

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 10-11-11

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Department/
Heritage Land Bank
For Reading: September 27, 2011

ANCHORAGE, ALASKA
AO No. 2011-97

1 **AN ORDINANCE AUTHORIZING DISPOSAL OF REAL PROPERTY LEGALLY**
2 **DESCRIBED AS LOT 2, AIRPORT GATEWAY SUBDIVISION (TAX ID # 010-**
3 **301-21).**
4

5
6 **WHEREAS**, the Heritage Land Bank (HLB) Division of the Real Estate
7 Department of the Municipality of Anchorage (MOA) has an approximately 5.56±
8 acre parcel in its inventory located at 4902 Spenard road, which was the former
9 site of the National Guard Armory; and

10
11 **WHEREAS**, portions of the subject parcel and improvements are currently used
12 for temporary storage; and

13
14 **WHEREAS**, an agency review was conducted by the Real Estate Department to
15 determine any municipal need for the subject parcel, which resulted in no
16 requests to permanently retain the property for any municipal purpose; and

17
18 **WHEREAS**, pursuant to AMC 25.40.010E., "The disposal responsibility of the
19 Heritage Land Bank is, at the direction of the mayor and assembly, to convey
20 from the municipal ownership Heritage Land Bank land or interest in land which
21 is not needed for specific public facilities or purposes"; and

22
23 **WHEREAS**, in accordance with AMC 25.40.025A., the HLB Advisory
24 Commission held a public hearing on May 26, 2011 and approved HLBC
25 Resolution 2011-05, recommending Assembly approval for disposal of the
26 subject parcel; and

27
28 **WHEREAS**, in accordance with AMC 25.40.025D., the proposed land sale shall
29 occur by an open competitive bid process for at least the appraised fair market
30 value of the land; and

31
32 **WHEREAS**, should the sealed bid sale result in no qualifying bids, HLB shall
33 retain the option to dispose of the parcel for at least the appraised fair market
34 value to a subsequent qualified buyer; and

35
36 **WHEREAS**, the administration has reviewed and endorses disposal of the
37 property to the private sector subject to or following completion of its use by the
38 Anchorage Fire Department (AFD) through November 2013 while AFD Station
39 #5 undergoes renovation; now therefore,

1
2 THE ANCHORAGE ASSEMBLY ORDAINS:

3
4 **Section 1.** The disposal of Lot 2, Airport Gateway Subdivision is approved for
5 disposal via sealed bid sale for minimum fair market value, **with or without an**
6 **encumbrance for the benefit of the Anchorage Fire Department through**
7 **November 2014.**

8
9 **Section 2.** Should the bid sale result in no bids under AMC 25.40.025D.,
10 notwithstanding that subsection HLB, through the Real Estate Department, is
11 authorized to subsequently sell the subject parcel at a later date to a qualified
12 buyer by direct negotiations under AMC 25.30.090A.

13
14 **Section 3.** This ordinance shall be effective immediately upon passage and
15 approval.

16
17 PASSED AND APPROVED by the Anchorage Assembly this 11th day of
18 October, 2011.

19
20
21
22 Debbi Osseander
23 Chair of the Assembly

24 ATTEST:

25
26 Barbara E. Jankowski
27
28 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2011-97 Title: **AN ORDINANCE AUTHORIZING DISPOSAL OF REAL PROPERTY LEGALLY DESCRIBED AS LOT 2, AIRPORT GATEWAY SUBDIVISION (TAX ID # 010-301-21).**

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:	0	3,350	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 parcel in 2012 to the private sector will add it to the municipal tax base.

PRIVATE SECTOR ECONOMIC EFFECTS: Sale of this property places it into private ownership where the property can be properly developed and maintained. Changes of this nature tend to increase property values within the immediate neighborhoods, and it is in a prime location for developing a travel or tourism-based enterprise.

Prepared by: **Tammy R Oswald**
 Real Estate Department Director

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 521-2011

Meeting Date: September 27, 2011

1
2 **From: MAYOR**

3
4 **Subject: AN ORDINANCE AUTHORIZING DISPOSAL OF REAL**
5 **PROPERTY LEGALLY DESCRIBED AS LOT 2, AIRPORT**
6 **GATEWAY SUBDIVISION (TAX ID# 010-301-21).**
7

8 The Municipality of Anchorage owns a parcel in the Heritage Land Bank (HLB)
9 inventory designated as HLB Parcel #4-039, which was formerly the site of the
10 National Guard Armory, located at 4902 Spenard Road, Anchorage, Alaska (see
11 map, Appendix A). It is legally described as Lot 2, Airport Gateway Subdivision
12 (Tax ID #010-301-21), according to Plat No. 2003-136, is approximately 5.56
13 acres in size and is zoned T (Transitional).
14

15 Historically, the parcel was part of an 84-acre area conveyed in 1934 from the
16 United States of America to the City of Anchorage (Patent No. 1071292), and
17 was part of a larger parcel transferred into the HLB inventory in 1984. In 1960,
18 the parcel was leased to the Alaska Army National Guard (AANG) for fifty years
19 at one dollar per year. During that fifty year period, the AANG moved to a
20 different location and the site was sublet to the Alaska Air Guard. The lease
21 expired in July 2010 and HLB opted not extend it since the Air Guard were joining
22 the AANG at Joint Base Elmendorf/Richardson. In August 2010, the site was
23 leased for five months to a film production agency as warehouse space for
24 constructing movie sets.
25

26 AMC 25.40.010.E. states: "The disposal responsibility of the Heritage Land Bank
27 is, at the direction of the mayor and assembly, to convey from the municipal
28 ownership Heritage Land Bank land or interests in land which is not needed for
29 specific public facilities or purposes. Each disposal shall be in the municipal
30 interest, and based at or above appraised fair market value or for other equivalent
31 municipal values or objectives..."
32

33 In accordance with AMC 25.40.010E., a municipal agency review was conducted
34 by the Real Estate Department (RED) to determine if there was a pre-existing
35 need or potential public use for the subject parcel, and the site was posted in
36 accordance with AMC 25.40.030C. on May 11, 2011 in anticipation of the May
37 26, 2011 Heritage Land Bank Advisory Commission (HLBAC) meeting.
38

39 RED received comments from three agencies: a) the Anchorage Fire Department
40 (AFD), which requested use of the property from May 2012 through November
41 2013 while Fire Station 5 is being upgraded; b) Ted Stevens Anchorage
42 International Airport, apprising MOA that the Armory is adjacent to TSAIA and

1 subjected to high levels of aircraft noise; and c) Community
2 Development/Planning, asking RED to consider the Draft West Anchorage
3 District Plan, and the 1986 Spenard Commercial District Development Strategy,
4 when disposing of this property.

5
6 In accordance with AMC 25.40.025A., the HLBAC held a public hearing on May
7 26, 2011, and voted to recommend Assembly approval for the disposal of HLB
8 Parcel #4-039, via sealed bid sale (see Appendix B).

9
10 An appraisal was completed August 12, 2011. The Fee Simple Market Value of
11 the site and current improvements is \$3,600,000. The Lease Fee Market Value is
12 \$3,350,000, which takes into consideration the eighteen-month lease
13 encumbrance requested by the AFD.

14
15 **THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN**
16 **ORDINANCE AUTHORIZING DISPOSAL OF REAL PROPERTY LEGALLY**
17 **DESCRIBED AS LOT 2, AIRPORT GATEWAY SUBDIVISION.**

18
19 Prepared by: Susan A. Paine, Real Estate Department
20 Approved by: Tammy R. Oswald, Director, Real Estate Department
21 Concur: Dennis A. Wheeler, Municipal Attorney
22 Concur: George J. Vakalis, Municipal Manager
23 Respectfully submitted: Daniel A. Sullivan, Mayor

24
25 Appendices:

26 Appendix A - Area Map

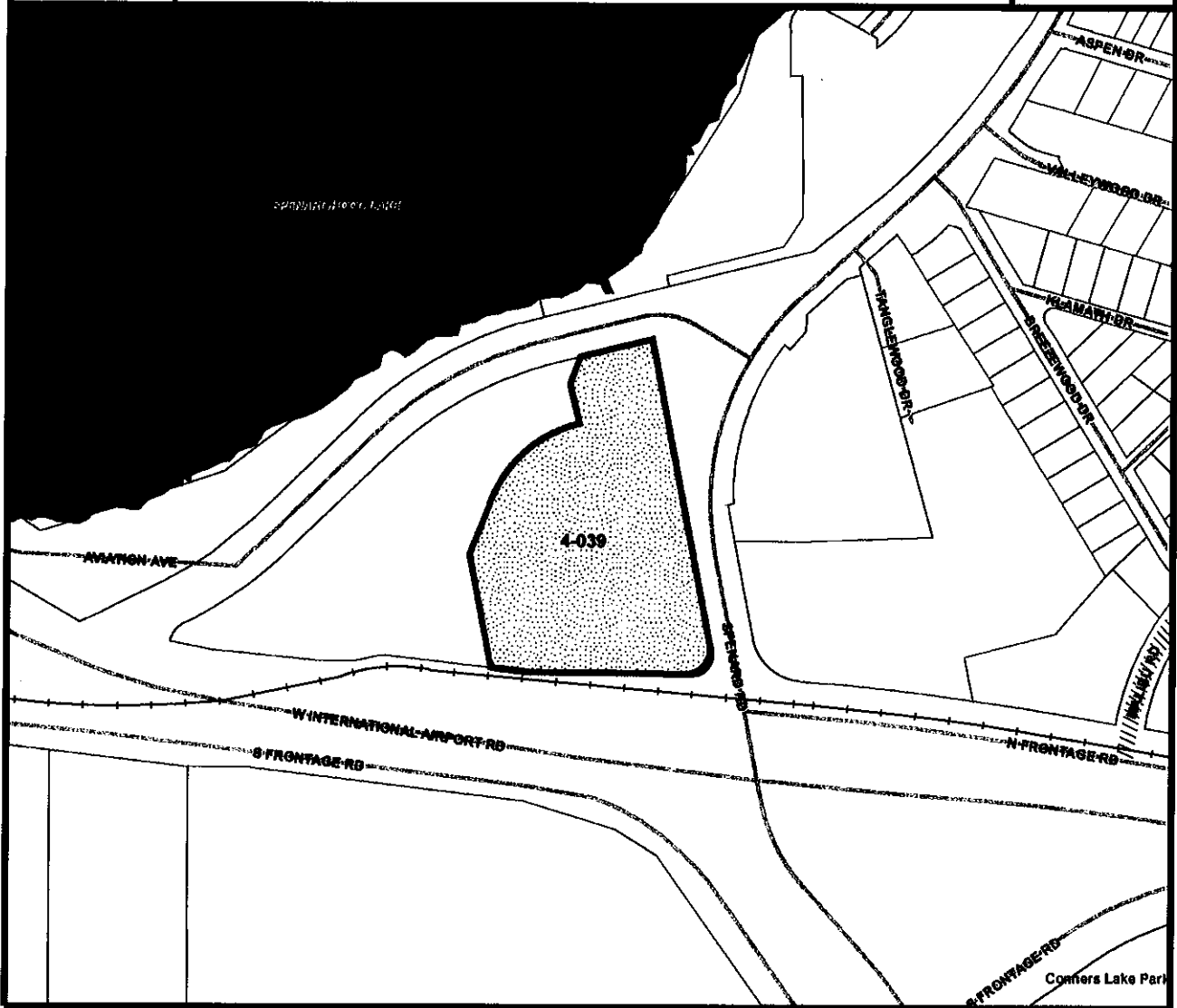
27 Appendix B - HLBAC resolution #2011-05

28

APPENDIX A

Municipality of Anchorage
Heritage Land Bank

HLB: 4-039



Tax ID: 010-301-21-000 **Managed by:**
Zoning: T **Legal:** AIRPORT GATEWAY
Acres: 5.57 **LT 2**
Sq. Ft.: 242414
Wetlands:
Community Council: SPENARD
Notes:
Deed Restrictions:



Disclaimer:
 This map is derived from Geographic Information Systems data developed and maintained by the Municipality of Anchorage (MOA). This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.

APPENDIX B

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION No. 2011-05

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION (HLBAC) RECOMMENDING ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCEL 4-039 (LOTS 2, AIRPORT GATEWAY SUBDIVISION), AT MINIMUM FAIR MARKET VALUE PLUS COSTS.

WHEREAS, the Heritage Land Bank (HLB) was established to... "Manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed 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.A states, "The Heritage Land Bank 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 Heritage Land Bank land or an interest in land."; and

WHEREAS, AMC 25.40.010.E states "Each disposal shall be in the municipal interest, and based at or above appraised fair market value or for other equivalent municipal values or objectives"; and

WHEREAS, the subject parcel is legally described as Lot 2, Airport Gateway Subdivision has an area of 5.56 acres ; and

WHEREAS, the subject parcel has two buildings on site constructed in approximately 1965; and

WHEREAS, HLB posted the property and conducted public notice and an agency review by all potentially interested Municipal agencies to establish that the subject property is surplus to municipal needs and is therefore eligible for inclusion in this proposed sale; and

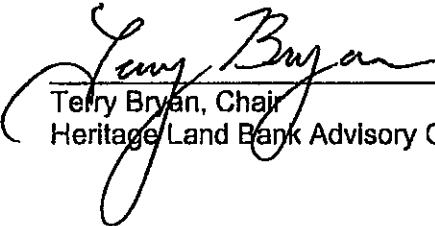
WHEREAS, the proposed sale to the private sector has generated public interest and will add the subject parcel to the tax rolls and create revenue for the Heritage Land Bank Fund,

NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL FOR SEALED BID SALE OF HLB PARCEL 4-039 (LOT 2, AIRPORT GATEWAY SUBDIVISION), AT MINIMUM FAIR MARKET VALUE PLUS COSTS.

PASSED AND APPROVED the 26TH day of May 2011.

Approved:

Attest:


Terry Bryan, Chair
Heritage Land Bank Advisory Commission


Tammy R. Oswald, Acting Director
Heritage Land Bank