

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank,
Real Estate Services
Division
For reading: January 6, 2009

CLERK'S OFFICE

APPROVED
Date: 1/20/09 ANCHORAGE, ALASKA
AO No. 2009-4

1 AN ORDINANCE AUTHORIZING SALE OF FIVE TAX FORECLOSED
2 PROPERTIES IN NELS KLEVEN SUBDIVISION (LOCATED IN MT. VIEW ON
3 NORTH BLISS STREET) TO COOK INLET HOUSING AUTHORITY TO
4 FACILITATE REDEVELOPMENT OF AFFORDABLE HOUSING.
5

6
7 **WHEREAS**, the Municipality of Anchorage (MOA) owns land and improvements
8 on property recently acquired by foreclosure in Mt. View, legally described as
9 follows:

10
11 **Parcel 1:** Tax ID 005-011-28, Block 1, Lot 2, S3
12 W2 Nels Kleven, Plat No. 25
13 **Parcel 2:** Tax ID 005-011-29, Block 1, Lot 2, M3
14 W2 Nels Kleven, Plat No. 25
15 **Parcel 3:** Tax ID 005-011-30, Block 1, Lot 2, N3
16 W2 Nels Kleven, Plat No. 25
17 **Parcel 4:** Tax ID 005-011-31, Block 1, Lot 3, S3
18 W2 Nels Kleven, Plat No. 25
19 **Parcel 5:** Tax ID 005-011-32, Block 1, Lot 3, M3
20 W2 Nels Kleven, Plat No. 25;
21

22 **WHEREAS**, these parcels were retained by the Municipality for beneficial public
23 purposes of redevelopment in affordable housing under AO 2008-42, approved
24 by the Assembly on April 15, 2008 (see accompanying AM, **Appendix B**); and,
25

26 **WHEREAS**, Cook Inlet Housing Authority, a non-profit regional housing authority
27 has a strong interest in continuing their Mt. View redevelopment activities and
28 agrees to fund abatement of hazardous materials, demolition of existing derelict
29 structures, quiet title actions on behalf of the Municipality, and redevelop the
30 property in affordable housing; and,
31

32 **WHEREAS**, new property tax values resulting from potential redevelopment are
33 estimated to be approximately \$1,250,000, resulting in \$17,500 +/- in annual
34 tax revenue; and,
35

36 **WHEREAS**, in addition to funding the demolition of derelict structures located
37 on the parcels, and all fees and costs to successfully complete quiet title
38 actions on behalf of the Municipality for each parcel (required by the title
39 company for CIHA to obtain title insurance to the parcels), Cook Inlet Housing
40 Authority agrees to pay \$55,551.92, representing outstanding taxes,

assessments and fees extinguished by the foreclosure action, plus all closing costs; now, therefore,

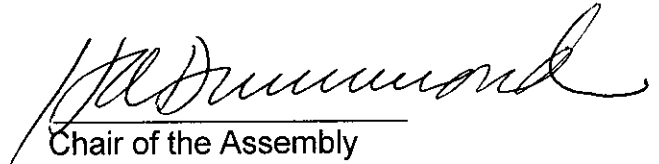
THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Pursuant to Anchorage Municipal Code Section 25.30.040B., the Assembly hereby finds the sale of five Bliss Street properties to Cook Inlet Housing Authority, a non-profit regional housing authority, allows use of the land for a public purpose beneficial to the Municipality.

Section 2. The sale of the properties to Cook Inlet Housing Authority for \$55,551.92, plus Cook Inlet Housing Authority's agreement to fund the abatement of hazardous materials, demolition of derelict structures on the parcels, and the quiet title actions required for title insurance, is hereby approved.

Section 3. This ordinance shall take effect immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 20th day of January, 2009.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2009-4 Title: **AN ORDINANCE AUTHORIZING SALE OF FIVE TAX FORECLOSED PROPERTIES IN NELS KLEVEN SUBDIVISION (LOCATED IN MT. VIEW ON NORTH BLISS STREET) TO COOK INLET HOUSING AUTHORITY TO FACILITATE REDEVELOPMENT OF AFFORDABLE HOUSING.**

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 COST	0	0	0	0	0
6000 IGCs	0	0	0	0	0
FUNCTION COST:	0	0	0	0	0
REVENUES:	55	0	0		
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

Sale of property to Cook Inlet Housing Authority will result in \$55,551 in revenue supporting RES operating expenses. Elimination of ongoing maintenance costs.

PRIVATE SECTOR ECONOMIC EFFECTS:

Addition of approximately \$17,000 per year in tax revenues. Provides land for affordable housing in Mt. View.

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

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 40-2009

MEETING DATE: January 6, 2009

FROM: MAYOR

SUBJECT: AN ORDINANCE AUTHORIZING SALE OF FIVE TAX FORECLOSED PROPERTIES IN NELS KLEVEN SUBDIVISION (LOCATED IN MT. VIEW ON NORTH BLISS STREET) TO COOK INLET HOUSING AUTHORITY TO FACILITATE REDEVELOPMENT OF AFFORDABLE HOUSING.

This ordinance authorizes Real Estate Services to sell five parcels in Mt. View to Cook Inlet Housing Authority (CIHA). The parcels are physically located in the Nels Kleven Subdivision, on North Bliss Street in Mt. View (See **Appendix A: Site Location Maps**) and are individually described as follows:

- Parcel 1: Tax ID 005-011-28, Block 1, Lot 2, S3 W2, Nels Kleven, Plat No. 25
- Parcel 2: Tax ID 005-011-29, Block 1, Lot 2, M3 W2, Nels Kleven, Plat No. 25
- Parcel 3: Tax ID 005-011-30, Block 1, Lot 2, N3 W2, Nels Kleven, Plat No. 25
- Parcel 4: Tax ID 005-011-31, Block 1, Lot 3, S3 W2, Nels Kleven, Plat No. 25
- Parcel 5: Tax ID 005-011-32, Block 1, Lot 3, M3 W2, Nels Kleven, Plat No. 25

These parcels were retained by the Municipality for beneficial public purposes of redevelopment in affordable housing pursuant to AO 2008-42, approved by the Assembly on April 15, 2008. (See **Appendix B**, attached hereto.) CIHA has a strong interest in continuing its Mt. View redevelopment activities, and agrees to the following conditions:

1. Payment of \$55,551.92. This amount represents the taxes, assessments and outstanding fees extinguished as a result of retention for beneficial public purposes following the foreclosure actions. (If not retained, the MOA would have received these taxes, assessments and fees in a regular sale transaction.)
2. CIHA completes quiet title actions through court on all five parcels at its sole expense (estimated to be \$5,000 to \$7,000), in the name of the Municipality, prior to closing. (The title company requires the quiet title actions to insure title.)
3. CIHA pays all closing costs.
4. CIHA pays for all hazardous material assessments, abatement and related professional services to prepare the buildings for demolition.
5. CIHA demolishes the existing structures within 8 months of conveyance and pays all costs of demolition.
6. CIHA initiates redevelopment within 36 months (building permits obtained).

1
2 Use of the property by vagrants is an ongoing problem. Sale of these parcels
3 reduces the MOA's management costs, including continuing costs of preventing
4 break-ins and trespass. CIHA intends to immediately begin demolition process,
5 therefore conveying the properties reduces risk to the MOA.

6
7 CIHA estimates the cost of acquisition, plus the cost of activities to assess and
8 abate hazardous materials, complete quiet title actions and demolish the
9 existing structures is approximately \$235,000 (\$47,000 per parcel). This cost
10 does not include the cost of administrative oversight, CIHA project
11 management, or substantial "risk" to CIHA for unforeseen costs with abatement
12 and demolition. For redevelopment, CIHA expects to spend at least \$220,000
13 per structure for housing construction. New property tax values are expected to
14 be approximately \$1,250,000, resulting in an estimated \$17,500 in annual tax
15 revenue.

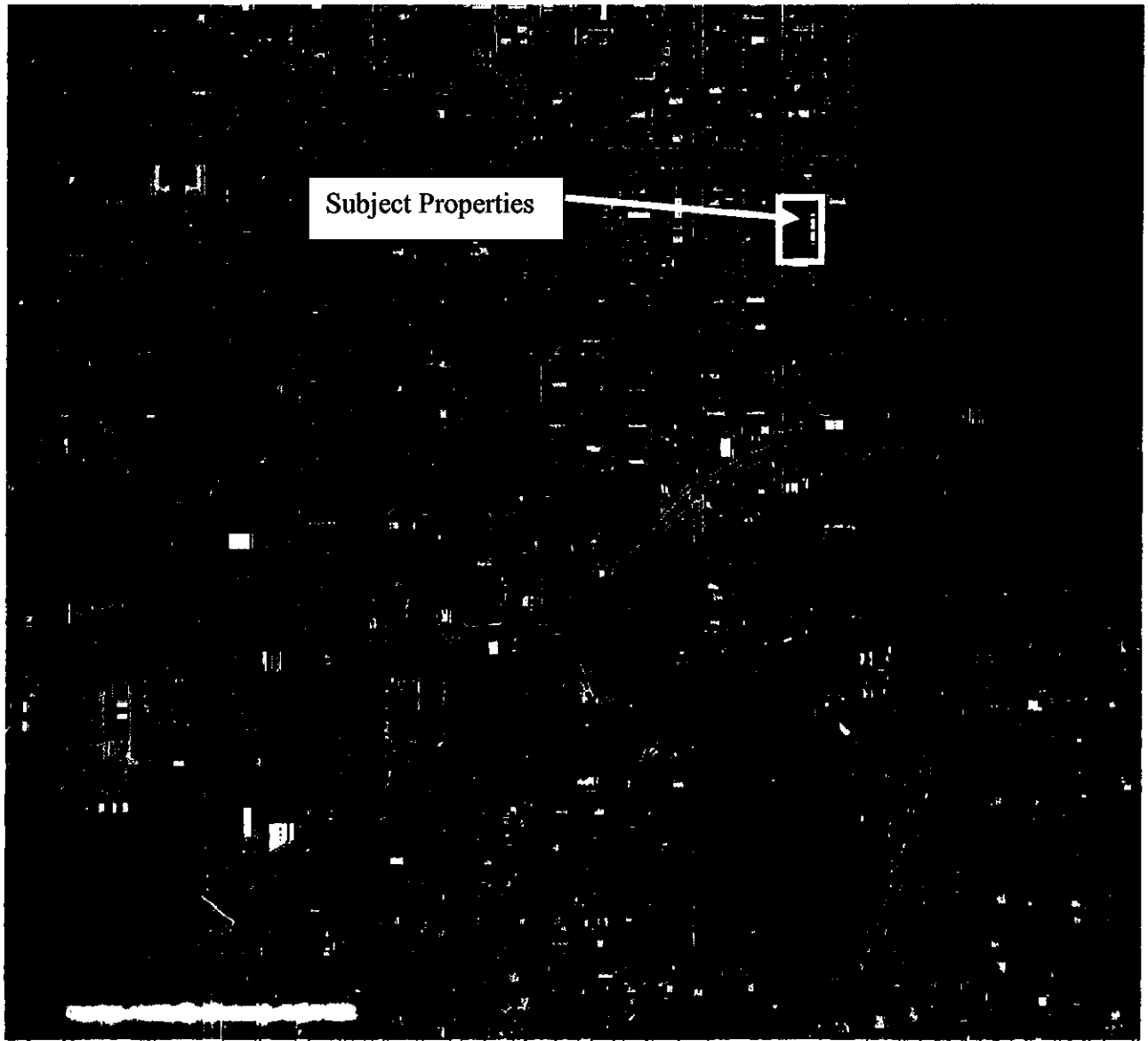
16
17 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
18 **AUTHORIZING SALE OF FIVE TAX FORECLOSED PROPERTIES IN NELS**
19 **KLEVEN SUBDIVISION (LOCATED IN MT. VIEW ON NORTH BLISS STREET) TO**
20 **COOK INLET HOUSING AUTHORITY TO FACILITATE REDEVELOPMENT OF**
21 **AFFORDABLE HOUSING.**

22
23
24 Prepared by: Heritage Land Bank/Real Estate Services
25 Approved by: William M. Mehner, Executive Director,
26 Heritage Land Bank/Real Estate Services Division
27 Concur: Mary Jane Michael, Executive Director,
28 Department of Economic and Community
29 Development
30 Concur: James N. Reeves, Municipal Attorney
31 Concur: Michael K. Abbott, Municipal Manager
32 Respectfully submitted, Mark Begich, Mayor

33
34 Appendices:
35 **Appendix A - Site Location Maps**
36 **Appendix B – AO 2008-42**
37
38

APPENDIX A

SITE LOCATION MAPS



LOCATION MAP



Appendix B

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Real Estate Services

For Reading: March 18, 2008

CLERK'S OFFICE

AMENDED AND APPROVED

Date: 4-15-08

Parcel 7 on Appendix A
was deleted.

ANCHORAGE, ALASKA

AO No. 2008- 42

1 AN ORDINANCE AUTHORIZING RETENTION OF TAX FORECLOSED
2 PROPERTIES FOR PUBLIC PURPOSE.

3
4
5 WHEREAS, pursuant to Alaska Statute 29.45.460(a), the Municipality may elect, by
6 ordinance, to retain a tax foreclosed property for a public purpose; and

7
8 WHEREAS, the properties described in Appendix A, with maps attached as
9 Appendix B, incorporated herein by reference, were conveyed to the Municipality as the
10 result of tax foreclosure, and

11
12 WHEREAS, the Municipality of Anchorage determined the properties, identified in
13 Appendix A, are beneficial to retain for public purposes; and

14
15 WHEREAS, upon adoption of this ordinance, the repurchase rights of former owners are
16 terminated pursuant to Alaska Statute 29.45.470(b); now therefore,


17
18 THE ANCHORAGE ASSEMBLY ORDAINS:

19
20 Section 1. The parcels described in Appendix A are retained for beneficial public
21 purposes.

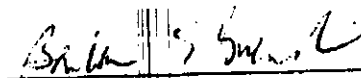
22
23 Section 2. The taxes, penalties, interest, and administrative debt against these parcels
24 are extinguished. Any special assessments attached to a property shall be assumed by the
25 municipal department authorized to manage the property.

26
27 Section 3. This ordinance shall become effective immediately upon passage and
28 approval by the Assembly.

29
30 PASSED AND APPROVED by the Anchorage Assembly this 15th day of
31 April, 2008.

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Chair of the Assembly

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO No. 2008- 42 Title: **AN ORDINANCE AUTHORIZING PUBLIC PURPOSE
RETENTION OF TAX FORECLOSED PROPERTIES.**

Sponsor: MAYOR
Preparing Agency: Heritage Land Bank, Real Estate Services Division
Others Impacted: Treasury

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY08	FY09	FY10	FY11	FY12
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
5000 Capital Outlay					

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

Retaining parcels 1 thru 5 on Exhibit A for low income housing will place the properties in an ownership where they will be properly redeveloped and maintained which may ensure that future tax obligations are paid in a timely manner. Therefore the expense of securing and maintaining them is eliminated thus saving the Municipality substantial funds.

Retaining parcel 7 will eliminate the need to purchase the parcel in the near future.

PRIVATE SECTOR ECONOMIC EFFECTS:

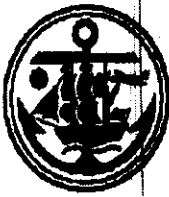
Retaining parcels 1 thru 5 on Exhibit A will assist in curing a longstanding urban blight problem. Changes of this nature tend to increase property values with the immediate neighborhoods.

Retaining parcel 6 will convert the parcel to a zero tax value for the purpose of Little Campbell Creek greenbelt, public trails, creek restoration and protection.

Retaining parcel 7 will contribute to the right of way for the Capital Improvement Project (CIP) reconstruction of Academy Drive and Vanguard Drive enhancing street environments and encourage higher levels of transit services as proposed in the Anchorage 2020 Anchorage Bowl Comprehensive Plan.

Prepared by: Tammy R Oswald, Manager, Real Estate Services Division
Heritage Land Bank

343-7986



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 168-2008

MEETING DATE: March 18, 2008

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AUTHORIZING PUBLIC PURPOSE RETENTION**
4 **OF TAX FORECLOSED PROPERTIES**

5
6
7 The seven tax foreclosed properties described in **Appendix A** were deeded to the
8 Municipality of Anchorage by the Superior Court. In order to retain tax-foreclosed
9 properties, the Municipality must, under Alaska Statute 29.45.460(a), make a
10 determination by ordinance that the properties are beneficial for public purposes.
11 Retention of these properties by ordinance also extinguishes the repurchase rights of
12 former owners of record.

13
14 Heritage Land Bank and the Division of Real Estate Services desires to retain Parcels 1-5
15 on **Appendix A**, five contiguous parcels in Mountain View, potentially for transfer to a
16 low income housing developer for demolition of mostly derelict buildings; this plan assists
17 in curing a longstanding urban blight problem. Thereafter, parcels could become available
18 to build affordable housing, a public purpose beneficial to the Municipality.

19
20 Parks & Recreation desires to retain Parcel 6 on **Appendix A** (Tract C, Little Brook) as
21 part of the Little Campbell Creek greenbelt system. This parcel, platted for greenbelt
22 purposes, includes Plat note #6 stating: "Tract C is reserved for creek protection, public
23 trails, and creek restoration as determined by the Municipality and permitted by the Corps
24 of Engineers. There shall be no other disturbance of this area without express written
25 permission."

26
27 The MOA desires to retain Parcel 7 on **Appendix A** (Block 1, Lot 4, Independence Park
28 Shopping Village) for right of way for the Capital Improvement Project (CIP)
29 reconstruction of Academy Drive and Vanguard Drive encumbering Parcel 7. This parcel
30 is located in one of the targeted Transit-Supportive Development Corridors described in the
31 Anchorage 2020 Anchorage Bowl Comprehensive Plan (pages 50, 53-54). Maps of the
32 parcels are attached as **Appendix B**.

33
34 The municipal department delegated with managing authority for the properties shall be
35 responsible for special assessments attached to the properties. Taxes, penalties, interest
36 and administrative debt against the properties is extinguished under the ordinance.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
AUTHORIZING PUBLIC PURPOSE RETENTION OF TAX FORECLOSED
PROPERTIES.**

Prepared by: Tammy Oswald, Manager, Real Estate Services

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

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

Concur: James N. Reeves, Municipal Attorney

Concur: Michael K. Abbott, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Appendix A: Tax-deeded parcels list

Appendix B: Maps of tax-deeded parcels (3 pages)

**AN ORDINANCE AUTHORIZING PUBLIC PURPOSE RETENTION
OF TAX FORECLOSED PROPERTIES**

APPENDIX A

Parcel 1 Tax no. 005-011-28

Block 1 Lot 2 S3 W2 Nels Kelven, Plat No. 25
525 N Bliss, Anchorage, Alaska
(Duplex, zoned R3)
Former owner: Estate of Charles E. Wille

Parcel 2 Tax no. 005-011-29

Block 1 Lot 2 M3 W2, Nels Kelven, Plat No. 25
N Bliss St, Anchorage, Alaska
(Residential, zoned R3)

Former owner: Charles Edmund Willie, IVR Trust

Parcel 3 Tax no. 005-011-30

Block 1, Lot 2, N3 W2, Nels Kelven, Plat No. 34
541 N Bliss St, Anchorage, Alaska
(Apartments, zoned R3)

Former owner: Charles Edmund Wille, IVR Trust

Parcel 4 Tax no. 005-011-31

Block 1, Lot 3, S3 W2, Nels Kelven, Plat No. 34
601 N Bliss St, Anchorage, Alaska
(6,250 sq. ft, vacant, zoned R3)

Former owner: Charles Edmund Wille, IVR Trust

Parcel 5 Tax no. 005-011-32

Block 1, Lot 3, M3 W2, Nels Keiven, Plat No. 34
607 N Bliss St, Anchorage, Alaska
(6,250 sq. ft, vacant, zoned R3)

Former owner: Charles Edmund Wille, IVR Trust

Parcel 6 Tax no. 014-253-86

TR C, Little Brook, Plat No. 03-0013
Vacant land, Anchorage, Alaska
(27,196 sq. ft, vacant, zoned R1)

Former owner: Little Brook, LLC

* ~~Parcel 7 Tax no. 014-292-39~~

~~Block 1 Lot 4, Independence Park Shopping Village, Plat No. 83-0532
1945 Abbott Rd, Anchorage, Alaska
(24,898 sq. ft, Commercial vacant land, zoned B3SL)~~

~~Former owner: H & H Development, Inc.~~

* Parcel 7 deleted on April 15, 2008. Taxes have been paid.

0, T13N, R3W, S.M.

Appendix B

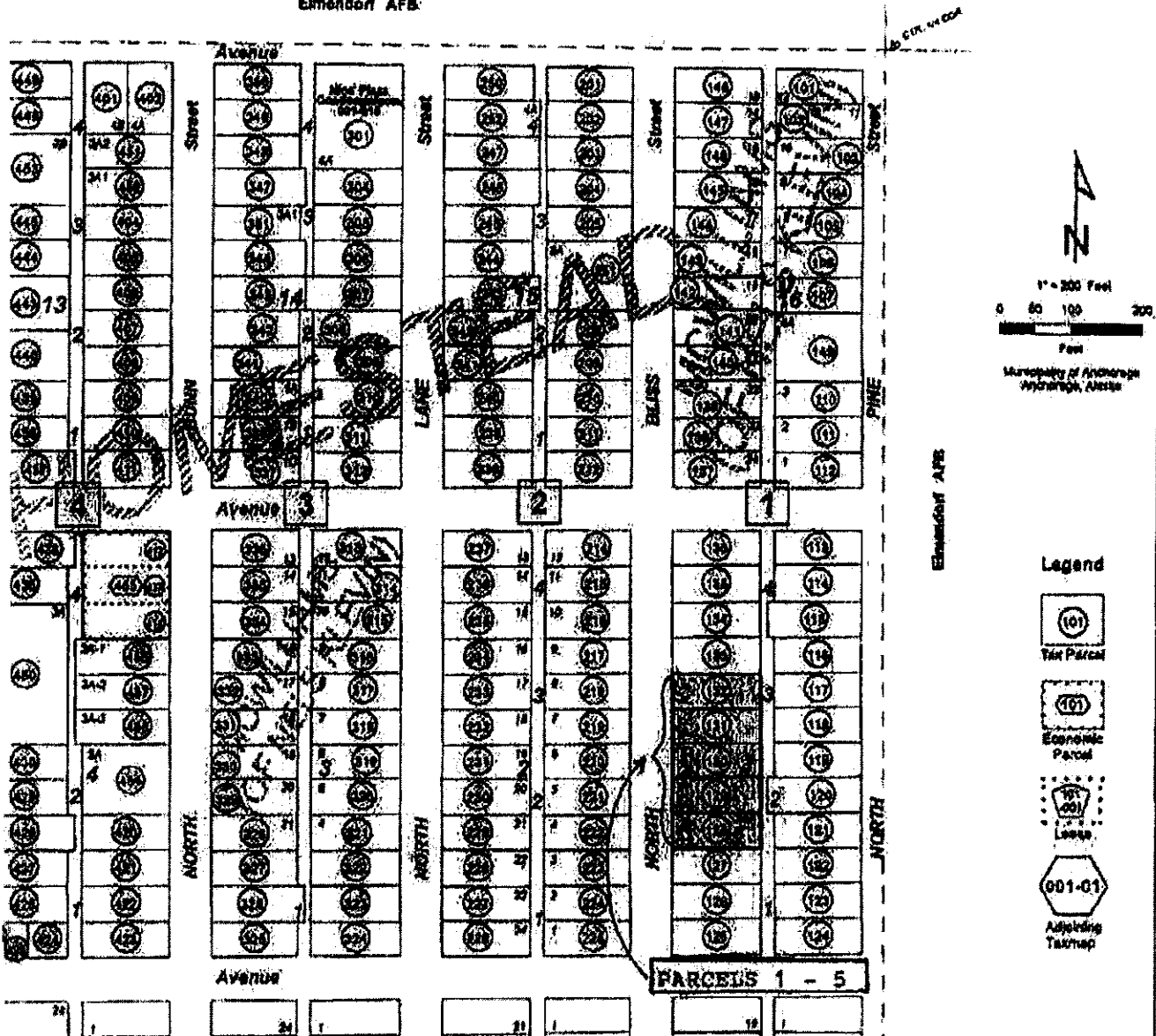
Compiled: 10/30/847

Revised: May 30, 2007

Tax Area Code:

005-01

Elmendorf AFB



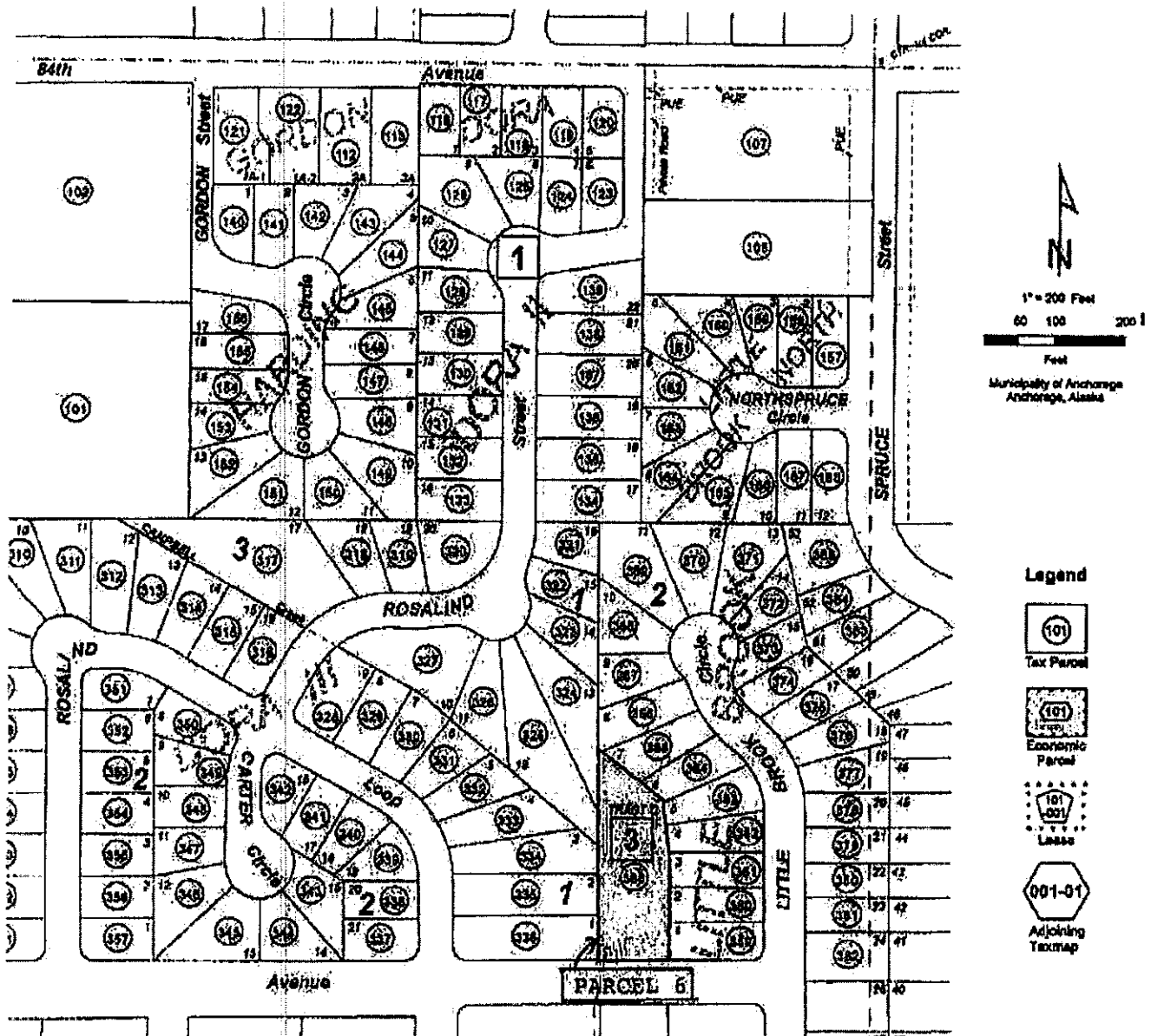
T12N, R3W, S.M.

Compiled: 11/13/1997

Revised: May 07, 2007

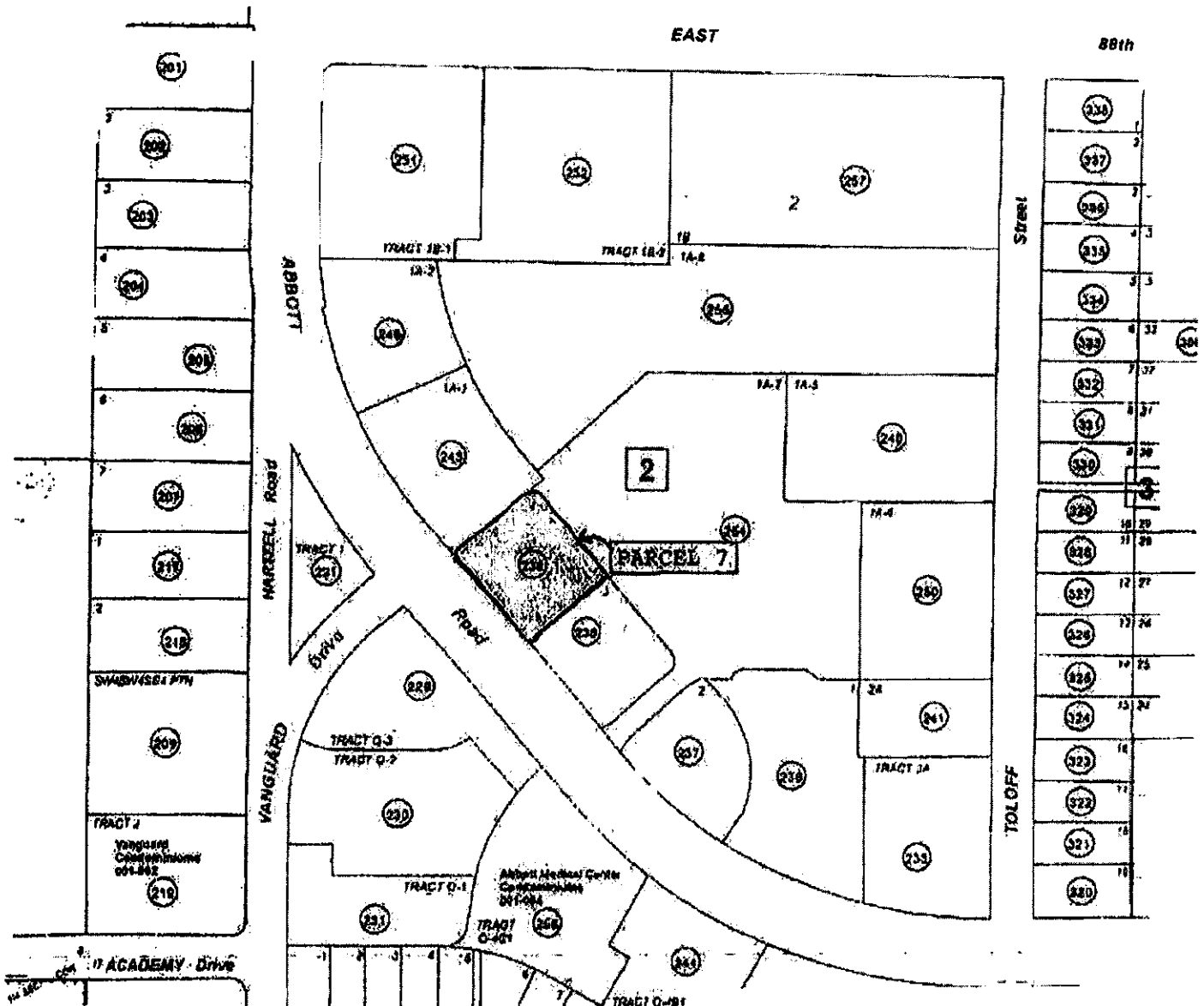
Tax Area Code:

014-25



Assessor's Map Book-Page:

014-25



14-291-17 Emerg chg 5/8/1970
14-291-37 Now 014-291-01 & 02 (78-11) 7/13/1970
14-291-18 29-24, 28 & 29 thru 36, 38 thru 41 7/13/1970
14-291-18 18, 19, 24-28, 29 thru 36, 38 thru 41 7/13/1970
14-291-17 Now 014-291-67 & 68 (Bk 202 Pg 100) 4/14/1970
14-292-08 Now 014-292-17 & 18 10/7/1970
14-291-34 SpR 98 Added 9/23/1970
14-291-40 Now Well shs 9/25/1970
14-291-26 SpR 98 Added 9/25/1970
14-291-42 Now 014-291-63 & 64 7/31/1970
14-291-16 Now 014-291-35 thru 36 3/21/1970
14-291-13 Now 014-293-01 thru 26 7/23/1970
14-291-15 Now 014-291-78 thru 80 8/14/1970
14-292-13 thru 16 Exempted From 0-4 291-12 5/4/1970
14-291-14 Now 014-291-42 thru 77 9/3/1970
14-291-20 thru 23 Now 014-291-38 thru 41 3/20/1970
14-291-17 Now 014-291-29 thru 37 12/4/1969

014-282-01 Dec/Taking FM 0506/21 Parcel #17 (Bk 2826 Pg.943) 1/6/1990
014-282-48 New 014-282-02, 18, 14, 16 Now 014-282-43, 44, 016-252-18/49 (93-57) 7/12/1993
014-284-42 Now 014-284-43 (93-16) 4/29/1993
014-293-01 & 02 Now 014-293-36 (92-87) 10/23/1992
014-292-40 Now 014-292-41 & 42 (90-103) 12/20/1990
014-291-28 PUE Added (Noted Only) 90 scd 12/29/1990
014-291-85 wott chp (PUE Bk 1598 Pg.820) 12/21/1988
014-292-22 & 33 (PUE Noted Only) 12/29/1986
014-291-43 & 44 Now 014-291-66 (84-339) 1/16/1984
014-282-26 & 34 Now 014-282-36 thru 40 (83-332) 1/8/1984
016-252-09 Now 016-252-16 & 014-282-35 (83-327) 8/30/1983
014-294-38 & 39 Now 014-294-42 (93-278) 8/29/1983
014-292-27 Now 014-292-33 & 34 (83-108) 4/19/1983
014-282-32 & 016-282-01 Now 016-282-08 thru 14 (82-198) 1/12/1983
014-282-28 Now 014-282-29 thru 32 (82-214) 8/1/1982
014-282-20 Now 014-282-18 (81-385) 12/14/1981
014-282-11 thru 16 Now 18 thru 27 (81-145) 8/27/1981

014-282-60-001,002 Add Appendices 2005-042409-0 (05-78) 8/25
014-282-43 New 014-282-06 (05-74) 8/23/2003
014-281-74, 75, 76, 88 New 014-284-50 (03-18) 12/15/2003
014-282-47, 48 New 014-282-54,55 (03-17) 11/13/2003
014-291-60 thru 83 New 014-294-49 (03-35) 5/13/2003
014-294-43 New 014-294-47, 48 (02-14) 4/17/2002
014-182-22 New 014-282-51,52 (98-63) 6/21/1996
014-291-85 Map Correction per Plan and PUE (Bk. 1596 Pg.820) (73-1)
014-291-36 New 014-294-44 New 46 (97-37) 7/11/1997
014-282-18-001,002 Add VANGUARD Condos (96-14) 1/17/1997
014-282-42 New 014-282-45 New 50 (96-23) 12/20/1996
Street Name Change (Hartzell to Abbot) 10/08/1996
014-232-22 Taking Proj F# G0506(2) Parcel #15 (Bk.2177 Pg.257) 1/9/
014-292-02 Taking Project F# G0506(2) Parcel #15 (Bk.2783 Pg.586)
014-293-03 Taking Project F# G0506(2) Parcel #19 (Bk.2783 Pg.599)
014-292-44 Taking Proj F# D506(2) Parcel #20 (Bk.2782 Pg.348) 1/9/
014-292-42 Taking Proj F# D506(2) Parcel #16 (Bk.2782 Pg.282) 1/9/

Content ID: 007280**Type:** Ordinance - AO

Title: AN ORDINANCE AUTHORIZING SALE OF FIVE TAX FORECLOSED PROPERTIES IN NELS KLEVEN SUBDIVISION (LOCATED IN MT. VIEW ON NORTH BLISS STREET) TO COOK INLET HOUSING AUTHORITY TO FACILITATE REDEVELOPMENT OF AFFORDABLE HOUSING

Author: vanhornlr

Initiating Dept: HLB

Review Depts: ParksRec

Description: Cook Inlet Housing Authority purchase of Tax Foreclosed Properties in Nels Kleven Subd

Date Prepared: 12/29/08 2:57 PM

Director Name: Wm. M. Mehner

Assembly Meeting Date: 1/6/09

Public Hearing Date: 1/20/09

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	1/2/09 10:59 AM	Exit	Heather Handyside	Public	007280
MuniMgrCoord_SubWorkflow	1/2/09 10:59 AM	Approve	Heather Handyside	Public	007280
MuniManager_SubWorkflow	12/31/08 3:07 PM	Approve	Michael Abbott	Public	007280
Legal_SubWorkflow	12/31/08 10:58 AM	Approve	Rhonda Westover	Public	007280
Finance_SubWorkflow	12/30/08 5:24 PM	Approve	Teresa Peterson	Public	007280
OMB_SubWorkflow	12/30/08 2:12 PM	Approve	Wanda Phillips	Public	007280
ParksRec_SubWorkflow	12/29/08 4:18 PM	Approve	Elizabeth Stanley-Harris	Public	007280
ECD_SubWorkflow	12/29/08 3:12 PM	Approve	Tawny Klebesadel	Public	007280
HLB_SubWorkflow	12/29/08 3:04 PM	Approve	William Mehner	Public	007280
AllOrdinanceWorkflow	12/29/08 3:02 PM	Checkin	Lynn Roderick Van Horn	Public	007280

W. M. Mehner

CONSENT AGENDA - INTRODUCTION