

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: October 9, 2007

Postponed indefinitely 10/9/07

ANCHORAGE, ALASKA

No. AO 2007-138

1 AN ORDINANCE AUTHORIZING THE SALE OF HERITAGE LAND BANK
2 PARCEL 1-007-C, LOCATED ON JASMINE ROAD IN CHUGIAK, BY
3 COMPETITIVE BID TO THE HIGHEST QUALIFYING BIDDER FOR AT LEAST
4 FAIR MARKET VALUE PLUS COSTS.

5
6 **WHEREAS**, the Heritage Land Bank (HLB) was established to...“manage uncommitted
7 municipal land and the Heritage Land Bank Fund in a manner designed to benefit the
8 present and future citizens of Anchorage, promote orderly development, and achieve the
9 goals of the Comprehensive Plan. The Heritage Land Bank shall acquire, inventory,
10 manage, withdraw, transfer and dispose of municipal land which has not been dedicated or
11 transferred to a specific municipal agency for one or more municipal uses.” (AMC
12 25.40.010); and

13
14 **WHEREAS**, “The disposal responsibility of the Heritage Land Bank is, at the direction of
15 the mayor and Assembly, to convey from municipal ownership Heritage Land Bank land or
16 interests in land which is not needed for specific public facilities or purposes. Each
17 disposal shall be in the municipal interest, and based at or above appraised fair market
18 value or for other equivalent municipal values or objectives, under the procedures specified
19 in AMC Section 25.40.025.” (AMC 25.40.010.E); and

20
21 **WHEREAS**, the disposal of this parcel in the 2008-2012 period was reviewed and
22 approved in the Heritage Land Bank 2007 Annual Work Program and 2008-2012 Five-
23 Year Management Plan; and

24
25 **WHEREAS**, the proposed sale to the private sector has generated public interest and will
26 add the subject parcels to the tax rolls and create revenue for the Municipality of
27 Anchorage; and

28
29 **WHEREAS**, an appraisal of the subject property conducted in July 2007 by King
30 Valuation Company estimated fair market value at \$546,000.00; this estimate establishes a
31 minimum bid amount of \$546,000.00, plus the addition of the cost of the appraisal
32 (\$2,400) and closing costs, with the total payable upon closing by the highest qualifying
33 bidder; and

34
35 **WHEREAS**, HLB posted the properties and conducted an agency review by all potentially
36 interested Municipal agencies to establish that the subject parcels are surplus to municipal
37 needs and is therefore eligible for the proposed sale; and

38
39 **WHEREAS**, the Heritage Land Bank Advisory Commission recommended Assembly
40 approval of sale of the subject property following a public hearing held on June 26, 2007;
41 now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Heritage Land Bank Parcel 1-007-C, legally described as:

Tract C, 007 Subdivision, according to Plat No. 99-12,
located in the Anchorage Recording District, Third Judicial
District, State of Alaska, TID 051-211-10-000.

shall be sold for at least the established fair market value of \$546,000.00 plus costs, to the
highest qualifying bidder.

Section 2. This ordinance shall be effective immediately upon passage and approval by
the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of
_____, 2007.

Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2007-138Title: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE
AUTHORIZING SALE OF HERITAGE LAND BANK PARCEL 1-007-
C, LOCATED ON JASMINE ROAD IN CHUGIAK, BY
COMPETITIVE BID TO THE HIGHEST QUALIFYING BIDDER FOR
AT LEAST FAIR MARKET VALUE PLUS 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					
TOTAL DIRECT COSTS:	0	0	0	0	0
6000 IGCs	0	0	0	0	0
FUNCTION COST:	0	0	0	0	0
REVENUES:	546	0	0	0	0
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

Competitive sale of property to public; revenue generated from the purchase shall go to the Heritage Land Bank Fund (221).

PRIVATE SECTOR ECONOMIC EFFECTS:

Any residential development resulting from the sale adds resulting parcels to the tax rolls and creates revenue for the Municipality of Anchorage.

Prepared by: William M. Mehner
Heritage Land Bank Director

Telephone: 343-4337



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 596-2007

MEETING DATE: October 9, 2007

1 **FROM:** MAYOR

2
3 **SUBJECT:** AN ORDINANCE AUTHORIZING THE SALE OF HERITAGE LAND
4 BANK PARCEL 1-007-C, LOCATED ON JASMINE ROAD IN
5 CHUGIAK, BY COMPETITIVE BID TO THE HIGHEST QUALIFYING
6 BIDDER FOR AT LEAST FAIR MARKET VALUE PLUS COSTS.
7
8

9 This ordinance authorizes Heritage Land Bank (HLB) to sell a 19.4 acre parcel of land in
10 the Chugiak area in a competitive bid sale.
11

12 HLB Parcel No. 1-007-C is a vacant residential parcel zoned R-10, legally described as:

13
14 Tract C, 007 Subdivision, according to Plat No. 99-12,
15 located in the Anchorage Recording District, Third Judicial
16 District, State of Alaska, TID 051-211-10-000.
17

18 The parcel is physically located in Chugiak. (See **Appendix A: Site Map.**) The parcel
19 was originally part of a larger parcel in the HLB inventory; a portion of the parcel was
20 disposed in a land trade completed in 1997. Proposed disposal of this parcel was reviewed
21 and approved in the Heritage Land Bank 2007 Annual Work Program and 2008-2012 Five-
22 Year Management Plan, and the parcel was declared surplus to municipal use by municipal
23 agency review concluded June 1, 2007. An appraisal dated July 5, 2007 by King Valuation
24 Company estimated the value of this lot at \$546,000 (**Appendix B**), based on the highest
25 and best use assumption that the property is capable of being legally subdivided into ten
26 single-family residential lots.
27

28 **Public Process.** The HLB conducted an agency review and received no objection from
29 other municipal agencies for disposal of the subject property. The HLB posted on June 8,
30 2007 and mailed to surrounding property owners and local community councils a notice of
31 public meeting for the HLB Advisory Committee's meeting. A notice of public meeting
32 was also advertised in the Anchorage Daily News June 12, 19, and 26, 3007. The HLB
33 Advisory Commission held the public meeting on June 26, 2007 and HLBAC Resolution
34 No. 2007-11 was approved (**Appendix C**).
35

36 **Recommendation.** At its June 26, 2007 meeting, the HLB Advisory Commission found
37 that the sale is in the best interest of the Municipality of Anchorage. The HLB Advisory
38 Commission therefore recommends Assembly approval of sale of the subject parcel. A
39 minimum bid of \$546,000 reflects appraised value; all other costs, including but not
40 limited to appraisal and closing, shall be paid by the successful bidder.
41

1 THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
2 AUTHORIZING THE SALE OF HERITAGE LAND BANK PARCEL 1-007-C,
3 LOCATED ON JASMINE ROAD IN CHUGIAK, BY COMPETITIVE BID TO THE
4 HIGHEST QUALIFYING BIDDER FOR AT LEAST FAIR MARKET VALUE PLUS
5 COSTS.

6 Prepared by: Heritage Land Bank

7 Approved by: William M. Mehner, Director

8 Heritage Land Bank

9 Concur: Mary Jane Michael, Executive Director

10 Department of Economic and Community Development

11 Concur: James N. Reeves, Municipal Attorney

12 Concur: Denis C. LeBlanc, Municipal Manager

13 Respectfully submitted, Mark Begich, Mayor

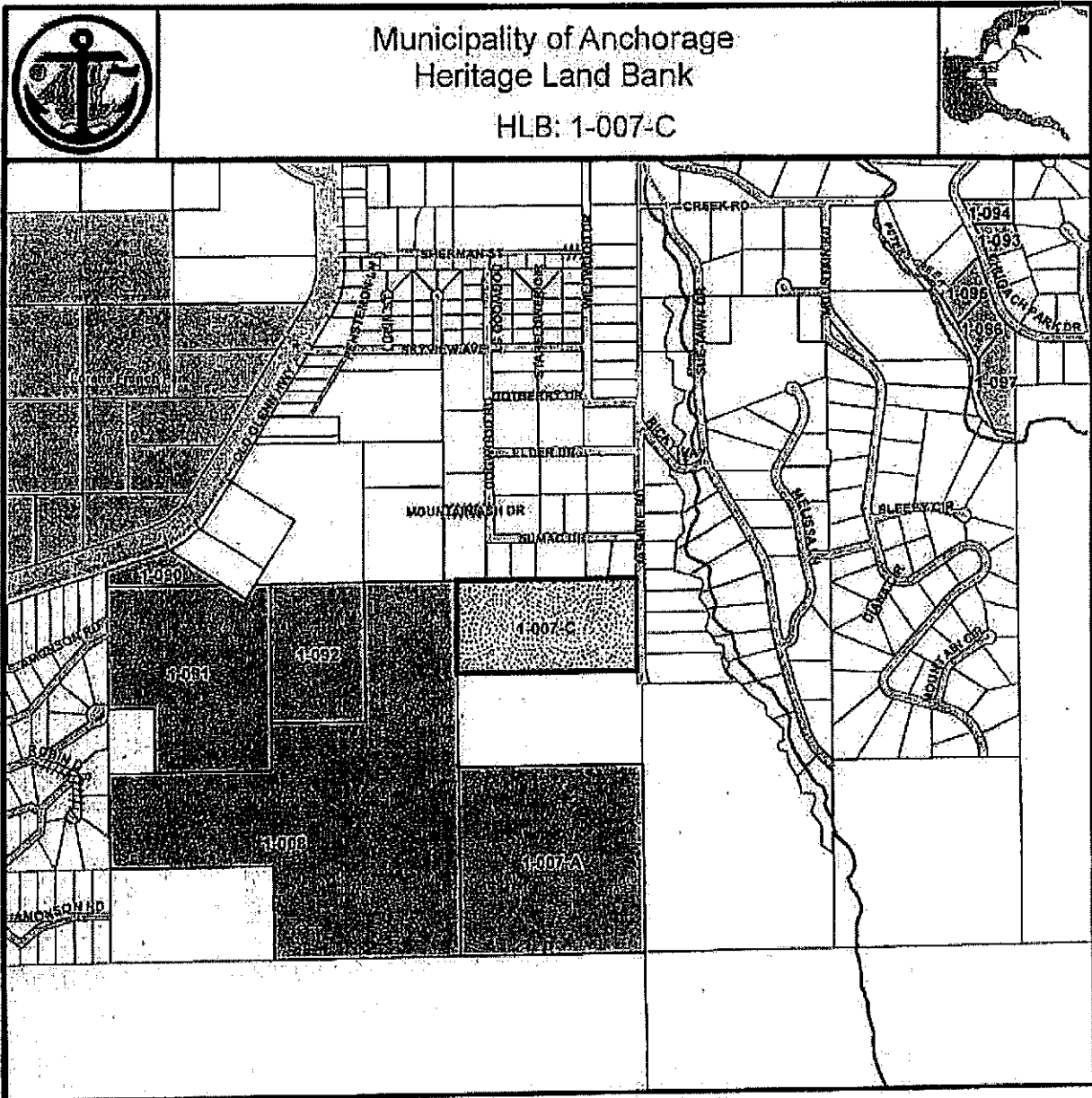
14
15 Appendices:

16 Appendix A—Site Map

17 Appendix B—Appraisal Excerpt

18 Appendix C—HLB Advisory Commission Resolution 2007-11
19
20

Appendix A



Tax ID: 051-211-10-000

Zoning: R-10

Acres: 19.43

Sq. Ft.: 846219

Wetlands:

Community Council: CHUGIAK

Notes:

Deed Restrictions:

Managed by:

Legal: 007 SUBD.

TR C

Legend

- Streams
- Military
- Water Bodies
- Subject HLB Property
- HLB Properties
- Parcels
- Parks
- Roads
- Platted Not Built Roads
- Railroad



Disclaimer:
This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage (MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.

May 08, 2008

Appendix B

KING VALUATION COMPANY

An Affiliation of Independent State Certified Real Estate Appraisers & Consultants

6542 Lakeway Drive

Anchorage, Alaska 99502-1949

Telephone: (907) 274-7636 — Fax phone: (907) 274-7639

July 11, 2007

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, Alaska 99519-6650

Attn: Ms. Lynn K. Roderick Van Horn
Office Manager

Re: 19.43-Acre, R-10 Zoned Tract on West Side of Jasmine Road, Chugiak, AK;
Heritage Land Bank Parcel 1-007-C; (Our File #07-028)

Dear Ms. Roderick Van Horn:

As requested, I have conducted an appraisal of the above-referenced tract of land for the purpose of estimating the current market value of the fee simple interest, less mineral rights. As a result, my opinion of value, as of July 5, 2007 is as follows:

FIVE HUNDRED FORTY SIX THOUSAND DOLLARS

*** \$546,000 ***

The value opinion is based on several general assumptions and limiting conditions set forth at the end of the attached report. In addition, it is extremely important to note that the opinion of value is based on the critical assumption that the property is capable of being legally subdivided into 10 single-family residential lots (see highest-and-best-use discussion on pages 9 and 10). This estimate of potential lot yield is based on my interpretation of the existing zoning regulations together with a rough analysis of generalized topographic and soils data. A more reliable forecast of potential use density requires a qualified professional engineer's investigation and analysis of site-specific geotechnical data vis-à-vis the MOA subdivision standards. The legally permissible development density is a major factor in the pricing of acreage that is ripe for residential subdivision. Differences in allowable density can have a substantial impact on value.

The attached report is a "Summary Appraisal Report" prepared to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the *Uniform Standards of Professional Appraisal Practice*.

Sincerely,

Digitally signed by

Franklin M. King

Date: 2007.07.11

07:49:01 -08'00'

Franklin M. King, MAI

Alaska General Real Estate Appraiser
Certificate No. AA18 — Expires 6/30/09

Appendix C

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION No. 2007-11

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION (HLBAC) RECOMMENDING ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCEL 1-007-C LOCATED IN CHUGIAK, OFF JASMINE ROAD, TRACT C, 007 SUBDIVISION, TID 051-211-10-000, AT MINIMUM FAIR MARKET VALUE PLUS COSTS.

WHEREAS, the Heritage Land Bank (HLB) was established to..."Manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed 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, AMC 25.40.025.A states, "The Heritage Land Bank Advisory Commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of Heritage Land Bank land or an interest in land."; and

WHEREAS, the subject parcel is a vacant residential parcel legally described as Tract C, 007 Subdivision, TID 051-211-10-000; and

WHEREAS, the disposal of this parcel in the 2008-2012 period has been reviewed and approved in the Heritage Land Bank 2007 Annual Work Program and 2008-2012 Five-Year Management Plan, (draft approved by HLBAC September 14, 2006, Assembly approved December 12, 2006); and

WHEREAS, HLB posted the property and conducted public notice and an agency review by all potentially interested Municipal agencies to establish that the subject property is surplus to municipal needs and is therefore eligible for inclusion in this proposed sale; and

WHEREAS, the proposed sale to the private sector will add the subject parcel to the tax rolls and create revenue for the Heritage Land Bank Fund,

NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCEL 1-007-C (TRACT C, 007 SUBDIVISION, TID 051-211-10-000) AT MINIMUM FAIR MARKET VALUE PLUS COSTS.

PASSED AND APPROVED the 26TH day of June 2007.

Approved


Gordon Severson, Chair
Heritage Land Bank Advisory Commission

Attest:


William M. Mehner, Executive Director
Heritage Land Bank

Content Information**Content ID :** 005454**Type:** Ordinance-Involving Funds - AO**Title:** Competitive Bid Sale of HLB Parcel 1-007-C**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Competitive Bid Sale of HLB Parcel in Eagle River for Min. Fair Market Value**Keywords:** 1-007-C Bid Sale**Date Prepared:** 9/12/07 2:37 PM**Director Name:** Bill Mehner**Assembly Meeting Date**
MM/DD/YY: 10/9/07**Public Hearing Date**
MM/DD/YY: 10/23/07

M.O.A.
 2007 OCT - 1 AM 11:27
 CLERK'S 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	9/12/07 2:45 PM	Checkin	vanhornlr	Public	005454
HLB_SubWorkflow	9/12/07 3:19 PM	Approve	mehnerwm	Public	005454
ECD_SubWorkflow	9/12/07 3:34 PM	Approve	thomasm	Public	005454
OMB_SubWorkflow	9/13/07 2:10 PM	Approve	mitsonjl	Public	005454
CFO_SubWorkflow	9/17/07 12:23 PM	Approve	sinzje	Public	005454
Legal_SubWorkflow	9/17/07 12:42 PM	Approve	fehlenrl	Public	005454
MuniManager_SubWorkflow	9/28/07 8:29 AM	Approve	leblancdc	Public	005454
MuniMgrCoord_SubWorkflow	9/28/07 9:00 AM	Approve	maglaquijp	Public	005454