

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Services Division,
Heritage Land Bank
For Reading: June 12, 2007

CLERK'S OFFICE

APPROVED

Date: 6-26-07

ANCHORAGE, ALASKA
AO No. 2007 - 86

1 AN ORDINANCE AUTHORIZING SALE OF TRACT C, LAKE RIDGE TERRACE
2 SUBDIVISION, TO THE STATE OF ALASKA DEPARTMENT OF
3 TRANSPORTATION AND PUBLIC FACILITIES FOR RIGHT-OF-WAY
4 ACQUISITION.

5
6 **WHEREAS**, the Municipality of Anchorage holds title to the Tract C, Lake Ridge Terrace
7 Subdivision (hereinafter "Tract C") located near Fire Lake on Fish Hatchery Road and the
8 Old Glenn Highway; and

9
10 **WHEREAS**, Tract C is an undevelopable parcel under management authority of the Eagle
11 River/Chugiak Parks and Recreation Department, serving as a greenbelt buffer near the Old
12 Glenn Highway; and

13
14 **WHEREAS**, the State of Alaska is upgrading the Old Glenn Highway near Fire Lake and
15 requests use of a portion of Tract C for Right-of-Way; and

16
17 **WHEREAS**, the State agrees to purchase Tract C, Lake Ridge Terrace Subdivision, for
18 TWELVE THOUSAND, THREE HUNDRED SIXTY-TWO DOLLARS and THIRTY-
19 FIVE CENTS (\$12,362.35) from the Municipality of Anchorage; now, therefore,

20
21 **THE ANCHORAGE ASSEMBLY ORDAINS:**


22
23 **Section 1.** The sale of Tract C, Lake Ridge Terrace, an undevelopable parcel owned by
24 the MOA and under management authority of Eagle River/Chugiak Parks and Recreation,
25 to the State of Alaska for TWELVE THOUSAND, THREE HUNDRED SIXTY-TWO
26 DOLLARS and THIRTY-FIVE CENTS (\$12,362.35) is hereby approved.

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

29
30 PASSED AND APPROVED by the Anchorage Assembly this 26th day of
31 June, 2007.

32
33
34 
Chair of the Assembly

35 ATTEST:

36 
37
38 Municipal Clerk
39

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2007-86 Title: AN ORDINANCE AUTHORIZING SALE OF TRACT C, LAKE RIDGE TERRACE SUBDIVISION, TO THE STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

Sponsor: MAYOR
Preparing Agency: Heritage Land Bank/Real Estate Services Division
Others Impacted: Eagle River/Chugiak Parks and Recreation

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:	12.3	0	0	0	0
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

The property is transferred by sale to state ownership, and revenue generated from the sale goes to the Eagle River/Chugiak Parks and Recreation Capital Fund (462).

PRIVATE SECTOR ECONOMIC EFFECTS:

None.

Prepared by: Tammy Oswald
Real Estate Services Division Manager

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 387 -2007

Meeting Date: June 12, 2007

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING SALE OF TRACT C, LAKE RIDGE TERRACE SUBDIVISION, TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR RIGHT-OF-WAY ACQUISITION.

The State of Alaska's Department of Transportation & Public Facilities (DOT-PF) is interested in purchasing a municipally-owned parcel for road upgrade Right-of-Way. The parcel is legally described as:

Tract C, LAKE RIDGE TERRACE SUBDIVISION,
according to Plat P-549, located in the Anchorage
Recording District, Third Judicial District, State of
Alaska, and containing 2.58 acres M/L.

The parcel is located along Fish Hatchery Road near Fire Lake (see map, Appendix A), contains approximately 2.58 acres, and is zoned R2ASL. It is a steeply sloping parcel bisected by Fire Lake Creek, rendering its development potential unfeasible. It is currently under management authority of the Parks Department, and used as greenbelt buffer.

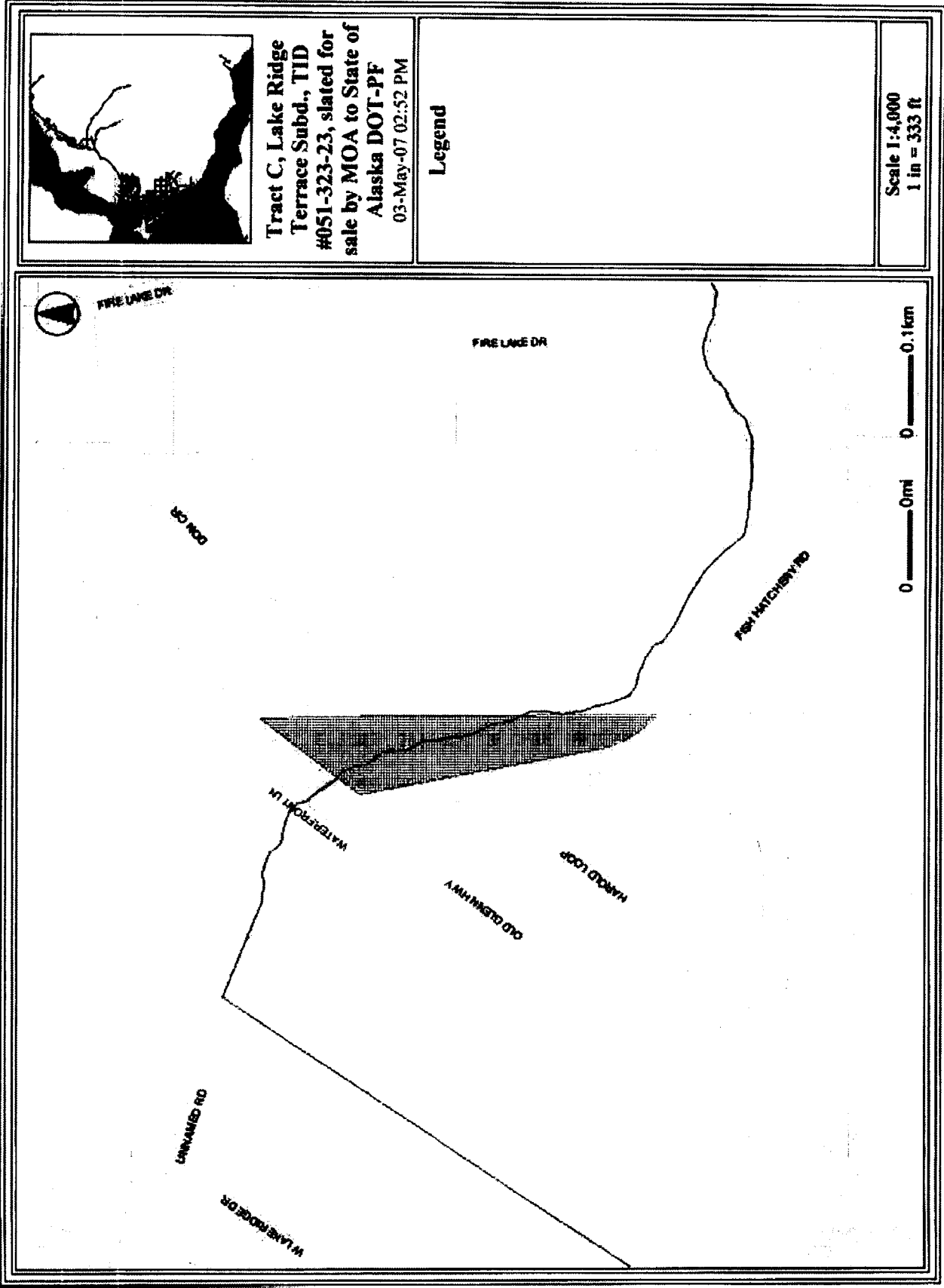
On March 12, 2007, the Eagle River/Chugiak Parks & Recreation Board of Supervisors unanimously approved the sale of Tract C to the State DOT-PF, at the agreed sale price of \$12,362.35, based upon an eleven cent per square foot value for the 112,385 square foot (2.85-acre±) undevelopable parcel. A draft Memorandum of Agreement between the State of Alaska and the Municipality of Anchorage, attached as Appendix B, is to be signed following Assembly approval of this sale.

Proceeds from the sale shall be placed in the Eagle River/Chugiak Parks and Recreation Capital Fund (462).

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
AUTHORIZING SALE OF TRACT C, LAKE RIDGE TERRACE SUBDIVISION,
TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND
PUBLIC FACILITIES FOR RIGHT-OF-WAY ACQUISITION.**

Prepared by: Tammy R. Oswald, Manager
Real Estate Services Division
Approved: William M. Mehner, Director
Heritage Land Bank
Concur: John H. Rodda, Director
Eagle River/Chugiak Parks & Recreation
Concur: Mary Jane Michael, Executive Director
Office of Economic and Community Development
Concur: James N. Reeves, Municipal Attorney
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted, Mark Begich, Mayor

Appendix A



Appendix B



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MEMORANDUM OF AGREEMENT

PROJECT NAME: OLD GLENN HIGHWAY NORTH
EAGLE RIVER INTERSECTION TO PETERS CREEK
STATE PROJECT #: 52515
FEDERAL-AID PROJECT #: MGS-STP-0558(2)
PARCEL #(S): 5

AGREEMENT has been reached this ____ day of _____, 200__, between **MUNICIPALITY OF ANCHORAGE**, and the **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES** hereinafter (**DOT&PF**), for the purchase of said parcel(s). The amounts to be paid, and other considerations to be given, in full satisfaction of this Agreement, are as follows:

Right-of-Way Acquisition Parcel 5

Fixtures and Improvements Purchased: NONE

Land Purchased: (112,385 square feet)

\$ 12,362.35

TOTAL COMPENSATION:

\$ 12,362.35

Damages are a consideration: ☐ yes ☒ no Amount of Damages: \$ _____ included in total compensation above.

Other Conditions:

Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the vendor or vendors.

2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The vendor or vendors hereby agree that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said vendor or vendors agree to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of the Department.

Of the total amount of compensation hereinabove agreed upon, the sum of \$ 12,362.35 shall be paid upon execution and delivery of a good and sufficient: ☒ Warranty Deed ☐ Easement ☐ Temporary Const. Easement or ☐ Other, and the balance of the compensation, amounting to \$ _____ shall be paid upon compliance by the vendor or vendors with the terms hereof.

Disbursement of funds will be made in the following manner:

Vendor or Vendors	Amount of Payment
MUNICIPALITY OF ANCHORAGE	\$ 12,362.35

The Vendor or Vendors certify that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

STATE OF ALASKA DOT&PF

VENDOR(S) MUNICIPALITY OF ANCHORAGE

DESIGN PROJECT MANAGER _____ Date _____
Signature required when construction consideration is involved

By: _____ Date _____

RIGHT OF WAY AGENT _____ Date _____

By: _____ Date _____

APPROVED FOR PAYMENT AS ABOVE

CHIEF RIGHT OF WAY AGENT _____ Date _____
CENTRAL REGION

Content Information**Content ID :** 005084**Type:** Ordinance-InvolvingFunds - AO**Title:** Sale of Tract C, Lake Ridge Terr. Subd., to State DOT**Author:** vanhornlr**Review Depts:** ER_ParksRec**Description:** Sale of Tract C, Lk Ridge Terr. Subd. in Eagle River to SOA
DOT-PF**Keywords:** Tract C Sale**Date Prepared:** 5/9/07 5:21 PM**Director Name:** Wm. M. Mehner**Assembly Meeting**
Date: 6/12/07**Public Hearing Date:** 6/26/07M.O.A.
2007 JUN - 1 PM 1:02
CLEMS 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>
AllFundOrdinanceWorkflow	5/9/07 5:24 PM	Checkin	vanhornlr	Public	005084
HLB_SubWorkflow	5/10/07 7:38 AM	Approve	oswaldtr	Public	005084
ECD_SubWorkflow	5/10/07 2:14 PM	Approve	thomasm	Public	005084
ER_ParksRec_SubWorkflow	5/11/07 10:18 AM	Approve	roddajh	Public	005084
OMB_SubWorkflow	5/11/07 10:36 AM	Approve	mitsonjl	Public	005084
CFO_SubWorkflow	5/14/07 10:40 AM	Approve	mitsonjl	Public	005084
Legal_SubWorkflow	5/14/07 1:52 PM	Approve	fehlenrl	Public	005084
MuniManager_SubWorkflow	6/1/07 9:50 AM	Approve	leblancdc	Public	005084
MuniMgrCoord_SubWorkflow	6/1/07 11:33 AM	Approve	abbottmk	Public	005084