

CLERK'S OFFICE
APPROVED

Date:

9-13-11

ANCHORAGE, ALASKA
AO No. 2011-88

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Department
For Reading: August 30, 2011

1 **AN ORDINANCE AUTHORIZING DISPOSAL VIA SOLE SOURCE SALE OF**
2 **REAL PROPERTY LEGALLY DESCRIBED AS TRACT 3A, MARKSTROM**
3 **SUBDIVISION TO WEIDNER APARTMENT HOMES.**
4

5
6 **WHEREAS**, the Municipality of Anchorage (MOA) owns an 18,320± sq. foot
7 parcel located on the northwest corner of DeBarr Road and Edwards Street in
8 Anchorage, legally described as Tract 3A, Markstrom Subdivision; and
9

10 **WHEREAS**, the subject parcel is a remnant from a Right-of-way expansion
11 project completed last fall; and
12

13 **WHEREAS**, Weidner Apartment Homes, owner of the adjacent property,
14 expressed an interest in purchasing the remnant parcel for additional off-street
15 parking at its assessed value; and
16

17 **WHEREAS**, an agency review was conducted by the Real Estate Department to
18 determine any municipal need for the subject parcel, which resulted in no
19 requests to retain the property for any municipal purpose; and
20

21 **WHEREAS**, the determined value of the subject parcel at Two Hundred
22 Thousand Nine Hundred Twenty-five Dollars (\$200,925); and
23

24 **WHEREAS**, the Administration has reviewed and endorsed this offer; now
25 therefore,
26

27 **THE ANCHORAGE ASSEMBLY ORDAINS:**
28

29 **Section 1.** The disposal of Tract 3A, Markstrom Subdivision is approved for
30 disposal via sole source sale to Weidner Apartment Homes for Two Hundred
31 Thousand Nine Hundred Twenty-five Dollars (\$200,925).
32

33 **Section 2.** This ordinance shall be effective immediately upon passage and
34 approval.
35

1 PASSED AND APPROVED by the Anchorage Assembly this 13th day of
2 September, 2011.

3
4 *Dalei Osterman*
5 Chair of the Assembly

6 ATTEST:

7
8 *Salma S. Roberts*
9 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2011-88 Title: **AN ORDINANCE AUTHORIZING DISPOSAL VIA SOLE SOURCE SALE OF REAL PROPERTY LEGALLY DESCRIBED AS TRACT 3A, MARKSTROM SUBDIVISION, TO WEIDNER APARTMENT HOMES.**

Sponsor: MAYOR
 Preparing Agency: Real Estate Department
 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: | 200.9 | 0 | 0 | 0 | 0 | |
| CAPITAL: | 0 | 0 | 0 | 0 | 0 | |
| POSITIONS: FT/PT and Temp. | 0 | 0 | 0 | 0 | 0 | |

PUBLIC SECTOR ECONOMIC EFFECTS: Sale of this lot will add it to the municipal tax base.

PRIVATE SECTOR ECONOMIC EFFECTS: Sole source sale to adjacent landowner will add overall value to owner's lot.

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

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 466-2011

Meeting Date August 30, 2011

1
2 **From: MAYOR**

3
4 **Subject: AN ORDINANCE AUTHORIZING DISPOSAL VIA SOLE SOURCE**
5 **SALE OF REAL PROPERTY LEGALLY DESCRIBED AS TRACT**
6 **3A, MARKSTROM SUBDIVISION TO WEIDNER APARTMENT**
7 **HOMES.**
8

9 The Municipality of Anchorage owns a parcel legally described as **Tract 3A,**
10 **Markstrom Subdivision,** located on the northwest corner at the intersection of
11 DeBarr Road and Edwards Street in Anchorage, Alaska (See map, **Appendix A**).
12 The parcel is 18,320 square feet and zoned B-1A.
13

14 Municipal Project Management and Engineering (PM&E) acquired three adjacent
15 parcels located in the northwest corner of DeBarr Road and Edwards Street for
16 the sole purpose of a right-of-way expansion. The project was completed in fall
17 2010, leaving an irregular shaped remnant parcel in excess of project needs.
18

19 Weidner Apartment Homes is the adjacent parcel owner and is interested in
20 purchasing Tract 3A to allow for additional needed off-street parking associated
21 with the apartment building.
22

23 A municipal agency review was conducted by the Real Estate Department (RED)
24 in January 2011 to determine if there was a pre-existing need or potential public
25 use for the subject parcel; RED received no requests to retain this property for
26 any municipal purpose. The parcel has no marketable value except to an
27 adjacent property holder and serves no municipal purpose.
28

29 The RED conferred with Property Appraisal in determining the value of the
30 18,320 square foot parcel at \$10.9675 per square foot. The administration
31 reviewed the offer and endorsed the sole source sale to Weidner Apartment
32 Homes for agreed upon price of Two Hundred Thousand Nine Hundred Twenty-
33 five Dollars (\$200,925).
34

35 **THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN**
36 **ORDINANCE AUTHORIZING DISPOSAL VIA SOLE SOURCE SALE OF REAL**
37 **PROPERTY LEGALLY DESCRIBED AS TRACT 3A, MARKSTROM**
38 **SUBDIVISION TO WEIDNER APARTMENT HOMES.**
39
40

1 Prepared by: Susan A. Paine, Land Manager, Real Estate Department
2 Approved by: Tammy R. Oswald, Acting Director, Real Estate Dept.
3 Concur: Dennis A. Wheeler, Municipal Attorney
4 Concur: George J. Vakalis, Municipal Manager
5 Respectfully submitted: Daniel A. Sullivan, Mayor
6
7 Attachment:
8 Appendix A—Area Map
9
10
11