

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: May 20, 2008

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

Date: 6-10-18 AO No. 2008-72

1 AN ORDINANCE AUTHORIZING ACQUISITION OF GOVERNMENT LOT 12,
2 SECTION 33, TOWNSHIP 13 NORTH, RANGE 3 WEST, S.M., LOCATED AT
3 2330 EAST TUDOR ROAD, FOR AN AMOUNT NOT TO EXCEED ONE
4 MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS (\$1,650,000) FROM
5 THE ANCHORAGE ROADS AND DRAINAGE SERVICE AREA PROJECT
6 FUND (441).

7
8 WHEREAS, the Administration desires to acquire property in Anchorage on behalf of the
9 Municipality for purposes of road right-of-way on behalf of the Tudor Road and Lake Otis
10 intersection decongestion project; and

11
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 Municipality seeks authorization to purchase the parcel legally described
16 as Government Lot 12, Section 33, T13N, R3W, S.M., exempting the west 175 feet and
17 the north 50 feet, as recorded with the State of Alaska Recorder's Office in Book 232,
18 Page 136, also known as the Tudor Motel, located at 2330 E. Tudor Road; and

19
20 WHEREAS, the negotiated purchase price shall be for an amount not to exceed
21 \$1,650,000.00, including closing costs, to be paid from the 2005 Anchorage Roads and
22 Drainage Service Area (441); and

23
24 WHEREAS, the funds to acquire the property are available; now, therefore,

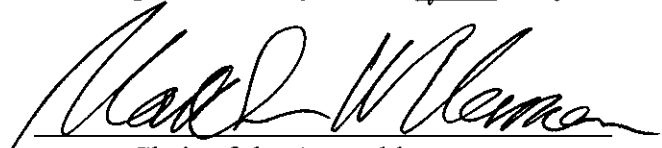
25
26 THE ANCHORAGE ASSEMBLY ORDAINS:

27
28 Section 1. The acquisition of the following described property for an amount not to
29 exceed ONE MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS (\$1,650,000)
30 including closing costs, is hereby authorized:

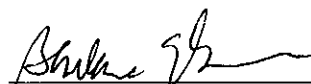
31
32 GOVERNMENT LOT 12, SECTION 33, TOWNSHIP 13 NORTH,
33 RANGE 3 WEST, S.M., EXEMPTING THE WEST 175 FEET AND
34 THE NORTHERLY 50 FEET AS TAKEN BY THE STATE OF
35 ALASKA BY AMENDED DECLARATION OF TAKING RECORDED
36 IN BOOK 232, PAGE 136, LOCATED AT 2330 EAST TUDOR ROAD;
37 also known as the Tudor Motel.

Section 2. This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 10th day of
June, 2008.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2008-72 Title: **AN ORDINANCE AUTHORIZING THE PURCHASE OF GOVERNMENT LOT 12, SECTION 33, T13N, R3W, S.M., LOCATED AT 2330 EAST TUDOR ROAD IN ANCHORAGE, FOR AN AMOUNT NOT TO EXCEED ONE MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS (\$1,650,000.00) FROM THE ANCHORAGE ROADS AND DRAINAGE SERVICE AREA PROJECT FUND (441).**

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*:	0	0	0	0	0
CAPITAL:	1,650	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

Purchase of parcel will complete properties acquisition for road rights-of-way on behalf of the Tudor Road and Lake Otis Parkway Road Widening and Traffic Decongesting Project. Results will be additional lanes for traffic through one of the busiest intersections in Anchorage.

PRIVATE SECTOR ECONOMIC EFFECTS:

Will greatly benefit motorists who must travel through this intersection and add to the overall improvement and use of adjacent parcels.

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

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 352-2008

Meeting Date: May 20, 2008

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE AUTHORIZING ACQUISITION OF
4 GOVERNMENT LOT 12, SECTION 33, TOWNSHIP 13 NORTH,
5 RANGE 3 WEST, S.M., LOCATED AT 2330 EAST TUDOR ROAD,
6 FOR AN AMOUNT NOT TO EXCEED ONE MILLION SIX
7 HUNDRED FIFTY THOUSAND DOLLARS (\$1,650,000.00) FROM
8 THE ANCHORAGE ROADS AND DRAINAGE SERVICE AREA
9 PROJECT FUND (441).

10
11 This ordinance seeks authorization to acquire, and use the necessary funds, for the
12 following real property:

13
14 GOVERNMENT LOT 12, SECTION 33, TOWNSHIP 13 NORTH,
15 RANGE 3 WEST, S.M., EXEMPTING THE WEST 175 FEET AND
16 THE NORTHERLY 50 FEET AS TAKEN BY THE STATE OF
17 ALASKA BY AMENDED DECLARATION OF TAKING RECORDED
18 IN BOOK 232, PAGE 136, LOCATED AT 2330 EAST TUDOR
19 ROAD; also known as the Tudor Motel.

20
21 Traffic congestion at the intersection of Lake Otis Parkway and Tudor Road has long
22 been a problem for commuters in the Anchorage area. This Administration pledged to
23 make every effort to bring relief to the situation. In 2004, the Administration started the
24 improvement project for the Tudor Road and Lake Otis Parkway intersection; most
25 properties surrounding the intersection have already been acquired for road right-of-way
26 and associated improvements.

27
28 An agreement has been negotiated to purchase the parcel for One Million Six Hundred
29 Fifty Thousand Dollars (\$1,650,000) with 2005 Anchorage Roads and Drainage Service
30 Area (ARDSA) funds. The property is for interim municipal use as the project office, and
31 a portion of the parcel shall be utilized for road right-of-way.

32
33 Funds for the purchase of the property are available and appropriated in the funds
34 provided by voter approval of ARDSA General Obligation Bonds in 2005.

35
36 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
37 **AUTHORIZING ACQUISITION OF GOVERNMENT LOT 12, SECTION 33,**
38 **TOWNSHIP 13 NORTH, RANGE 3 WEST, S.M., LOCATED AT 2330 EAST**
39 **TUDOR ROAD, FOR AN AMOUNT NOT TO EXCEED ONE MILLION SIX**
40 **HUNDRED FIFTY THOUSAND DOLLARS (\$1,650,000.00) FROM THE**

**ANCHORAGE ROADS AND DRAINAGE SERVICE AREA PROJECT FUND
(441).**

Prepared by: Heritage Land Bank on behalf of Project Management &
Engineering

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

Concur: Jerry Hansen, Deputy (and Acting) Director,
Project Management & Engineering

Concur: Mary Jane Michael, Executive Director,
Economic & Community Development

Fund Certification: Sharon Weddleton, CFO
441-7005-5302-M5R597 BP 2005 \$1,650,000
(2005 ARDSA Bond)

Concur: James N. Reeves, Municipal Attorney

Concur: Michael K. Abbott, Municipal Manager

Respectfully submitted, Mark Begich, Mayor

PACE Item No. 6397

Fund Certification:	Ordinance Authorizing Acquisition of Government Lot 12, Section 33, Township 13 North, Range 3 West, S.M. Located at 2330 East Tudor Road from ARDSA Project Fund 441		
EXPENDITURE			
FUND	Dept ID	Acct #	BP
441	7005	XXXX	2005
Project ID			M5R597
Unencumbered Balance			\$2,589,891.43
This Expenditure *			(\$1,650,000.00)
Resulting Bal.			\$939,891.43
Date			05/16/08
By (electronic)			Marcelina V. Po Cap Proj Accountant
2005 ARDSA Bonds			

Content ID: 006397**Type:** Ordinance-InvolvingFunds - AO

Purchase of Gov't. Lot 12, T13N-R3W, Sec. 33, S.M., located at 2330 E

Title: Tudor Road (Tudor Motel) with 2005 ARDSA Bond funds as part of Tudor/Lk. Otis Intersection improvement project.**Author:** vanhornlr**Initiating Dept:** HLB**Review Depts:** PME**Description:** Acquisition of lot on Tudor Road containing Tudor Motel, using 2005 ARDSA Bond funds**Keywords:** Tudor Road Lake Otis Tudor Motel 2005 ARDSA Bond Funds Intersection Improvement Traffic Decongestion Project**Date Prepared:** 5/13/08 11:32 AM**Director Name:** Wm. M. Mehner**Assembly Meeting Date:** 5/20/08**Public Hearing Date:** 6/10/08

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/16/08 11:50 AM	Exit	Joy Maglaqui	Public	006397
MuniMgrCoord_SubWorkflow	5/16/08 11:50 AM	Approve	Joy Maglaqui	Public	006397
MuniManager_SubWorkflow	5/16/08 11:49 AM	Approve	Joy Maglaqui	Public	006397
Legal_SubWorkflow	5/16/08 11:47 AM	Approve	Dean Gates	Public	006397
CFO_SubWorkflow	5/16/08 11:07 AM	Approve	Sharon Weddleton	Public	006397
OMB_SubWorkflow	5/15/08 1:00 PM	Approve	Wanda Phillips	Public	006397
PME_SubWorkflow	5/15/08 8:03 AM	Approve	Jerry Hansen	Public	006397
ECD_SubWorkflow	5/15/08 7:50 AM	Approve	Lisa Villareal	Public	006397
HLB_SubWorkflow	5/14/08 1:48 PM	Approve	Tammy Oswald	Public	006397
AllFundOrdinanceWorkflow	5/14/08 1:47 PM	Checkin	Lynn Roderick Van Horn	Public	006397
OMB_SubWorkflow	5/14/08 1:40 PM	Reject	Wanda Phillips	Public	006397
PME_SubWorkflow	5/13/08 12:56 PM	Approve	Steve Shrader	Public	006397
ECD_SubWorkflow	5/13/08 11:56 AM	Approve	Lisa Villareal	Public	006397
HLB_SubWorkflow	5/13/08 11:53 AM	Approve	Tammy Oswald	Public	006397
AllFundOrdinanceWorkflow	5/13/08 11:41 AM	Checkin	Lynn Roderick Van Horn	Public	006397

Ad des dem -

CONSENT AGENDA - INTRODUCTION