

Submitted by: Chair of the Assembly
At the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: January 22, 2008

ORDINANCE
DATE: 2/12/08

ANCHORAGE, ALASKA

AO No. 2008-13

**AN ORDINANCE AUTHORIZING THE 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.**

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. The Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer and dispose of municipal land which has not been dedicated or transferred to a specific municipal agency for one or more municipal uses.” (AMC section 25.40.010); and

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

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

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

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

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

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

1
2 **THE ANCHORAGE ASSEMBLY ORDAINS:**
3

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

5
6 Tract C, 007 Subdivision, according to Plat No. 99-12,
7 located in the Anchorage Recording District, Third Judicial
8 District, State of Alaska, TID 051-211-10-000
9

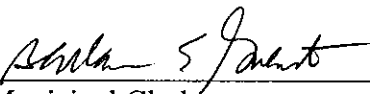
10 shall be sold for at least fair market value of \$546,000, plus the cost of appraisal (\$2,400)
11 and closing costs, to the highest qualifying bidder.
12

13 **Section 2.** This ordinance shall be effective immediately upon passage and approval by
14 the Assembly.
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16
17 PASSED AND APPROVED by the Anchorage Assembly this 12th day of
18 February, 2008.
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21
22
23 
24 Chair

25 ATTEST:
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27
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29 
30 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2008-13 Title: AN ORDINANCE AUTHORIZING THE 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)					
	FY08	FY09	FY10	FY11	FY12
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 41-2008

MEETING DATE: January 22, 2008

FROM: MAYOR

SUBJECT: AN ORDINANCE AUTHORIZING THE 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.

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

HLB Parcel No. 1-007-C is a vacant residential parcel zoned R-10, 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.

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

Public Process. The HLB conducted an agency review and found no current municipal use for the property and received no objection from other municipal agencies for disposal of the subject property. The HLB posted notice of public meeting on the property on June 8, 2007. Due to an addressing glitch, not all of the adjoining properties were noticed, therefore a second mailing was issued and the property was posted again in November, 2007. The additional public hearing notice was mailed to surrounding property owners and local community councils. The public hearing notices were advertised in the Anchorage Daily News June 12, 19, and 26, 2007 and again on November 27, December 4 and 11, 2007. The HLB Advisory Commission held the first public meeting on June 26, 2007 approved HLBAC Resolution No. 2007-11 and held the second public meeting on December 13, 2007 and approved HLBAC Resolution No. 2007(S) (**Appendix C**).

1 **Recommendation.** At both its June 26 and December 13, 2007 meetings, the HLB
2 Advisory Commission found that the sale is in the best interest of the Municipality of
3 Anchorage. The HLB Advisory Commission therefore recommends Assembly approval of
4 sale of the subject parcel. A minimum bid of \$546,000 reflects appraised value; all other
5 costs, including but not limited to appraisal and closing, shall be paid by the successful
6 bidder.

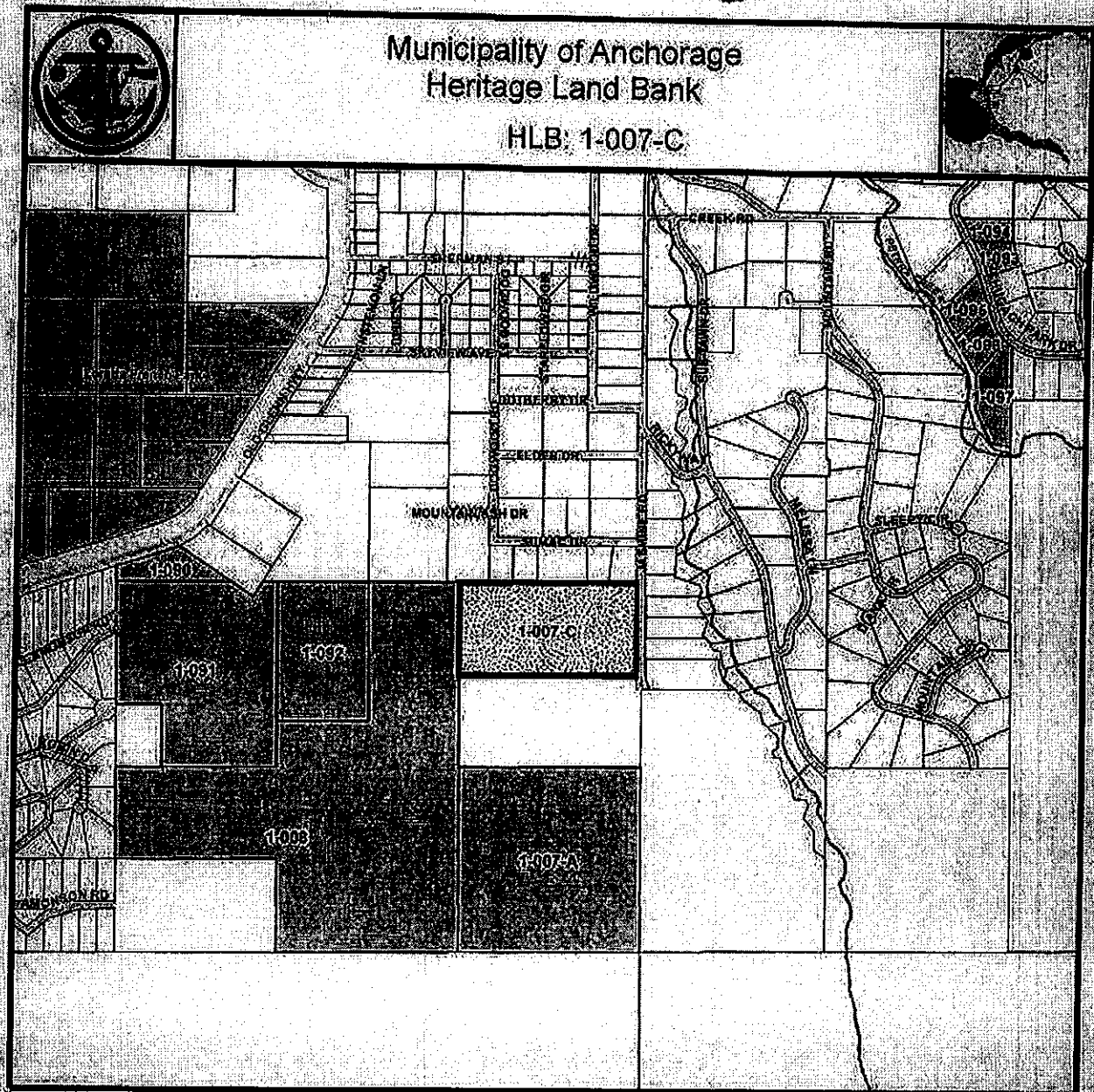
7
8 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
9 **AUTHORIZING THE SALE OF HERITAGE LAND BANK PARCEL 1-007-C,**
10 **LOCATED ON JASMINE ROAD IN CHUGIAK, BY COMPETITIVE BID TO THE**
11 **HIGHEST QUALIFYING BIDDER FOR AT LEAST FAIR MARKET VALUE**
12 **PLUS COSTS.**

13
14 Prepared by: Heritage Land Bank
15 Approved by: William M. Mehner, Director
16 Heritage Land Bank
17 Concur: Mary Jane Michael, Executive Director
18 Department of Economic and Community Development
19 Concur: James N. Reeves, Municipal Attorney
20 Concur: Denis C. LeBlanc, Municipal Manager
21 Respectfully submitted, Mark Begich, Mayor
22

23 Appendices:

24 Appendix A—Site Map
25 Appendix B—Appraisal Excerpt
26 Appendix C—HLB Advisory Commission Resolution 2007-11(S)
27

Appendix A



Tax ID: 051-211-10-000
 Zoning: R-10
 Acres: 19.43
 Sq. Ft.: 846219
 Wetlands:
 Community Council: CHUGIAK
 Notes:

Managed by:
 Legal: 007 Subd.
 TR C

Deed Restrictions:

0 1000 Feet

Legend

- Streams
- Military
- Water Bodies
- Subd. 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 06, 2006

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:

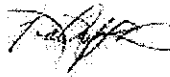
FIVE HUNDRED FORTY SIX THOUSAND DOLLARS

*** \$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 (S)

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, HLB posted the property a second time, obtained additional input from the public, including Alaska State Parks, and conducted a second public hearing; 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 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 13TH day of December 2007.

Approved:



JIM BALMAIN, Chair
Heritage Land Bank Advisory Commission

Attest:



William M. Mehner, Executive Director
Heritage Land Bank

Content Information**Content ID :** 005840**Type:** Ordinance-InvolvingFunds - AO**Title:** Disposal of HLB Parcel #1-007-C by Competitive Bid**Author:** maglaquijp**Initiating Dept:** HLB**Description:** Sale of HLB parcel in Chugiak**Keywords:** 1-007-C Chugiak Competitive Bid Sale**Date Prepared:** 12/20/07 3:49 PM**Director Name:** Wm. Mehner**Assembly Meeting Date:** 1/22/08**Public Hearing Date:** 2/12/08**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	12/20/07 3:52 PM	Checkin	vanhornlr	Public	005840
ECD_SubWorkflow	12/27/07 9:22 AM	Approve	villareallm	Public	005840
HLB_SubWorkflow	12/27/07 9:22 AM	Approve	oswaldtr	Public	005840
OMB_SubWorkflow	12/27/07 4:18 PM	Approve	holmesba	Public	005840
CFO_SubWorkflow	1/2/08 9:48 AM	Approve	weddletonsb	Public	005840
Legal_SubWorkflow	1/2/08 10:42 AM	Approve	fehlenrl	Public	005840
MuniManager_SubWorkflow	1/2/08 12:16 PM	Checkin	maglaquijp	Public	005840
MuniManager_SubWorkflow	1/11/08 10:23 AM	Approve	leblancdc	Public	005840
MuniMgrCoord_SubWorkflow	1/13/08 11:02 AM	Approve	abbottmk	Public	005840

2008 JAN 14 AM 10:58
 CLERK OF COURSE
 1407