

CLERK'S OFFICE

For Reading: January 18, 2011

APPROVED
Date: 2-15-11 — **ANCHORAGE, ALASKA**
AO No. 2011-15

AN ORDINANCE AUTHORIZING RETENTION OF TWO TAX FORECLOSED PROPERTIES LOCATED IN LAUREL ACRES SUBDIVISION FOR PUBLIC PURPOSE, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035 B.

WHEREAS, pursuant to Anchorage Municipal Code section 25.30.035 B., and in accordance with Alaska Statutes 29.25.460(a), the Municipality (MOA) may, by ordinance, elect to retain tax foreclosed properties for public purpose as legally described in the accompanying Assembly Memorandum; and

WHEREAS, the Real Estate Department (RED) is requesting retention of two parcels legally described as Lot 5 Block 11 and Lot 6 Block 10, Laurel Acres Subdivision, into the Heritage Land Bank (HLB) Division inventory for potential use as compensatory mitigation for wetlands impacts caused by future development in the area; and

WHEREAS, the ability to provide such mitigation will provide significant benefit to the MOA; and

WHEREAS, this ordinance authorizes retention by the Real Estate Department, Heritage Land Bank Division, of the subject parcels on behalf of the MOA for said public purpose; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Retention of two tax foreclosed properties described in the Assembly Memorandum is authorized for placement into the Heritage Land Bank inventory for public purpose.

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

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

PASSED AND APPROVED by the Anchorage Assembly this 15th day of February, 2011.

Chair

ATTEST:

[Signature]
Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

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Sponsor: MAYOR
Preparing Agency: Real Estate Services
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(Thousands of Dollars)				
	FY11	FY12	FY13	FY14	FY15
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:	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: Acquiring the two lots would potentially be very valuable for use in wetlands mitigation for future development in the area, and will preserve the environmental health of the lower section of the Campbell Creek watershed. There will be no significant loss to the MOA tax base by acquiring these parcels (combined annual tax approximately \$500/year).

PRIVATE SECTOR ECONOMIC EFFECTS: This action would benefit future development projects in the area by providing needed acreage for wetlands mitigation.

Prepared by: **Tammy R Oswald**
Real Estate Dept, Acting Director

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 58-2011

MEETING DATE: January 18, 2011

FROM: MAYOR

SUBJECT: AN ORDINANCE AUTHORIZING RETENTION OF TWO TAX FORECLOSED PROPERTIES LOCATED IN LAUREL ACRES SUBDIVISION FOR PUBLIC PURPOSE, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035 B.

This ordinance authorizes the Municipality of Anchorage (MOA), through the Real Estate Department (RED), to retain two tax foreclosed parcels for public purpose. The tax foreclosed parcels are legally described as:

- Laurel Acres Subdivision, Block 11, Lot 5, (Tax ID#:012-491-41), formerly owned by Raymond W Cox; and
- Laurel Acres Subdivision, Block 10, Lot 6, (Tax ID#:012-493-06), formerly owned by J David Stahlnecker

These properties are located within Wetland 60, a large area of undeveloped high value Class B wetlands, which contains the planned right of way for the 100th Avenue extension and other likely development sites. The Laurel Acres properties will be potentially very valuable for use as compensatory mitigation for these projects in the future. Preserving these valuable wetlands will contribute to the environmental health of the lower section of the Campbell Creek watershed. The area lies within the northern fringes of Klatt Bog, one of the largest and most complex wetlands left in the Anchorage Bowl.

The MOA, by ordinance, may elect to retain tax foreclosed properties for a public purpose. On November 10, 2010, the Heritage Land Bank (HLB) Division issued a memorandum to RED (Appendix B), requesting retention for public purpose and placement into the HLB inventory of the Laurel Acres parcels for wetlands mitigation on behalf of the future road project.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING RETENTION OF TWO TAX FORECLOSED PROPERTIES LOCATED IN LAUREL ACRES SUBDIVISION FOR PUBLIC PURPOSE, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035 B.

Prepared by: Tammy R. Oswald, Real Estate Dept, Acting Director
Approved by: Tammy R. Oswald, Real Estate Dept, Acting Director
Concur: Dennis A. Wheeler, Municipal Attorney
Concur: George J. Vakalis, Municipal Manager
Respectfully submitted: Daniel A. Sullivan, Mayor

Appendices:

Appendix A - Site Location Map

Appendix B - 11/10/2010 HLB to RED Director Memorandum

Content ID: 009759**Type:** Ordinance - AO

Title: AN ORDINANCE AUTHORIZING RETENTION OF TWO TAX FORECLOSED PROPERTIES LOCATED IN LAUREL ACRES SUBDIVISION FOR PUBLIC PURPOSE, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035 B.

Author: vanhornlr

Initiating Dept: Real_Estate

Description: Retention by the MOA of 2 tax-foreclosed properties for future public use**Keywords:** municipal retention tax-foreclosed properties**Date Prepared:** 1/3/11 9:03 AM**Director Name:** Tammy R. Oswald

Assembly Meeting Date: 1/11/11

Public Hearing Date: 2/1/11

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	1/7/11 10:58 AM	Exit	Joy Maglaqui	Public	009759
MuniManager_SubWorkflow	1/7/11 10:58 AM	Approve	Joy Maglaqui	Public	009759
Legal_SubWorkflow	1/6/11 5:17 PM	Approve	Rhonda Westover	Public	009759
Finance_SubWorkflow	1/6/11 11:42 AM	Approve	David Ryan	Public	009759
OMB_SubWorkflow	1/4/11 2:10 PM	Approve	Cheryl Frasca	Public	009759
Real_Estate_SubWorkflow	1/3/11 2:57 PM	Approve	Tammy Oswald	Public	009759
AllOrdinanceWorkflow	1/3/11 2:44 PM	Checkin	Lynn Roderick Van Horn	Public	009759
OMB_SubWorkflow	1/3/11 1:57 PM	Reject	Cheryl Frasca	Public	009759
Real_Estate_SubWorkflow	1/3/11 9:37 AM	Approve	Tammy Oswald	Public	009759
AllOrdinanceWorkflow	1/3/11 9:07 AM	Checkin	Lynn Roderick Van Horn	Public	009759