

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Heritage Land Bank  
For reading: January 8, 2008

CLERK'S OFFICE

APPROVED

Date: 1-22-08 Anchorage, Alaska  
AO 2008- 1

**AN ORDINANCE CORRECTING A CLERICAL ERROR IN AO 2007-130 REGARDING MISPLACEMENT OF REAL PROPERTY INTO THE HERITAGE LAND BANK INVENTORY, RETROACTIVE TO OCTOBER 9, 2007, THE DATE OF ASSEMBLY APPROVAL.**

WHEREAS, Anchorage Ordinance (AO) 2007-130 was passed and approved by the Anchorage Assembly on October 9, 2007; and

WHEREAS, in preparing documents, the Anchorage Fire Department erroneously requested placement of the acquired real property, Lot 35A, Lintner Subdivision, into the Heritage Land Bank inventory at Section 3; and

WHEREAS, the correct placement of the acquired real property is into the Real Estate Services Division inventory; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Ordinance 2007-130 is corrected to read as follows (*the remainder of the ordinance is not affected, and therefore not set out*):

**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, 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).**

\*\*\* \*\*

**Section 3.** Pursuant to Anchorage Municipal Code section **25.10.030** [25.40.015A.], the property acquired by this ordinance shall

be placed in **Real Estate Services** [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 2.**      This ordinance shall be effective retroactive to October 9, 2007, the date of  
Assembly approval of AO 2007-130.

PASSED AND APPROVED by the Anchorage Assembly this 22nd day of  
January, 2008.

ATTEST:

Chair

Municipal Clerk

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

AO Number: 2008-1 Title: AN ORDINANCE CORRECTING A CLERICAL ERROR IN AO 2007-130 REGARDING MISPLACEMENT OF REAL PROPERTY INTO THE HERITAGE LAND BANK INVENTORY, RETROACTIVE TO OCTOBER 9, 2007, THE DATE OF ASSEMBLY APPROVAL.

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:	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:**

None. This is a corrective action.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

None. This is a corrective action.

Prepared by: William M. Mehner  
Heritage Land Bank Director

Telephone: 343-4337



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 5 -2008

MEETING DATE: January 8, 2008

1 **FROM: MAYOR**

2  
3 **SUBJECT: AN ORDINANCE CORRECTING A CLERICAL ERROR IN AO**  
4 **2007-130 REGARDING MISPLACEMENT OF REAL PROPERTY**  
5 **INTO THE HERITAGE LAND BANK INVENTORY,**  
6 **RETROACTIVE TO OCTOBER 9, 2007, THE DATE OF**  
7 **ASSEMBLY APPROVAL.**  
8

9 The administration supported the use of Anchorage Fire Service Area capital funds in  
10 October 2007 to purchase a parcel described as Lot 35A, Lintner Subdivision. This parcel  
11 is located immediately adjacent to Spenard Fire Station #5 on McRae Road. The purpose  
12 of the acquisition is to remodel and expand this fire station.  
13

14 The Anchorage Fire Department (AFD) drafted Assembly documents to appropriate the  
15 funds and to acquire the property utilizing Heritage Land Bank (HLB) document templates  
16 (see copy of AO 2007-130, attached).  
17

18 Employing authorization from the general real property acquisition provisions, AMC  
19 sections 25.20.010 and 25.30.020, the land was acquired with approval of AO 2007-130.  
20

21 However, the templates provided by HLB for use by AFD recited acquisition requirements  
22 under HLB code provisions, AMC section 25.40.015A., requiring any land acquired by  
23 HLB shall be placed in the HLB Inventory. This was not the intent of HLB or AFD, and  
24 the action was neither recommended nor required for AFD to acquire land. Therefore, the  
25 administration seeks to correct this error with this corrective Ordinance.  
26

27 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**  
28 **CORRECTING A CLERICAL ERROR IN AO 2007-130 REGARDING**  
29 **MISPLACEMENT OF REAL PROPERTY INTO THE HERITAGE LAND BANK**  
30 **INVENTORY, RETROACTIVE TO OCTOBER 9, 2007, THE DATE OF**  
31 **ASSEMBLY APPROVAL.**  
32

33 Prepared by: Heritage Land Bank

34 Approved: William M. Mehner, Executive Director,  
35 Heritage Land Bank and Real Estate Services

36 Concur: Mary Jane Michaels, Director  
37 Office of Economic & Community Development

38 Concur: James N. Reeves, Municipal Attorney

39 Concur: Denis C. LeBlanc, Municipal Manager

40 Respectfully submitted: Mark Begich, Mayor

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:**

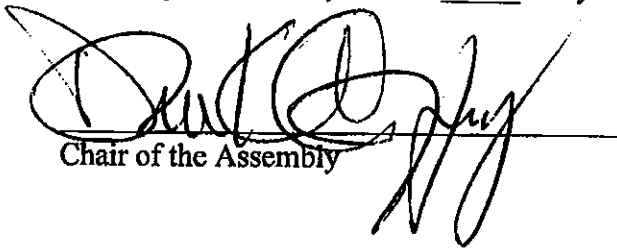
37  
38 **Section 1.** The purchase of Lot 35a, Lintner Subdivision for an amount not to exceed  
39 THREE HUNDRED FIFTY TWO THOUSAND DOLLARS (\$352,000), including closing  
40 costs, is hereby authorized.  
41

**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 9<sup>th</sup> 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

**From:** MAYOR

**Subject:** 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).

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

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

The property is located at 2211 McRae Road. Securing this 17,000+/- square foot parcel immediately adjacent to Spenard Road Fire Station #5 facilitates a planned major facility renovation project currently included in the department's proposed 2008-2013 CIB/CIP in project year 2010. As funds are not available to demolish the existing residential structure, AFD recommends the structure be used for municipal purpose or leased by a public safety 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>
<b><u>Revenues:</u></b>		
431-3579-9761	Cash Pools Short-term Interest	\$97,680
<b><u>Expenditures:</u></b>		
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

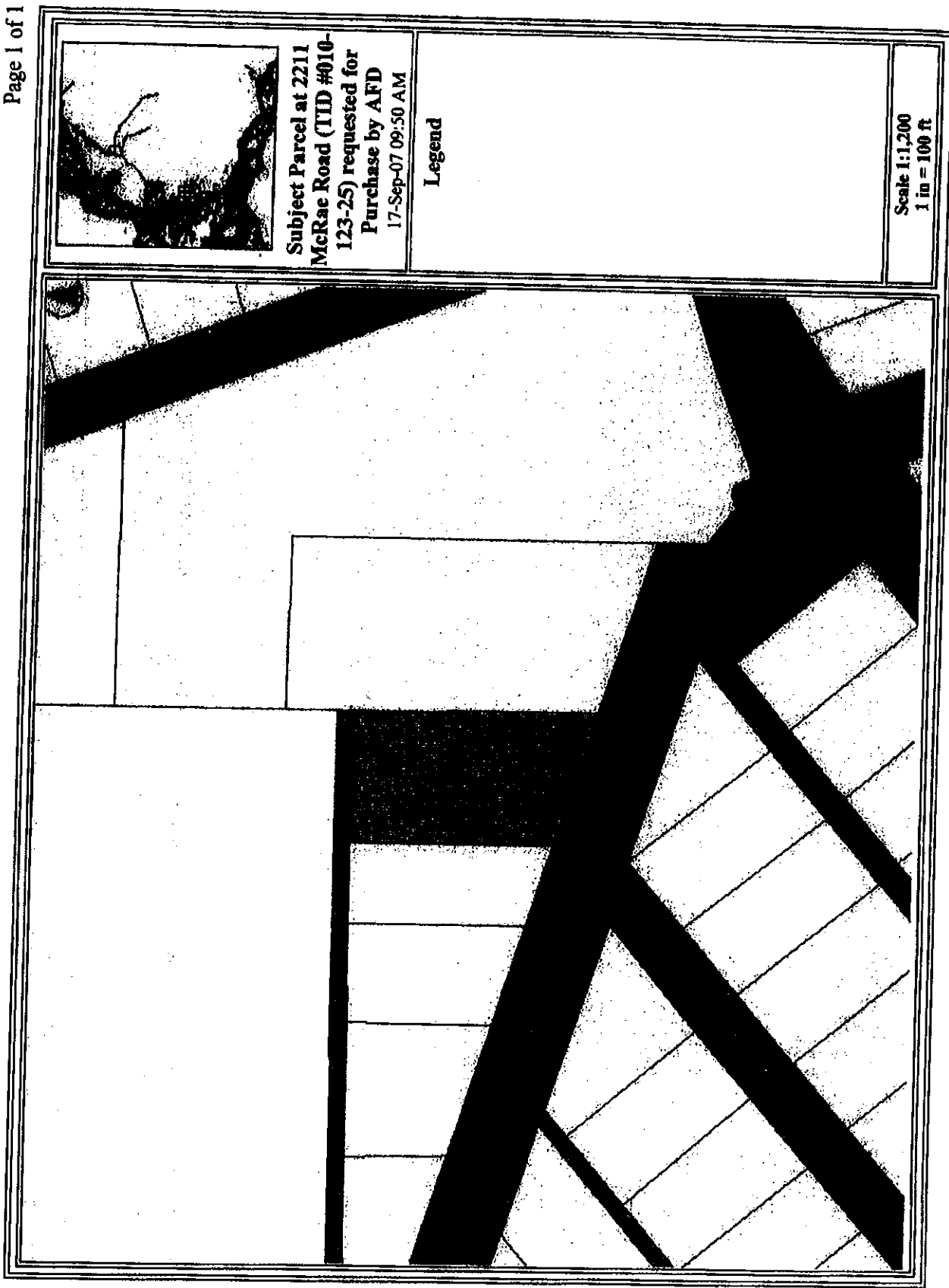
Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer

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**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



**Content Information**

**Content ID :** 005481

**Type:** Ordinance-Involving Funds - 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** 9/25/07

**Date MM/DD/YY:**

**Requested Public Hearing Date** 9  
10/23/07

**MM/DD/YY:**

N.O.A.  
 2007 SEP 21 PM 12:55  
 CLERK'S OFFICE

**Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
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

**Content Information****Content ID :** 005802**Type:** Ordinance - AO**Title:** Correction of Parcel Transfer Error**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Correction of clerical Error in earlier AO for land purchase**Keywords:** AFD clerical error land acquisition**Date Prepared:** 12/10/07 4:02 PM**Director Name:** William M. Mehner**Assembly Meeting Date:** 1/8/08**Public Hearing Date Y:** 1/22/08

M.O.A.  
 2007 DEC 27 AM 9:51  
 CLERICAL 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>
AllOrdinanceWorkflow	12/10/07 4:05 PM	Checkin	vanhornlr	Public	005802
HLB_SubWorkflow	12/10/07 6:33 PM	Approve	mehnerwm	Public	005802
ECD_SubWorkflow	12/11/07 7:54 AM	Approve	villareallm	Public	005802
OMB_SubWorkflow	12/11/07 3:36 PM	Approve	mitsonjl	Public	005802
Legal_SubWorkflow	12/11/07 3:42 PM	Approve	fehlenrl	Public	005802
MuniManager_SubWorkflow	12/26/07 11:24 AM	Approve	abbottmk	Public	005802
MuniMgrCoord_SubWorkflow	12/26/07 11:24 AM	Approve	abbottmk	Public	005802