

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: September 25, 2007

CLERK'S OFFICE

APPROVED

Date: 10-9-07

ANCHORAGE, ALASKA

No. AO 2007-130

1 AN ORDINANCE APPROVING ACQUISITION OF REAL PROPERTY
2 DESCRIBED AS LOT 35A, LINTNER SUBDIVISION, IN AN AMOUNT NOT TO
3 EXCEED THREE HUNDRED FIFTY TWO THOUSAND DOLLARS (\$352,000)
4 WITH PREVIOUSLY APPROPRIATED ANCHORAGE FIRE SERVICE AREA
5 CAPITAL IMPROVEMENT FUND (431) 2006 GENERAL OBLIGATION BOND
6 PROCEEDS, IN THE AMOUNT OF TWO HUNDRED FIFTY FOUR THOUSAND
7 THREE HUNDRED TWENTY DOLLARS (\$254,320) AND WITH AN
8 APPROPRIATION OF NINETY SEVEN THOUSAND SIX HUNDRED EIGHTY
9 DOLLARS (\$97,680) IN SHORT-TERM INTEREST EARNINGS FROM THE
10 ANCHORAGE FIRE SERVICE AREA CAPITAL IMPROVEMENT FUND (431)
11 TO THE ANCHORAGE FIRE DEPARTMENT, ANCHORAGE FIRE SERVICE
12 AREA CAPITAL IMPROVEMENT FUND (431).

13
14 WHEREAS, the Administration desires to acquire property in Anchorage on behalf of the
15 Municipality and the Anchorage Fire Department to secure a parcel, approximately 16,780
16 square feet in size, immediately adjacent to Spenard Road Fire Station #5; and

17
18 WHEREAS, Anchorage Municipal Code sections 25.20.010 and 25.20.020 authorize the
19 Municipality to acquire land for any public purpose upon approval by the Assembly; and

20
21 WHEREAS, the Administration executed an agreement to purchase Lot 35a, Lintner
22 Subdivision, subject to Assembly approval; and

23
24 WHEREAS, the acquisition of land to accommodate the future renovation and expansion
25 of Spenard Road Station #5 is deemed by the Administration and the Anchorage Fire
26 Department as a high priority need, and

27
28 WHEREAS, the Municipality seeks authorization to purchase Lot 35a, Lintner
29 Subdivision, for an amount not to exceed \$352,000 including closing costs, and to
30 appropriate \$97,680 from the Anchorage Fire Service Area Capital Improvement Fund
31 (431) to fund a portion of the property acquisition cost; and

32
33 WHEREAS, sufficient short-term interest earnings are available from the Anchorage Fire
34 Service Area Capital Improvement Fund (431); now, therefore,

35
36 **THE ANCHORAGE ASSEMBLY ORDAINS:**

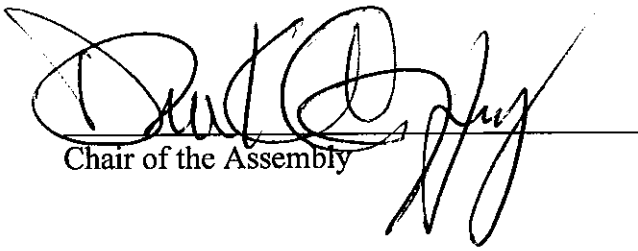
37
38 **Section 1.** The purchase of Lot 35a, Lintner Subdivision for an amount not to exceed
39 THREE HUNDRED FIFTY TWO THOUSAND DOLLARS (\$352,000), including closing
40 costs, is hereby authorized.
41

Section 2. The appropriation of an amount not to exceed NINETY SEVEN THOUSAND SIX HUNDRED EIGHTY DOLLARS (\$97,680) in short-term interest earnings from the Anchorage Fire Service Area Capital Improvement Fund (431) to the Anchorage Fire Department, Anchorage Fire Service Area Capital Improvement Fund (431), to partially fund the purchase of Lot 35a, Lintner Subdivision, 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 with regard to enhancing the delivery of fire and rescue services within the Anchorage Fire Service Area.

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

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


Chair of the Assembly

ATTEST:


Municipal Clerk

DEPARTMENTAL APPROPRIATION:
Anchorage Fire Department, Fund 431, \$97,680

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2007-130 Title: AN ORDINANCE APPROVING ACQUISITION OF REAL PROPERTY DESCRIBED AS LOT 35A, LINTNER SUBDIVISION, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED FIFTY TWO THOUSAND DOLLARS (\$352,000) WITH PREVIOUSLY APPROPRIATED ANCHORAGE FIRE SERVICE AREA CAPITAL IMPROVEMENT FUND (431) 2006 GENERAL OBLIGATION BOND PROCEEDS, IN THE AMOUNT OF TWO HUNDRED FIFTY FOUR THOUSAND THREE HUNDRED TWENTY DOLLARS (\$254,320) AND WITH AN APPROPRIATION OF NINETY SEVEN THOUSAND SIX HUNDRED EIGHTY DOLLARS (\$97,680) IN SHORT-TERM INTEREST EARNINGS FROM THE ANCHORAGE FIRE SERVICE AREA CAPITAL IMPROVEMENT FUND (431) TO THE ANCHORAGE FIRE DEPARTMENT, ANCHORAGE FIRE SERVICE AREA CAPITAL IMPROVEMENT FUND (431).

Sponsor: MAYOR
Preparing Agency: Heritage Land Bank
Others Impacted: Anchorage Fire Department

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	352				
TOTAL DIRECT COSTS:	352	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:

Acquire property on behalf of the Anchorage Fire Department, approximately 16,780 square feet in size, immediately adjacent to Spenard Road Fire Station #5.

PRIVATE SECTOR ECONOMIC EFFECTS:

Nominal reduction in property tax base due to transfer of privately held parcel to public non-taxable use.

Prepared by: William M. Mehner, Director Heritage Land Bank & Real Estate Services
Telephone: 343-4337



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 586-2007

Meeting Date: September 25, 2007

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE APPROVING ACQUISITION OF REAL PROPERTY**
4 **DESCRIBED AS LOT 35A, LINTNER SUBDIVISION, IN AN AMOUNT NOT**
5 **TO EXCEED THREE HUNDRED FIFTY TWO THOUSAND DOLLARS**
6 **(\$352,000) WITH PREVIOUSLY APPROPRIATED ANCHORAGE FIRE**
7 **SERVICE AREA CAPITAL IMPROVEMENT FUND (431) 2006 GENERAL**
8 **OBLIGATION BOND PROCEEDS, IN THE AMOUNT OF TWO HUNDRED**
9 **FIFTY FOUR THOUSAND THREE HUNDRED TWENTY DOLLARS**
10 **(\$254,320) AND WITH AN APPROPRIATION OF NINETY SEVEN**
11 **THOUSAND SIX HUNDRED EIGHTY DOLLARS (\$97,680) IN SHORT-TERM**
12 **INTEREST EARNINGS FROM THE ANCHORAGE FIRE SERVICE AREA**
13 **CAPITAL IMPROVEMENT FUND (431) TO THE ANCHORAGE FIRE**
14 **DEPARTMENT, ANCHORAGE FIRE SERVICE AREA CAPITAL**
15 **IMPROVEMENT FUND (431).**
16

17 This ordinance requests Assembly authorization to acquire Lot 35a, Lintner Subdivision, a
18 residential parcel approximately 16,780 square feet in size, immediately adjacent to the
19 Spenard Road Fire Station #5 (see map, Appendix A), for an amount, including closing costs,
20 not to exceed \$352,000. The fire station is ideally located within the Spenard service area
21 and is one of the busiest stations. The station is bounded by a school on one side, a
22 commercial strip mall on the other and the proposed acquisition parcel on the third side. The
23 Municipality and private property owner negotiated a purchase and sale agreement, secured
24 by \$5,000 earnest money in escrow.
25

26 The ordinance also requests appropriation of \$97,680 available in the Anchorage Fire
27 Service Area Capital Improvement Fund (431) short-term interest earnings to partially fund
28 this land purchase. The Anchorage Fire Department also identified available and previously
29 appropriated 2006 Anchorage Fire Service Area Capital Improvement general obligation
30 bond proceeds to pay the balance of the negotiated purchase price of \$350,000; there is an
31 additional contingency of \$2,000 to pay associated closing costs.
32

33 The property is located at 2211 McRae Road. Securing this 17,000+/- square foot parcel
34 immediately adjacent to Spenard Road Fire Station #5 facilitates a planned major facility
35 renovation project currently included in the department's proposed 2008-2013 CIB/CIP in
36 project year 2010. As funds are not available to demolish the existing residential structure,
37 AFD recommends the structure be used for municipal purpose or leased by a public safety
38 related non-profit.

The applicable budget detail for the appropriation of Anchorage Fire Service Area Capital Improvement Fund (431) short-term interest earnings is as follows:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
<u>Revenues:</u>		
431-3579-9761	Cash Pools Short-term Interest	\$97,680
<u>Expenditures:</u>		
431-3579-5201	Land	\$97,680

THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN ORDINANCE APPROVING ACQUISITION OF REAL PROPERTY DESCRIBED AS LOT 35A, LINTNER SUBDIVISION, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED FIFTY TWO THOUSAND DOLLARS (\$352,000) WITH PREVIOUSLY APPROPRIATED ANCHORAGE FIRE SERVICE AREA CAPITAL IMPROVEMENT FUND (431) 2006 GENERAL OBLIGATION BOND PROCEEDS, IN THE AMOUNT OF TWO HUNDRED FIFTY FOUR THOUSAND THREE HUNDRED TWENTY DOLLARS (\$254,320) AND WITH AN APPROPRIATION OF NINETY SEVEN THOUSAND SIX HUNDRED EIGHTY DOLLARS (\$97,680) IN SHORT-TERM INTEREST EARNINGS FROM THE ANCHORAGE FIRE SERVICE AREA CAPITAL IMPROVEMENT FUND (431) TO THE ANCHORAGE FIRE DEPARTMENT, ANCHORAGE FIRE SERVICE AREA CAPITAL IMPROVEMENT FUND (431).

Prepared by: Heritage Land Bank
Approved by: William M. Mehner, Director
Heritage Land Bank & Real Estate Services
Concur: Craig P Goodrich, Fire Chief, Anchorage Fire Department
Concur: Mary Jane Michael, Executive Director
Economic & Community Development

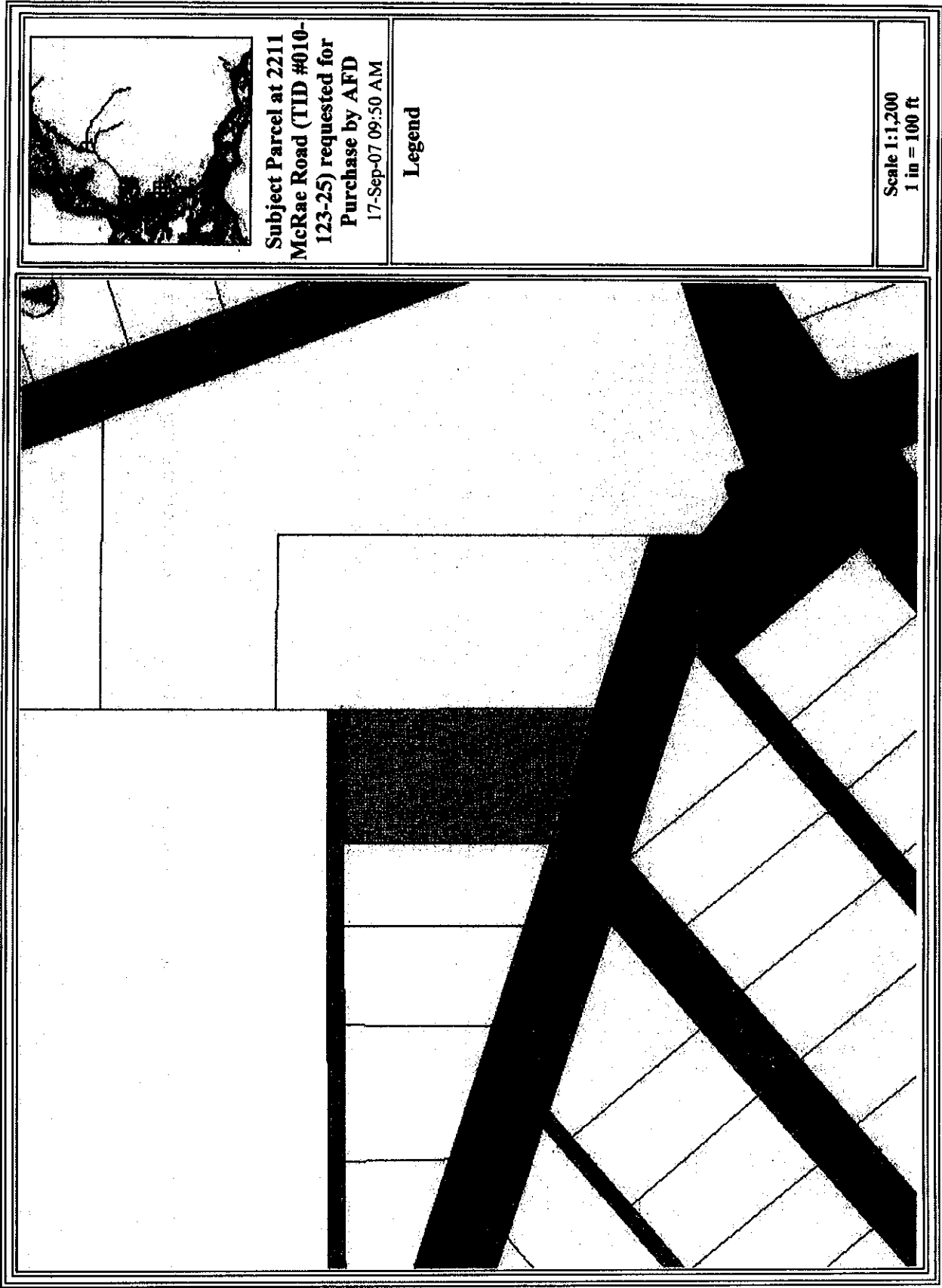
Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer

Appropriation of Fund 431 Short-term Interest Revenues:
431-3579-9761-357905-BP2006 \$ 97,680
Purchase of Property--Lot 35a, Lintner Subdivision (parcel address, 221 McRae Road):
431-3579-5201-357905-BP2006 \$352,000
(2006 FIRE GO Bond)

Concur: James N. Reeves, Municipal Attorney
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted, Mark Begich, Mayor

Appendix A: Location Map

Appendix A



Subject Parcel at 2211
McRae Road (TID #010-
123-25) requested for
Purchase by AFD
17-Sep-07 09:50 AM

Legend

Scale 1:1,200
1 in = 100 ft

Content Information

Content ID : 005481

Type: Ordinance-InvolvingFunds - AO

Title: AFD Property Acquisition: Lot 35A Lintner Subd.

Author: maglaquijp

Initiating Dept: HLB

Review Depts: AFD

Description: Property acquisition for addition to AFD #5 location.

Keywords: 35A Lintner Fire Station #5 Property acquisition

Date Prepared: 9/17/07 11:52 AM

Director Name: Bill Mehner

Requested Assembly Meeting
Date MM/DD/YY: 9/25/07

Requested Public Hearing Date
MM/DD/YY: 10/23/07

M.O.A.
2007 SEP 21 PM 12:55
OLENAS 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	9/17/07 12:00 PM	Checkin	vanhornlr	Public	005481
HLB_SubWorkflow	9/17/07 12:21 PM	Approve	oswaldtr	Public	005481
ECD_SubWorkflow	9/17/07 2:10 PM	Approve	thomasm	Public	005481
AFD_SubWorkflow	9/18/07 7:31 AM	Approve	goodrichcp	Public	005481
OMB_SubWorkflow	9/20/07 9:27 AM	Approve	mitsonjl	Public	005481
CFO_SubWorkflow	9/21/07 11:22 AM	Approve	sinzje	Public	005481
Legal_SubWorkflow	9/21/07 11:28 AM	Approve	fehlenrl	Public	005481
MuniManager_SubWorkflow	9/21/07 12:01 PM	Checkin	maglaquijp	Public	005481
MuniManager_SubWorkflow	9/21/07 12:37 PM	Checkin	maglaquijp	Public	005481
MuniManager_SubWorkflow	9/21/07 12:43 PM	Approve	abbottmk	Public	005481
MuniMgrCoord_SubWorkflow	9/21/07 12:43 PM	Approve	abbottmk	Public	005481

Adrian

CONSENT AGENDA - INTRODUCTION