

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Project Management and  
Engineering  
For Reading: August 19, 2008

CLERK'S OFFICE

APPROVED

Date: 9-9-08

ANCHORAGE, ALASKA

AO No. 2008-98

1 AN ORDINANCE AUTHORIZING ACQUISITION OF TWO LOT PORTIONS  
2 LOCATED AT WEST 27<sup>TH</sup> AVENUE AND SPENARD ROAD, FOR AN AMOUNT  
3 NOT TO EXCEED EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000),  
4 PLUS CLOSING COSTS, FROM THE ANCHORAGE ROADS AND DRAINAGE  
5 SERVICE AREA FUND (441) FOR RIGHT OF WAY IMPROVEMENTS.

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7 WHEREAS, the Administration desires to acquire property in Anchorage on behalf of the  
8 Municipality for purposes of road right-of-way at West 27<sup>th</sup> Avenue and Spenard Road;  
9 and

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

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14 WHEREAS, the Municipality seeks authorization to purchase approximately 12,000  
15 square feet contained in portions of two parcels legally described as Lot 10 South 50', and  
16 Lot 10 South 30' of the North 95', Block 2, Sunbeam Subdivision, located at 2647  
17 Spenard Road; and

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19 WHEREAS, the negotiated purchase price shall be for an amount not to exceed  
20 \$850,000.00, plus closing costs, to be paid from the 2007 Anchorage Roads and Drainage  
21 Service Area (441); and

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


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25 THE ANCHORAGE ASSEMBLY ORDAINS:

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27 Section 1. The acquisition of the following described property for an amount not to  
28 exceed EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000) plus closing  
29 costs, is hereby authorized for the purchase of:


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31 Lot 10 South 50 ft., and Lot 10 South 30 ft. of the North 95 ft., Block 2,  
32 Sunbeam Subdivision (TID #001-251-48 and #001-251-49), located at  
33 2647 Spenard Road.

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

1  
2 PASSED AND APPROVED by the Anchorage Assembly this 9<sup>th</sup> day of  
3 September, 2008.  
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9 Chair of the Assembly

10 ATTEST:

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15 Municipal Clerk  
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**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2008-98 Title: **AN ORDINANCE AUTHORIZING ACQUISITION OF TWO LOT PORTIONS LOCATED AT WEST 27<sup>TH</sup> AVENUE AND SPENARD ROAD, FOR AN AMOUNT NOT TO EXCEED EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000.00), PLUS CLOSING COSTS, FROM THE ANCHORAGE ROADS AND DRAINAGE SERVICE AREA PROJECT FUND (441).**

Sponsor: MAYOR  
Preparing Agency: Heritage Land Bank on behalf of Project Mgmt. & Engineering  
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	0					
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:	850	0	0	0	0	
POSITIONS: FT/PT and Temp.	0	0	0	0	0	

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Purchase of parcels will provide improved road right-of-way at W. 27<sup>th</sup> and Spenard Road intersection.

**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 546-2008

Meeting Date: August 19, 2008

**From: MAYOR**

**Subject: AN ORDINANCE AUTHORIZING ACQUISITION OF TWO LOT PORTIONS LOCATED AT WEST 27<sup>TH</sup> AVENUE AND SPENARD ROAD, FOR AN AMOUNT NOT TO EXCEED EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000), PLUS CLOSING COSTS, FROM THE ANCHORAGE ROADS AND DRAINAGE SERVICE AREA FUND (441) FOR RIGHT OF WAY IMPROVEMENTS.**

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

Lot 10 South 50 ft., and Lot 10 South 30 ft. of the North 95 ft., Block 2, Sunbeam Subdivision (TID #001-251-48 and #001-251-49), located at 2647 Spenard Road (see attached Subject Parcels map).

Traffic flow at the intersection of West 27<sup>th</sup> Avenue and Spenard Road has long been a problem for commuters in the West Anchorage area. This Administration pledged to make every effort to bring relief to the situation.

A commercial auto service garage occupies the first lot (TID #001-251-48) portion, and the adjacent parcel remnant (TID #001-251-49) is undeveloped. An agreement has been negotiated to purchase the two remnant parcels for Eight Hundred Fifty Thousand Dollars (\$850,000) with 2007 Anchorage Roads and Drainage Service Area (ARDSA) funds. Purchase of the properties shall be for improving the intersection at West 27<sup>th</sup> Avenue and Spenard Road and utilized for road right-of-way.

Funds for the purchase of the property are available and appropriated in the funds provided by voter approval of ARDSA General Obligation Bonds in 2007.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING ACQUISITION OF TWO LOT PORTIONS LOCATED AT WEST 27<sup>TH</sup> AVENUE AND SPENARD ROAD, FOR AN AMOUNT NOT TO EXCEED EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000), PLUS CLOSING COSTS, FROM THE ANCHORAGE ROADS AND DRAINAGE SERVICE AREA FUND (441) FOR RIGHT OF WAY IMPROVEMENTS.**

1 Prepared by: Heritage Land Bank on behalf of Project Management &  
2 Engineering  
3 Approved by: William M. Mehner, Director,  
4 Heritage Land Bank and Real Estate Services  
5 Concur: Jerry Hansen, Deputy (and Acting) Director,  
6 Project Management & Engineering  
7 Concur: Mary Jane Michael, Executive Director,  
8 Economic & Community Development  
9 Fund Certification: Sharon Weddleton, CFO  
10 441-7007-5302-M7R765 BP2007 \$850,000  
11 (2007 ARDSA Bond)  
12 Concur: James N. Reeves, Municipal Attorney  
13 Concur: Michael K. Abbott, Municipal Manager  
14 Respectfully submitted, Mark Begich, Mayor  
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**Subject parcels for ROW Purchase, W 27th Ave. and Spenard Rd.**



**Content ID:** 006585**Type:** Ordinance-Involving Funds - AO**Title:** Acquisition of two lot portions at W. 27th Ave. and Spenard Road for \$850,000, for Right of Way improvements**Author:** vanhornlr**Initiating Dept:** HLB**Review Depts:** PME**Description:** PM&E's purchase at an NTE amount of \$850,000 of 2 lot remnants in Spenard for ROW improvements.**Keywords:** ROW West 27th Avenue Spenard Road PM&E**Date Prepared:** 7/10/08 3:04 PM**Assembly Meeting Date:** 8/19/08**Public Hearing Date:** 9/9/08

M.O.A.  
 2008 AUG 15 PM 12:12  
 CLERK'S OFFICE

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	8/15/08 11:24 AM	Exit	Joy Maglaqui	Public	006585
MuniMgrCoord_SubWorkflow	8/15/08 11:24 AM	Approve	Joy Maglaqui	Public	006585
MuniManager_SubWorkflow	8/15/08 10:51 AM	Approve	Michael Abbott	Public	006585
Legal_SubWorkflow	8/11/08 4:45 PM	Approve	Rhonda Westover	Public	006585
CFO_SubWorkflow	8/11/08 4:27 PM	Approve	Sharon Weddleton	Public	006585
OMB_SubWorkflow	8/8/08 1:43 PM	Approve	Wanda Phillips	Public	006585
PME_SubWorkflow	8/7/08 8:26 AM	Approve	Jerry Hansen	Public	006585
ECD_SubWorkflow	7/17/08 10:51 AM	Approve	Lisa Villareal	Public	006585
HLB_SubWorkflow	7/17/08 10:49 AM	Approve	William Mehner	Public	006585
AllFundOrdinanceWorkflow	7/17/08 10:47 AM	Checkin	Lynn Roderick Van Horn	Public	006585
CFO_SubWorkflow	7/16/08 3:42 PM	Reject	Nina Pruitt	Public	006585
OMB_SubWorkflow	7/15/08 11:43 AM	Approve	Wanda Phillips	Public	006585
PME_SubWorkflow	7/10/08 3:30 PM	Approve	Jerry Hansen	Public	006585
ECD_SubWorkflow	7/10/08 3:28 PM	Approve	Lisa Villareal	Public	006585
HLB_SubWorkflow	7/10/08 3:10 PM	Approve	William Mehner	Public	006585
AllFundOrdinanceWorkflow	7/10/08 3:09 PM	Checkin	Lynn Roderick Van Horn	Public	006585

*Adendum* - CONSENT AGENDA - INTRODUCTION