

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: August 14, 2007

CLERK'S OFFICE

APPROVED

Date: 8-28-07

ANCHORAGE, ALASKA
AO No. 2007-114

1 AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY
2 DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN
3 APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO
4 THE HERITAGE LAND BANK CAPITAL FUND (421) FOR AN AMOUNT NOT TO
5 EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING
6 CLOSING COSTS.

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8 WHEREAS, the Administration desires to acquire property in Anchorage on behalf of the
9 Municipality and the Anchorage School District for additional acreage required for an
10 adjacent Municipal parcel designated as a proposed school site; and

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12 WHEREAS, Anchorage Municipal Code sections 25.20.010 and 25.20.020 authorize the
13 Municipality to acquire land for any public purpose upon approval by the Assembly; and

14
15 WHEREAS, the administration has an opportunity to purchase Lot 1, Kincaid West
16 Subdivision, if approved prior to September 1, 2007, with the intent to hold the property in
17 Heritage Land Bank inventory to use with the preferred elementary school site located
18 adjacent to it; and

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20 WHEREAS, the location and addition of this approximately 2-acre parcel provides the
21 intended school site with sufficient acreage for an elementary school; and

22
23 WHEREAS, the Municipality seeks authorization to purchase Lot 1, Kincaid West
24 Subdivision for an amount not to exceed \$400,000.00, including closing costs, and to
25 appropriate funds for the purchase from the Heritage Land Bank Fund (221); and

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27 WHEREAS, the funds to acquire the property are available from the Heritage Land Bank
28 Fund Balance (221); now, therefore,

29
30 **THE ANCHORAGE ASSEMBLY ORDAINS:**

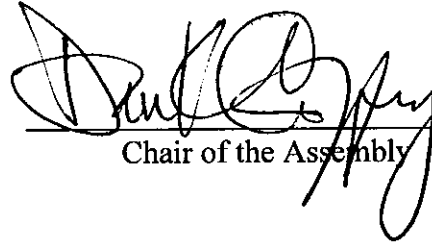
31
32 **Section 1.** The purchase of Lot 1, Kincaid West Subdivision, containing approximately
33 2 acres, for an amount not to exceed FOUR HUNDRED THOUSAND DOLLARS
34 (\$400,000.00) including closing costs, is hereby authorized.

35
36 **Section 2.** The appropriation of an amount not to exceed FOUR HUNDRED
37 THOUSAND DOLLARS (\$400,000.00) including closing costs, from Heritage Land Bank
38 Fund (221) is approved.

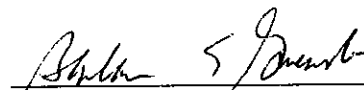
Section 3. Pursuant to Anchorage Municipal Code section 25.40.015A., the property acquired by this ordinance shall be placed in Heritage Land Bank inventory for future municipal use, including a potential school site.

Section 4. This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 28th day of August, 2007.


Chair of the Assembly

ATTEST:


Municipal Clerk

Heritage Land Bank Fund Balance (221-0740)
\$400,000.00

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2007-114 Title: **AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING CLOSING COSTS.**

Sponsor: MAYOR
Preparing Agency: Heritage Land Bank
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	400				
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:

Purchase of additional adjacent parcel to proposed school site to provide sufficient acreage for area elementary school.

PRIVATE SECTOR ECONOMIC EFFECTS:

Future school site provides more convenient local educational facility for area residents and families.

Prepared by: **William M. Mehner**
Director, Heritage Land Bank and Real Estate Services

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 496-2007

Meeting Date: August 14, 2007

From: MAYOR

Subject: AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421), FOR AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING CLOSING COSTS.

The Administration and Anchorage School District work together to determine general locations of future school sites, based on the Anchorage 2020 Comprehensive Plan and projected school enrollment numbers. The Administration attempts to acquire needed future school and other municipal sites in Anchorage in accordance with the plan's recommendations, acquiring parcels to hold within the Heritage Land Bank Inventory for eventual use such as school sites, water reservoir locations, fire stations, etc.

The Municipality of Anchorage owns Tract 8A, Westpark School Addition Subdivision, an approximately 14.23-acre parcel under Anchorage School District management (see maps, Appendix A). The addition of the adjacent 2-acre± provides the acreage required for an elementary school site needed in the area.

It is the intent of the Municipality of Anchorage to acquire the adjacent parcel for the proposed school site. The purchase has been negotiated for the current assessed value, and this ordinance seeks appropriation of the funds, in an amount not to exceed Four Hundred Thousand Dollars (\$400,000.00), including closing costs.

Funding for the \$400,000 shall come from the Heritage Land Bank Fund Balance (221).

The accounting detail is as follows:

REVENUE	NAME	AMOUNT
221-0740	HLB Fund Balance	\$400,000
421-1252-125265-9601	Contributions from other Funds	\$400,000

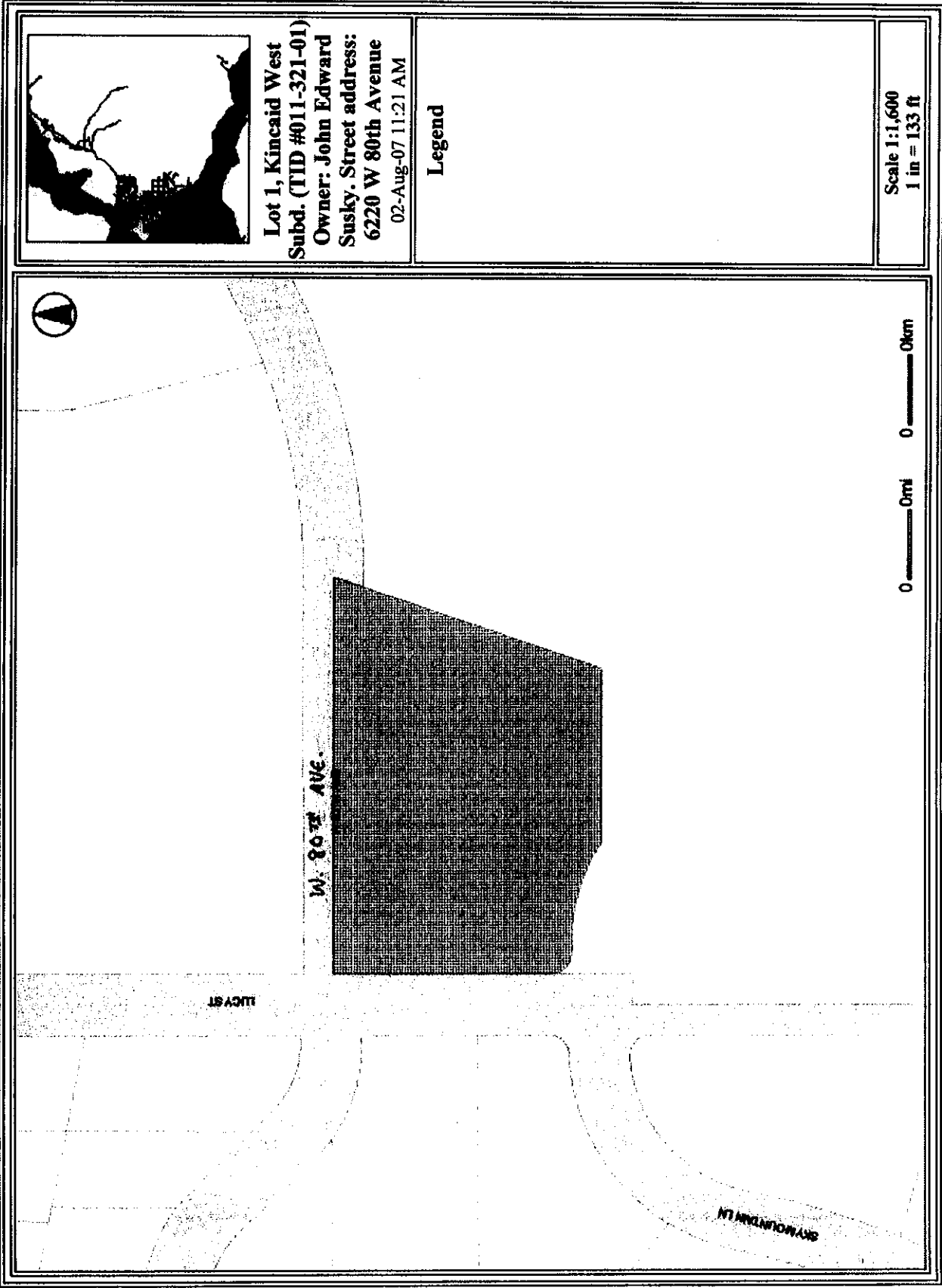
EXPENDITURES	NAME	AMOUNT
221-1221-3901	Contribution to other Funds	\$ 400,000
421-1252-125265-5101	Land	\$ 400,000

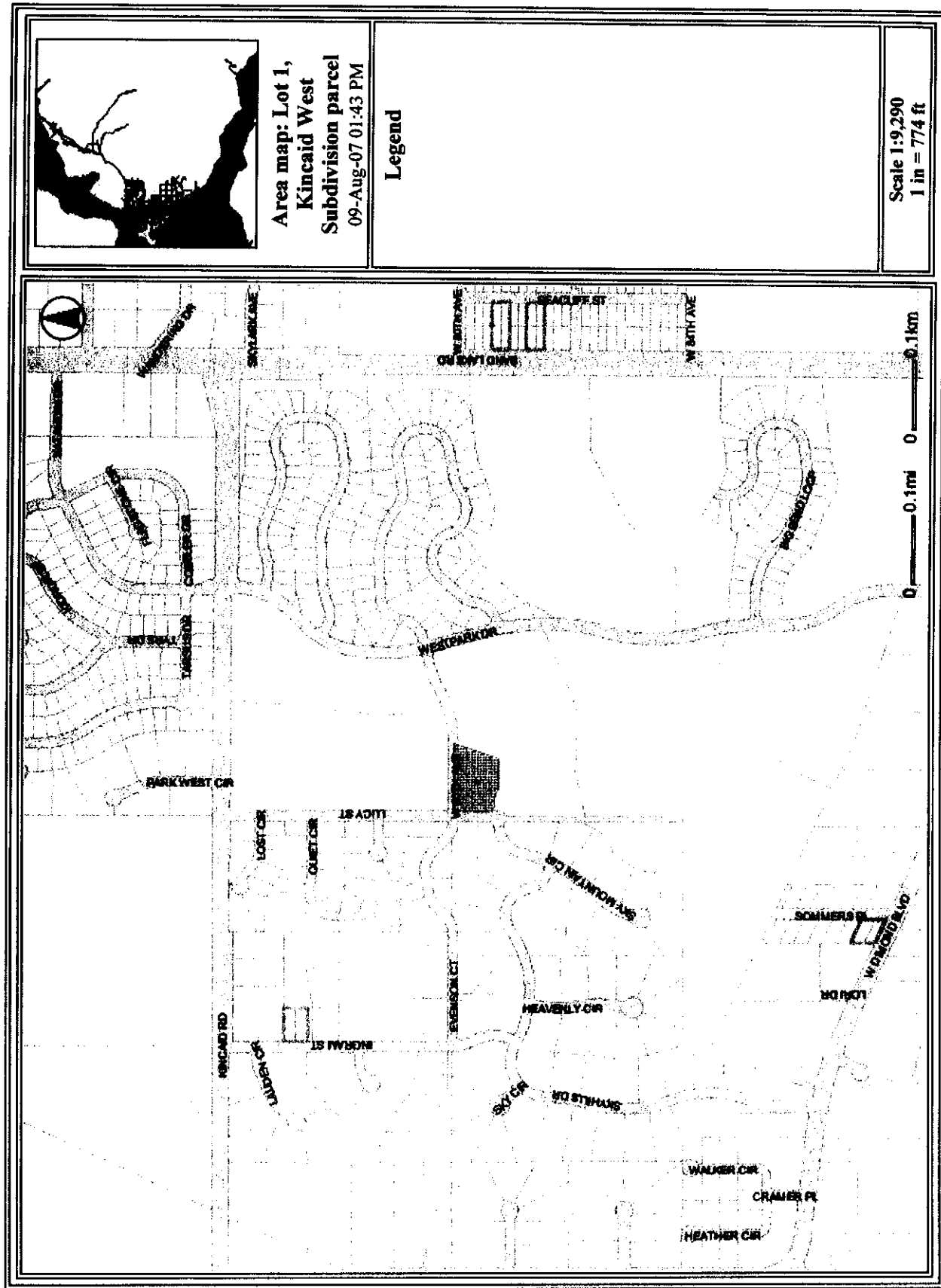
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THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING CLOSING COSTS.

Prepared by: Heritage Land Bank
Approved by: William M. Mehner, Director
Heritage Land Bank and Real Estate Services
Concur: Mary Jane Michael, Executive Director
Economic & Community Development
Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer
221-0740 \$400,000
(Heritage Land Bank Fund Balance)
Concur: James N. Reeves, Municipal Attorney
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted, Mark Begich, Mayor

Appendix A





Content Information**Content ID :** 005338**Type:** Ordinance-InvolvingFunds - AO**Title:** Purchase of Real Property Lt 1 Kincaid West Sub**Author:** maglaquijp**Initiating Dept:** HLB**Select Routing:** Standard**Description:** Purchase real property described at Lt 1, Kincaid West Sub through appropriation.**Keywords:** Kincaid West**Date Prepared:** 8/9/07 2:21 PM**Assembly Meeting Date**
MM/DD/YY: 8/14/07**Public Hearing Date**
MM/DD/YY: 8/28/07**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	8/9/07 2:31 PM	Checkin	mooredy	Public	005338
HLB_SubWorkflow	8/9/07 2:53 PM	Approve	mehnerwm	Public	005338
ECD_SubWorkflow	8/9/07 4:42 PM	Approve	thomasm	Public	005338
AllFundOrdinanceWorkflow	8/10/07 10:13 AM	Reject	mitsonjl	Public	005338
HLB_SubWorkflow	8/10/07 10:53 AM	Approve	mehnerwm	Public	005338
AllFundOrdinanceWorkflow	8/10/07 10:53 AM	Checkin	mooredy	Public	005338
ECD_SubWorkflow	8/10/07 11:00 AM	Approve	thomasm	Public	005338
OMB_SubWorkflow	8/10/07 11:43 AM	Approve	mitsonjl	Public	005338
CFO_SubWorkflow	8/10/07 1:56 PM	Approve	sinzje	Public	005338
Legal_SubWorkflow	8/10/07 2:00 PM	Approve	fehlenrl	Public	005338
MuniManager_SubWorkflow	8/10/07 2:03 PM	Checkin	maglaquijp	Public	005338
MuniManager_SubWorkflow	8/10/07 2:16 PM	Approve	leblancdc	Public	005338
MuniMgrCoord_SubWorkflow	8/10/07 2:17 PM	Approve	maglaquijp	Public	005338

M.O.A.
 2007 AUG 10 PM 2:29
 CLERK'S OFFICE



CONSENT AGENDA - INTRODUCTION