRIBED IN APPENDIX A.

Prepared by: Tammy R. Oswald, Real Estate Services Manager and Acting Heritage Land Bank Director

Concur: Mary Jane Michael, Executive Director, Office of Economic and Community Development

Concur: Denis C. LeBlanc, Municipal Manager

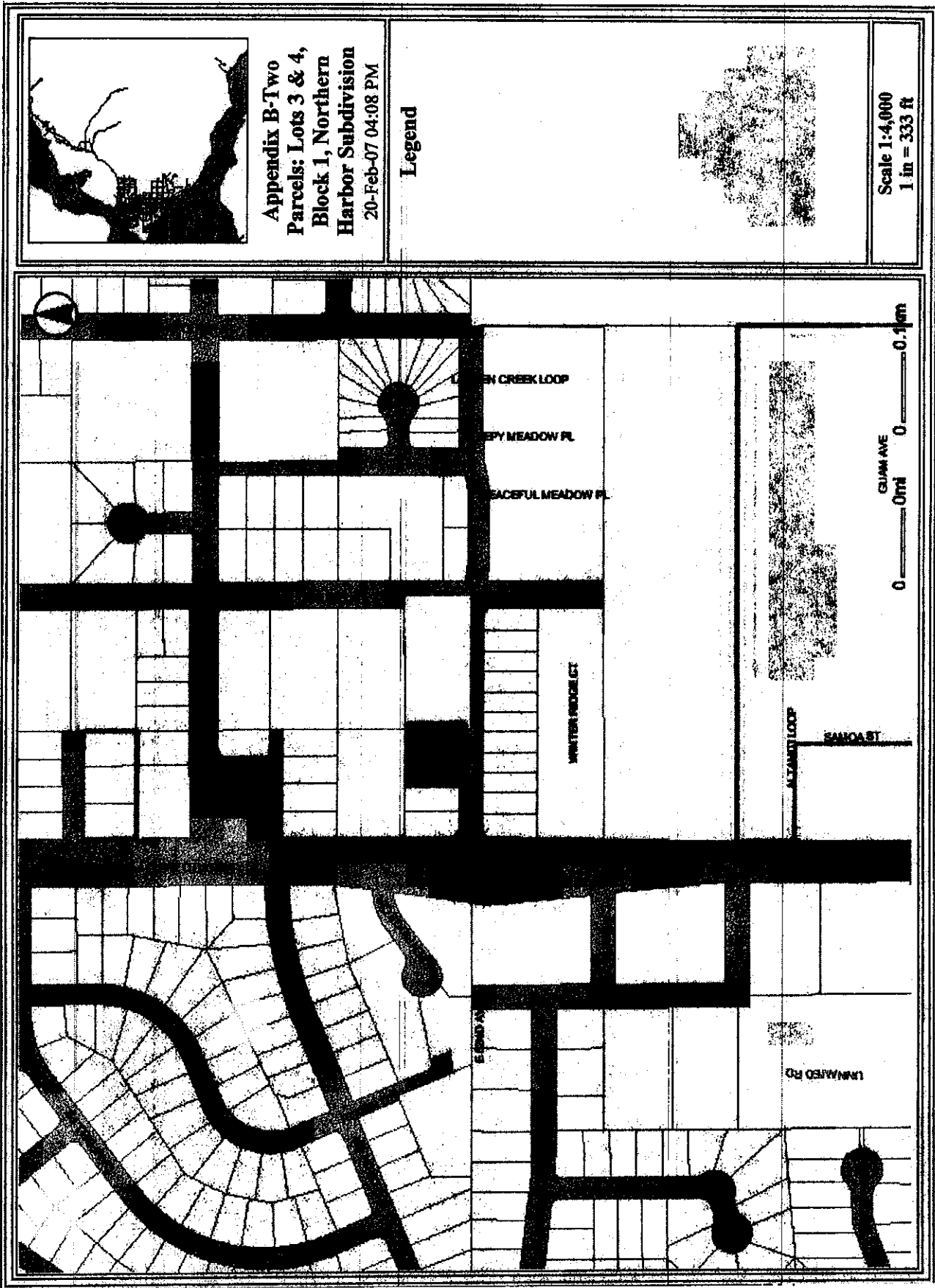
Respectfully submitted: Mark Begich, Mayor

## APPENDIX A

### Sale of Foreclosed Properties

#	TID #	Legal Description	Area	Zone
1	008-073-03	Lot 3, Block 1, Northern Harbor Subd.	9,588 sq. ft.	
2.	008-073-04	Lot 4, Block 1, Northern Harbor Subd.	9,589 sq. ft.	

# Appendix B



## **Appendix C**

### **BROKER'S OPINION OF VALUE**

February 20, 2007

Municipality Of Anchorage  
Real Estate Services  
4700 South Bragaw Street  
Anchorage, Alaska 99507

ATTN: Tammy Oswald, Manager

Address: 2437 & 2455 E 52<sup>nd</sup> Ave  
Anchorage, AK

Lots 3 & 4 Block 1 Northern Harbor Subdivision

The Subject Property is two adjacent undeveloped lots of approximately 9,588 square feet each located on East 52<sup>nd</sup> Avenue adjoining Lake Otis Parkway.

The Subject Property is part of an uncompleted development project. The roads have been roughed in and the utility trenches have been dug and are sitting at this uncompleted stage at this time.

Lot value stated below are for As-Is condition and buyers should be made aware of pending assessments that may include water, sewer, paving & any other possible assessment.

The Subject property is not presently listed for Sale.

Based on the location and condition of the Subject Property my BROKER'S OPINION OF VALUE for the Subject Property is \$75,000 for both lots as one package in their As-is condition.

Prepared by Larry Maulden, Associate Broker for Prudential Jack White Real Estate. I have been an agent and Associate Broker for Prudential Jack White Real Estate since 1970.

Sincerely,

Larry Maulden, ABR  
Associate Broker

**Content Information****Content ID :** 004841**Type:** Ordinance-InvolvingFunds - AO**Title:** Sale of Two Parcels**Author:** maglaquijp**Initiating Dept:** HLB**Description:** Sale of two parcels in Northern Harbor Subdivision**Keywords:** Parcels sale Northern Harbor Subd**Date Prepared:** 2/21/07 2:06 PM**Assembly Meeting**  
**Date:** 3/27/07**Public Hearing Date:** 4/10/07

M.O.A.  
 2007 MAR 23 PM 12:49  
 CLERKS OFFICE

**Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllFundOrdinanceWorkflow	2/21/07 2:09 PM	Checkin	vanhornlr	Public	004841
HLB_SubWorkflow	2/21/07 2:43 PM	Approve	wardre	Public	004841
ECD_SubWorkflow	2/21/07 2:46 PM	Approve	barkleyva	Public	004841
OMB_SubWorkflow	3/1/07 11:06 AM	Approve	mitsonjl	Public	004841
CFO_SubWorkflow	3/9/07 12:04 PM	Approve	sinzje	Public	004841
Legal_SubWorkflow	3/9/07 1:06 PM	Approve	gatesdt	Public	004841
MuniManager_SubWorkflow	3/9/07 1:21 PM	Checkin	maglaquijp	Public	004841
AllFundOrdinanceWorkflow	3/16/07 2:34 PM	Reject	leblancdc	Public	004841
AllFundOrdinanceWorkflow	3/21/07 9:41 AM	Checkin	maglaquijp	Public	004841
AllFundOrdinanceWorkflow	3/21/07 9:48 AM	Checkin	maglaquijp	Public	004841
AllFundOrdinanceWorkflow	3/21/07 10:13 AM	Reject	oswaldtr	Public	004841
AllFundOrdinanceWorkflow	3/21/07 11:08 AM	Checkin	maglaquijp	Public	004841
HLB_SubWorkflow	3/21/07 11:23 AM	Approve	oswaldtr	Public	004841
ECD_SubWorkflow	3/21/07 4:33 PM	Approve	thomasm	Public	004841
OMB_SubWorkflow	3/22/07 3:57 PM	Approve	mitsonjl	Public	004841
CFO_SubWorkflow	3/23/07 10:19 AM	Approve	sinzje	Public	004841
Legal_SubWorkflow	3/23/07 10:58 AM	Approve	fehlenrl	Public	004841
MuniManager_SubWorkflow	3/23/07 11:11 AM	Checkin	maglaquijp	Public	004841
MuniManager_SubWorkflow	3/23/07 11:42 AM	Approve	leblancdc	Public	004841
MuniMgrCoord_SubWorkflow	3/23/07 12:15 PM	Approve	abbottmk	Public	004841



CONSENT AGENDA - INTRODUCTION