

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Heritage Land Bank  
For reading: November 3, 2009

CLERK'S OFFICE

**APPROVED**

Date:

12-1-09

**ANCHORAGE, ALASKA**

**AO No. 2009-124**

**AN ORDINANCE AUTHORIZING DISPOSAL OF HERITAGE LAND BANK  
PARCEL 5-026, LOT 1, KINCAID WEST SUBDIVISION, TO THE ANCHORAGE  
SCHOOL DISTRICT PURSUANT TO ANCHORAGE MUNICIPAL CODE  
SECTION 25.40.015.**

**WHEREAS**, Lot 1, Kincaid West Subdivision (approximately 2 acres) was  
purchased in 2007 and placed in the Heritage Land Bank (HLB) inventory in  
anticipation of use for school purposes by the Anchorage School District (ASD)  
when funds became available for ASD to purchase the property; and

**WHEREAS**, ASD obtained funds to purchase the property, and requests  
acquisition from HLB and delegation of management authority; and

**WHEREAS**, on October 8, 2009, the Heritage Land Bank Advisory Commission  
(HLBAC) unanimously approved HLBAC Resolution 2009-10 recommending the  
Assembly approve disposal pursuant to Anchorage Municipal Code  
section 25.40.015; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Pursuant to Anchorage Municipal Code section, the disposal of HLB  
Parcel 5-026, legally described as Lot 1, Kincaid West Subdivision, to the ASD,  
according to the terms and conditions set forth in the accompanying Assembly  
Memorandum, is hereby approved.

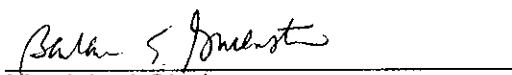
**Section 2.** This disposal is contingent on Anchorage School Board approval.

**Section 3.** This ordinance shall be effective immediately upon passage and  
approval by the Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 1<sup>st</sup> day  
of December, 2009.

  
Chair of the Assembly

ATTEST:

  
Municipal Clerk

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

**AO Number: 2009-124 AN ORDINANCE AUTHORIZING DISPOSAL OF HERITAGE LAND BANK PARCEL 5-026, LOT 1, KINCAID WEST SUDIVISION, TO THE ANCHORAGE SCHOOL DISTRICT PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.40.015.**

Sponsor: MAYOR  
Preparing Agency: Heritage Land Bank  
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(Thousands of Dollars)				
	FY09	FY10	FY11	FY12	FY13	
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:	425,000	0	0	0	0	
CAPITAL:	0	0	0	0	0	
POSITIONS: FT/PT and Temp.	0	0	0	0	0	

**PUBLIC SECTOR ECONOMIC EFFECTS:**

ASD paying for property to add to other school acreage in the area for \$425,000

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Will provide area residents with a local elementary school site.

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

Telephone: **343-4337**



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 621-2009

Meeting Date: November 3, 2009

**From: MAYOR**

**Subject: AN ORDINANCE AUTHORIZING DISPOSAL OF HERITAGE LAND BANK PARCEL 5-026, LOT 1, KINCAID WEST SUBDIVISION, TO THE ANCHORAGE SCHOOL DISTRICT PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.40.015.**

The Municipality of Anchorage owns Tract 8A, Westpark School Addition Subdivision, an approximately 14.23 acre parcel in the Sand Lake area under Anchorage School District (ASD) management. Lot 1, Kincaid West Subdivision (**Appendix A**) was purchased in 2007 (AO 2007-114, **Appendix B**) with Heritage Land Bank (HLB) Fund monies to provide additional acreage adjacent to Tract 8A, creating sufficient acreage for an elementary school site. Lot 1 also improves access to the elementary school site and adjacent property for future redevelopment into a recreation area with ball fields. HLB Fund monies (approximately \$400,000.00) were used to complete the purchase specifically for ASD purposes. Anchorage Municipal Code (AMC) section 25.40.015 provides for compensation to HLB of the purchase price, costs and fees associated with acquisition, plus closing costs. Additional costs include holding costs, hazardous materials survey, demolition and additional miscellaneous costs not to exceed \$475,000.

In the event the ASD school board determines the lands to be excess to school needs, or decides not to utilize the property for school purposes, the lands shall be returned to the Heritage Land Bank inventory, upon assembly approval and return of compensation paid to ASD.

**Public Process.** A review of this disposal by all relevant Municipal agencies was completed prior to the October 8, 2009 Heritage Land Bank Advisory Commission (HLBAC) meeting, and confirmed the disposal is an acceptable use of the parcel. Public notice of this hearing was published September 20, 27 and October 4, 2009 in the Alaska Journal of Commerce.

The HLBAC held a public hearing on October 8, 2009 and approved HLBAC Resolution No. 2009-10 (**Appendix C**). Heritage Land Bank staff considers the disposal to be an appropriate use of HLB land, and the use is consistent with the purpose for acquisition of the property by HLB. At its October 8, 2009 meeting, the HLBAC found the disposal of the property is in the best interest of the Municipality of Anchorage.

**Recommendation.** The HLBAC recommends Assembly approval of the disposal pursuant to AMC section 25.40.015.

**THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN ORDINANCE AUTHORIZING DISPOSAL OF HERITAGE LAND BANK PARCEL 5-026, LOT 1, KINCAID WEST SUDIVISION, TO THE ANCHORAGE SCHOOL DISTRICT PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.40.015.**

Prepared by: Alison L. Smith, Land Management Officer, Heritage Land Bank

Approved by: William M. Mehner, Director, Heritage Land Bank

Concur: Greg Jones, Executive Manager  
Office of Community and Planning Development

Concur: Dennis A. Wheeler, Municipal Attorney

Concur: George J. Vakalis, Municipal Manager

Respectfully submitted: Daniel A. Sullivan, Mayor

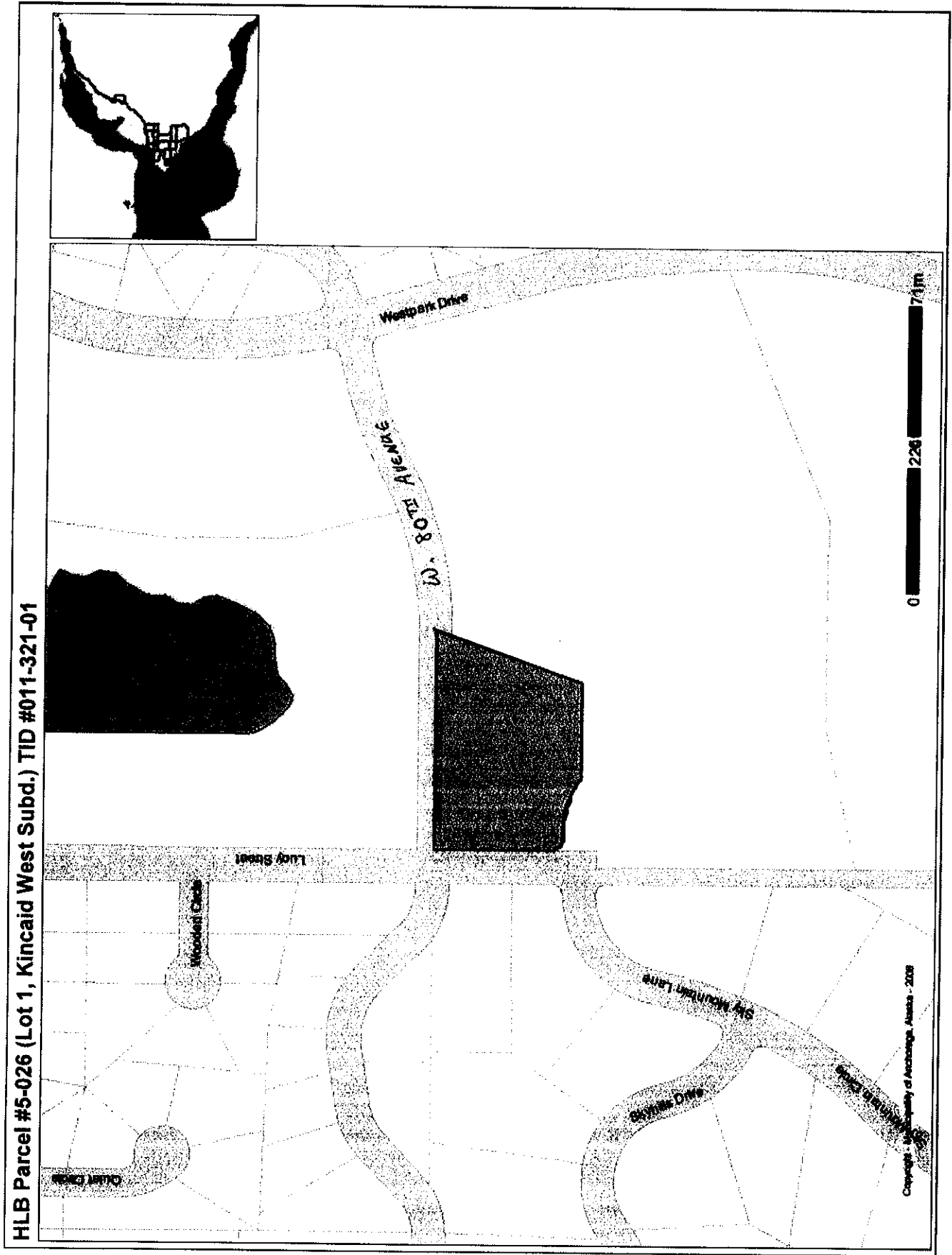
Appendices:

Appendix A—Property Map

Appendix B—AO 2007-114

Appendix C—HLB Advisory Commission Resolution 2009-10

# Appendix A



## APPENDIX B

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Heritage Land Bank  
For Reading: August 14, 2007

CLERK'S OFFICE

APPROVED

Date: 8-28-07

ANCHORAGE, ALASKA

AO No. 2007-114

1 AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY  
2 DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN  
3 APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO  
4 THE HERITAGE LAND BANK CAPITAL FUND (421) FOR AN AMOUNT NOT TO  
5 EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING  
6 CLOSING COSTS.

7  
8 WHEREAS, the Administration desires to acquire property in Anchorage on behalf of the  
9 Municipality and the Anchorage School District for additional acreage required for an  
10 adjacent Municipal parcel designated as a proposed school site; 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 administration has an opportunity to purchase Lot 1, Kincaid West  
16 Subdivision, if approved prior to September 1, 2007, with the intent to hold the property in  
17 Heritage Land Bank inventory to use with the preferred elementary school site located  
18 adjacent to it; and

19  
20 WHEREAS, the location and addition of this approximately 2-acre parcel provides the  
21 intended school site with sufficient acreage for an elementary school; and

22  
23 WHEREAS, the Municipality seeks authorization to purchase Lot 1, Kincaid West  
24 Subdivision for an amount not to exceed \$400,000.00, including closing costs, and to  
25 appropriate funds for the purchase from the Heritage Land Bank Fund (221); and

26  
27 WHEREAS, the funds to acquire the property are available from the Heritage Land Bank  
28 Fund Balance (221); now, therefore,

29  
30 **THE ANCHORAGE ASSEMBLY ORDAINS:**

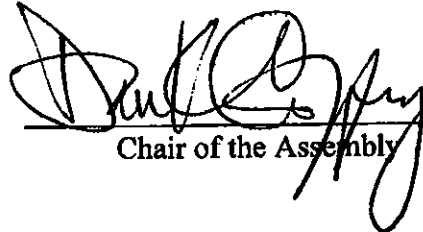
31  
32 **Section 1.** The purchase of Lot 1, Kincaid West Subdivision, containing approximately  
33 2 acres, for an amount not to exceed FOUR HUNDRED THOUSAND DOLLARS  
34 (\$400,000.00) including closing costs, is hereby authorized.

35  
36 **Section 2.** The appropriation of an amount not to exceed FOUR HUNDRED  
37 THOUSAND DOLLARS (\$400,000.00) including closing costs, from Heritage Land Bank  
38 Fund (221) 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, including a potential school site.

**Section 4.** This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 28<sup>th</sup> day of August, 2007.

  
Chair of the Assembly

ATTEST:

  
Municipal Clerk

Heritage Land Bank Fund Balance (221-0740)  
\$400,000.00

# APPENDIX B

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

AO Number: 2007-114 Title: **AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING CLOSING COSTS.**

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	400				
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:

Purchase of additional adjacent parcel to proposed school site to provide sufficient acreage for area elementary school.

### PRIVATE SECTOR ECONOMIC EFFECTS:

Future school site provides more convenient local educational facility for area residents and families.

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

Telephone: **343-4337**





APPENDIX B  
**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**

No. AM 496-2007

Meeting Date: August 14, 2007

**From: MAYOR**

**Subject: AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421), FOR AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING CLOSING COSTS.**

The Administration and Anchorage School District work together to determine general locations of future school sites, based on the Anchorage 2020 Comprehensive Plan and projected school enrollment numbers. The Administration attempts to acquire needed future school and other municipal sites in Anchorage in accordance with the plan's recommendations, acquiring parcels to hold within the Heritage Land Bank Inventory for eventual use such as school sites, water reservoir locations, fire stations, etc.

The Municipality of Anchorage owns Tract 8A, Westpark School Addition Subdivision, an approximately 14.23-acre parcel under Anchorage School District management (see maps, Appendix A). The addition of the adjacent 2-acre± provides the acreage required for an elementary school site needed in the area.

It is the intent of the Municipality of Anchorage to acquire the adjacent parcel for the proposed school site. The purchase has been negotiated for the current assessed value, and this ordinance seeks appropriation of the funds, in an amount not to exceed Four Hundred Thousand Dollars (\$400,000.00), including closing costs.

Funding for the \$400,000 shall come from the Heritage Land Bank Fund Balance (221).

The accounting detail is as follows:

REVENUE	NAME	AMOUNT
221-0740	HLB Fund Balance	\$400,000
421-1252-125265-9601	Contributions from other Funds	\$400,000

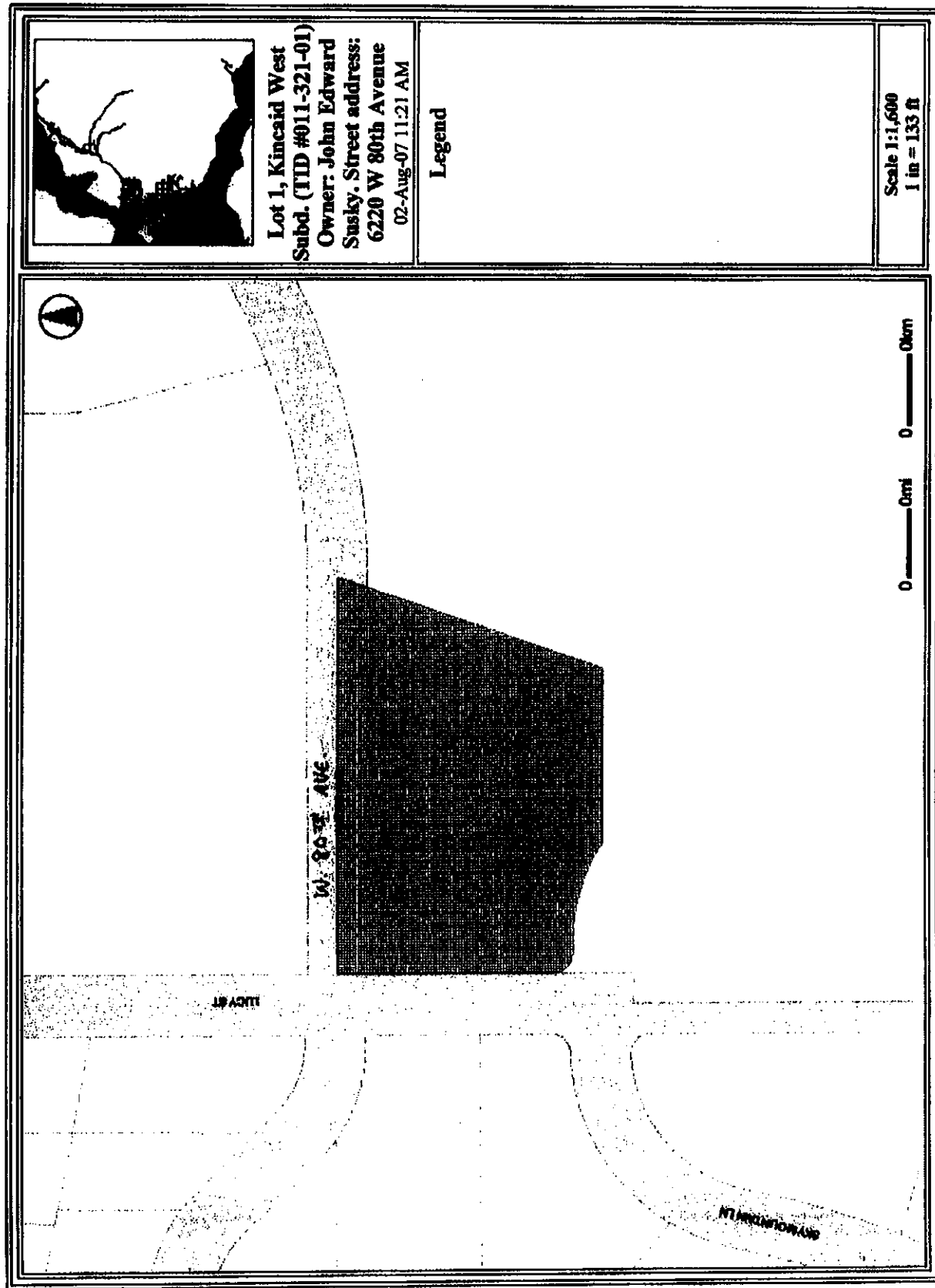
EXPENDITURES	NAME	AMOUNT
221-1221-3901	Contribution to other Funds	\$ 400,000
421-1252-125265-5101	Land	\$ 400,000

THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN ORDINANCE APPROVING THE PURCHASE OF REAL PROPERTY DESCRIBED AS LOT 1, KINCAID WEST SUBDIVISION THROUGH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00), INCLUDING CLOSING COSTS.

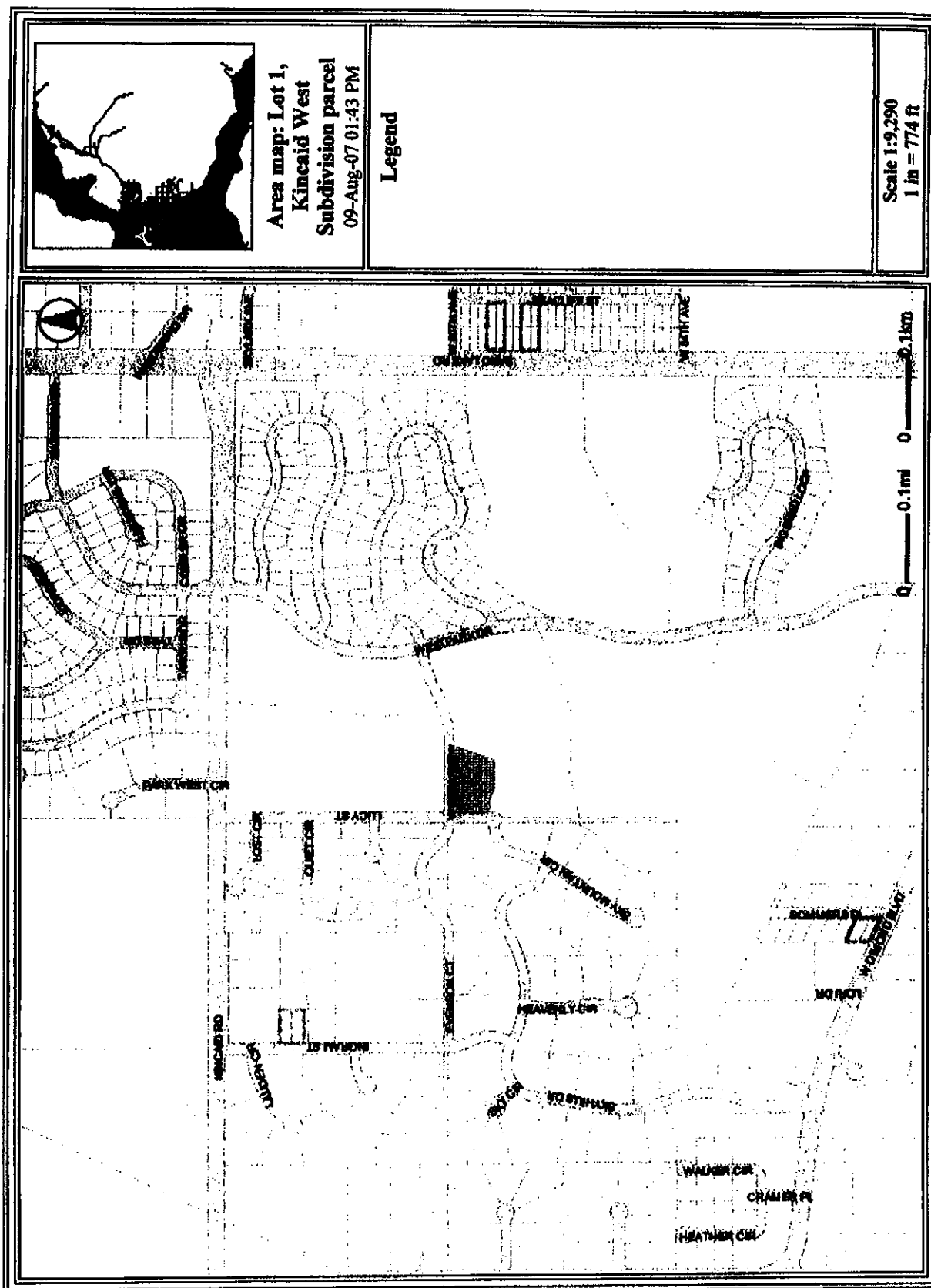
Prepared by: Heritage Land Bank  
Approved by: William M. Mehner, Director  
Heritage Land Bank and Real Estate Services  
Concur: Mary Jane Michael, Executive Director  
Economic & Community Development  
Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer  
221-0740 \$400,000  
(Heritage Land Bank Fund Balance)  
Concur: James N. Reeves, Municipal Attorney  
Concur: Denis C. LeBlanc, Municipal Manager  
Respectfully submitted, Mark Begich, Mayor

# APPENDIX B

## Appendix A



## APPENDIX B



## APPENDIX C

### Heritage Land Bank Advisory Commission

#### Resolution 2009-10

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION  
RECOMMENDING SOLE SOURCE DISPOSAL OF HERITAGE LAND BANK  
PARCEL 5-026 IN WEST ANCHORAGE TO THE ANCHORAGE SCHOOL DISTRICT.**

**WHEREAS**, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... 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: "The HLB 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 HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements;" and

**WHEREAS**, the Heritage Land Bank inventory contains HLB Parcel No. 5-026 (TID 011-321-01), legally described as Lot One, Kincaid West (Plat No. 2004-43), located at 6220 West 80<sup>th</sup> Avenue; and

**WHEREAS**, the parcel was purchased to provide additional acreage for an elementary school in the area and Anchorage School District desires to incorporate this parcel to provide an appropriately sized parcel;

**NOW THEREFORE BE IT RESOLVED** the Heritage Land Bank Advisory Commission recommends a sole source disposal of HLB Parcel No. 5-026, to the Anchorage School District for purposes of eventual construction of an elementary school for the purchase price of \$475,000.

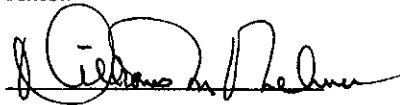
Approved on this, the 8th day of October, 2009, by the Heritage Land Bank Advisory Commission.

Signed:



Ray Hickel, Chair  
Heritage Land Bank Advisory Commission

Attest:



William M. Mehner, Executive Director  
Heritage Land Bank

**Content ID:** 008273**Type:** Ordinance - AO

**Title:** AN ORDINANCE AUTHORIZING DISPOSAL OF HERITAGE LAND BANK  
PARCEL 5-026, LOT 1, KINCAID WEST SUDIVISION, TO THE ANCHORAGE  
SCHOOL DISTRICT PURSUANT TO ANCHORAGE MUNICIPAL CODE  
SECTION 25.40.015.

**Author:** maglaquijp

**Initiating**  
**Dept:** HLB

**Description:** Sale disposal of HLB property to ASD**Keywords:** Sale ASD HLB**Date Prepared:** 10/15/09 12:14 PM**Director Name:** William M. Mehner

**Assembly**  
**Meeting Date:** 11/3/09

**Public Hearing**  
**Date:** 11/17/09

<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	10/23/09 12:14 PM	Exit	Joy Maglaqui	Public	008273
MuniManager_SubWorkflow	10/23/09 12:14 PM	Approve	Joy Maglaqui	Public	008273
MuniManager_SubWorkflow	10/22/09 3:17 PM	Checkin	Joy Maglaqui	Public	008273
Legal_SubWorkflow	10/22/09 10:46 AM	Approve	Dean Gates	Public	008273
Finance_SubWorkflow	10/21/09 1:18 PM	Approve	Lucinda Mahoney	Public	008273
OMB_SubWorkflow	10/20/09 1:20 PM	Approve	Cheryl Frasca	Public	008273
OCPD_SubWorkflow	10/20/09 10:31 AM	Approve	Tawny Klebesadel	Public	008273
HLB_SubWorkflow	10/15/09 12:20 PM	Approve	William Mehner	Public	008273
AllOrdinanceWorkflow	10/15/09 12:19 PM	Checkin	Lynn Roderick Van Horn	Public	008273