

CLERK'S OFFICE

APPROVED

Date: 1-31-12 **ANCHORAGE, ALASKA**
AO No. 2012-8

**AN ORDINANCE AUTHORIZING RETENTION OF TWENTY-TWO TAX
FORECLOSED PROPERTIES FOR PUBLIC PURPOSES, PURSUANT TO
ANCHORAGE MUNICIPAL CODE SECTION 25.30.035B.**

WHEREAS, pursuant to Anchorage Municipal Code section 25.30.035B., and in accordance with Alaska Statutes 29.45.460(a), the Municipality of Anchorage (MOA) may, by ordinance, elect to retain tax foreclosed properties for public purposes;

WHEREAS, the Real Estate Department (RED) and Parks and Recreation (P&R) Department are requesting retention of nineteen parcels located in Laurel Acres Subdivision, as legally described in the accompanying Assembly Memorandum, into the Heritage Land Bank (HLB) Division inventory for potential use as compensatory mitigation for wetlands impacts caused by future development in the area;

WHEREAS, P&R is requesting the MOA retain two parcels in Olympus Subdivision, as legally described in the accompanying Assembly Memorandum, for future park needs;

WHEREAS, Project Management & Engineering (PM&E) is requesting an additional parcel located in Romig Park Subdivision, as legally described in the accompanying Assembly Memorandum, for public purpose uses in the Spenard Road Reconstruction/Safety Improvements Project; and

WHEREAS, the ability to provide land for mitigation and road improvement projects and parks will provide significant benefits to the MOA; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Retention of twenty-two tax foreclosed parcels as legally described in the accompanying Assembly Memorandum and appendices are hereby authorized for public purposes. Pursuant to AMC section 25.40.015A., the nineteen Laurel Acres Subdivision properties described in the attached Assembly Memorandum are hereby authorized for placement into the Heritage Land Bank inventory. Pursuant to AMC section 25.10.050, the mayor may designate management authority for the remaining properties.

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.

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

3
4 PASSED AND APPROVED by the Anchorage Assembly this 31st day of
5 January, 2012.

6
7
8 Debbie Ossander
9
10 Chair

11
12 ATTEST:

13
14
15 Bonnie S. Jensen
16
17 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2012-8 Title: **AN ORDINANCE AUTHORIZING RETENTION OF TWENTY-TWO TAX FORECLOSED PROPERTIES FOR PUBLIC PURPOSES, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035B.**

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

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY12	FY13	FY14	FY15	FY16
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: These lots have the potential to be very valuable for use in parks and roads as well as 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.

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

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

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 54-2012

MEETING DATE: January 17, 2012

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AUTHORIZING RETENTION OF TWENTY-TWO**
4 **TAX FORECLOSED PROPERTIES FOR PUBLIC PURPOSES,**
5 **PURSUANT TO ANCHORAGE MUNICIPAL CODE**
6 **SECTION 25.30.035B.**
7

8 This ordinance authorizes the Municipality of Anchorage (MOA), through the Real
9 Estate Department (RED), to retain tax foreclosed parcels as legally described in
10 Appendix A for public purposes use. The MOA, by ordinance, may elect to retain
11 tax foreclosed properties for public purposes under AS 29.45.460(a).
12

13 Nineteen Laurel Acres Subdivision parcels on the accompanying list (Appendix A)
14 are located within Wetland 60, a large area of undeveloped high value Class B
15 wetlands within the northern fringes of Klatt Bog, which contains the planned right
16 of way for the 100th Avenue extension and other likely development sites. These
17 properties have the potential to be very valuable for use as compensatory
18 mitigation for these and other future projects. Preserving these valuable wetlands
19 will contribute to the environmental health of the lower section of the Campbell
20 Creek watershed.
21

22 The Parks and Recreation Department (P&R) recommends that the MOA retain
23 two parcels noted on Appendix A in Olympus Subdivision for proposed
24 combination with adjacent vacant upland in the West 100th Avenue area for a
25 proposed Neighborhood Use Park in the vicinity of these parcels.
26

27 An additional parcel located in Romig Park Subdivision will be beneficial to
28 Project Management and Engineering (PM&E) for their Spenard Road
29 Reconstruction/Safety Improvements-Hillcrest to 30th Avenue project (Project No.
30 03-22b). The parcel is situated on the east side of Spenard Road between
31 Hillcrest and Fireweed Lane and would used as a public parking area (see area
32 maps for all parcels – Appendix B).
33

34 On November 28, 2011, PM&E issued a memorandum to RED, requesting
35 retention for public purpose and placement into PM&E management the Romig
36 Park Subdivision parcel (Appendix C).
37

38 On December 15, 2011, the Heritage Land Bank (HLB) Division issued a
39 memorandum to RED, requesting retention for public purpose and placement into

1 the HLB inventory of the Laurel Acres parcels for wetlands mitigation on behalf of
2 the future road project (Appendix D).

3
4 Also on December 15, 2011, P&R issued a memorandum to RED endorsing
5 placement of the Laurel Acre parcels into HLB's inventory and requesting
6 retention of the two Olympus Subdivision parcels for placement under P&R
7 management authority for future park plans (Appendix E).

8
9
10 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
11 **AUTHORIZING RETENTION OF TWENTY-TWO TAX FORECLOSED**
12 **PROPERTIES FOR PUBLIC PURPOSES, PURSUANT TO ANCHORAGE**
13 **MUNICIPAL CODE SECTION 25.30.035B.**

14
15 Prepared & Approved by: Tammy R. Oswald, Real Estate Dept, Director
16 Concur: Dennis A. Wheeler, Municipal Attorney
17 Concur: George J. Vakalis, Municipal Manager
18 Respectfully submitted: Daniel A. Sullivan, Mayor
19

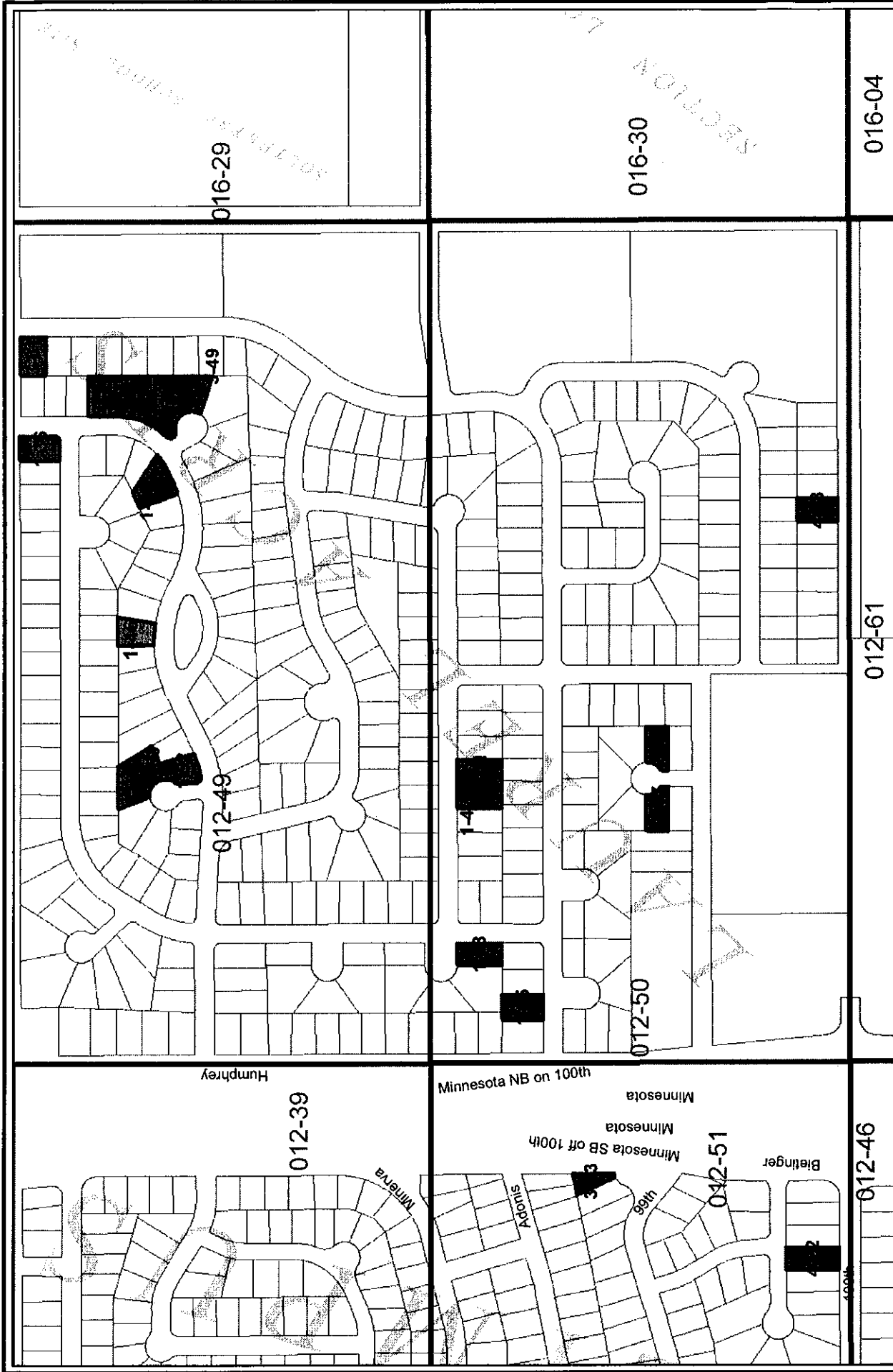
20 **Appendices:**

- 21 Appendix A – 2012 Public Purpose List
22 Appendix B – Parcels maps
23 Appendix C – 11/28/11 PM&E to RED Director Memorandum
24 Appendix D - 12/15/2011 HLB to RED Director Memorandum
25 Appendix E – 12/15/2011 P&R to RED Director Memorandum
26

APPENDIX A
2012 PUBLIC PURPOSE LIST

	Tax Parcel	Legal Description	Physical Address	Location	Former Owner	Use
1	001-164-28-000	Romig Park, BLK 4, LT 4	2227 Spenard Rd	Anchorage	Stellar LLC	Commercial, B3
2	012-491-36-000	Laurel Acres, BLK 12, LT 1	NHN	Anchorage	Win LLC	Vacant Land, R1
3	012-491-40-000	Laurel Acres, BLK 11, LT 4	NHN	Anchorage	Win LLC	Vacant Land, R1
4	012-491-46-000	Laurel Acres, BLK 11, LT 10	NHN	Anchorage	Paddock, Gordon J & Marilyn J	Vacant Land, R1
5	012-491-52-000	Laurel Acres, BLK 11, LT 16	NHN	Anchorage	Win LLC	Vacant Land, R1
6	012-491-53-000	Laurel Acres, BLK 11, LT 17	NHN	Anchorage	Win LLC	Vacant Land, R1
7	012-491-54-000	Laurel Acres, BLK 11, LT 18	NHN	Anchorage	Win LLC	Vacant Land, R1
8	012-493-01-000	Laurel Acres, BLK 10, LT 1	NHN	Anchorage	Win LLC	Vacant Land, R1
9	012-493-49-000	Laurel Acres, BLK 10, LT 48	NHN	Anchorage	Stellar LLC	Vacant Land, R1
10	012-493-50-000	Laurel Acres, BLK 10, LT 49	NHN	Anchorage	Stellar LLC	Vacant Land, R1
11	012-493-51-000	Laurel Acres, BLK 10, LT 50	NHN	Anchorage	Stellar LLC	Vacant Land, R1
12	012-493-52-000	Laurel Acres, BLK 10, LT 51	NHN	Anchorage	Stellar LLC	Vacant Land, R1
13	012-493-53-000	Laurel Acres, BLK 10, LT 52	NHN	Anchorage	Stellar LLC	Vacant Land, R1
14	012-501-05-000	Laurel Acres, BLK 7, LT 27	NHN	Anchorage	Win LLC	Vacant Land, R1
15	012-501-41-000	Laurel Acres, BLK 6, LT 4	NHN	Anchorage	Win LLC	Vacant Land, R1
16	012-501-42-000	Laurel Acres, BLK 6, LT 5	NHN	Anchorage	Win LLC	Vacant Land, R1
17	012-501-48-000	Laurel Acres, BLK 7, LT 1	NHN	Anchorage	Win LLC	Vacant Land, R1
18	012-502-07-000	Laurel Acres, BLK 1, LT 26	NHN	Anchorage	Win LLC	Vacant Land, R1
19	012-502-11-000	Laurel Acres, BLK 1, LT 22	NHN	Anchorage	Win LLC	Vacant Land, R1
20	012-504-18-000	Laurel Acres, BLK 3, LT 24	NHN	Anchorage	Win LLC	Vacant Land, R1
21	012-513-13-000	Olympus, BLK 8, LT 28	NHN	Anchorage	Stellar LLC	Vacant Land, R1
22	012-514-22-000	Olympus, BLK 9, LT 22	NHN	Anchorage	Stellar LLC	Vacant Land, R1

APPENDIX B



Map 1:

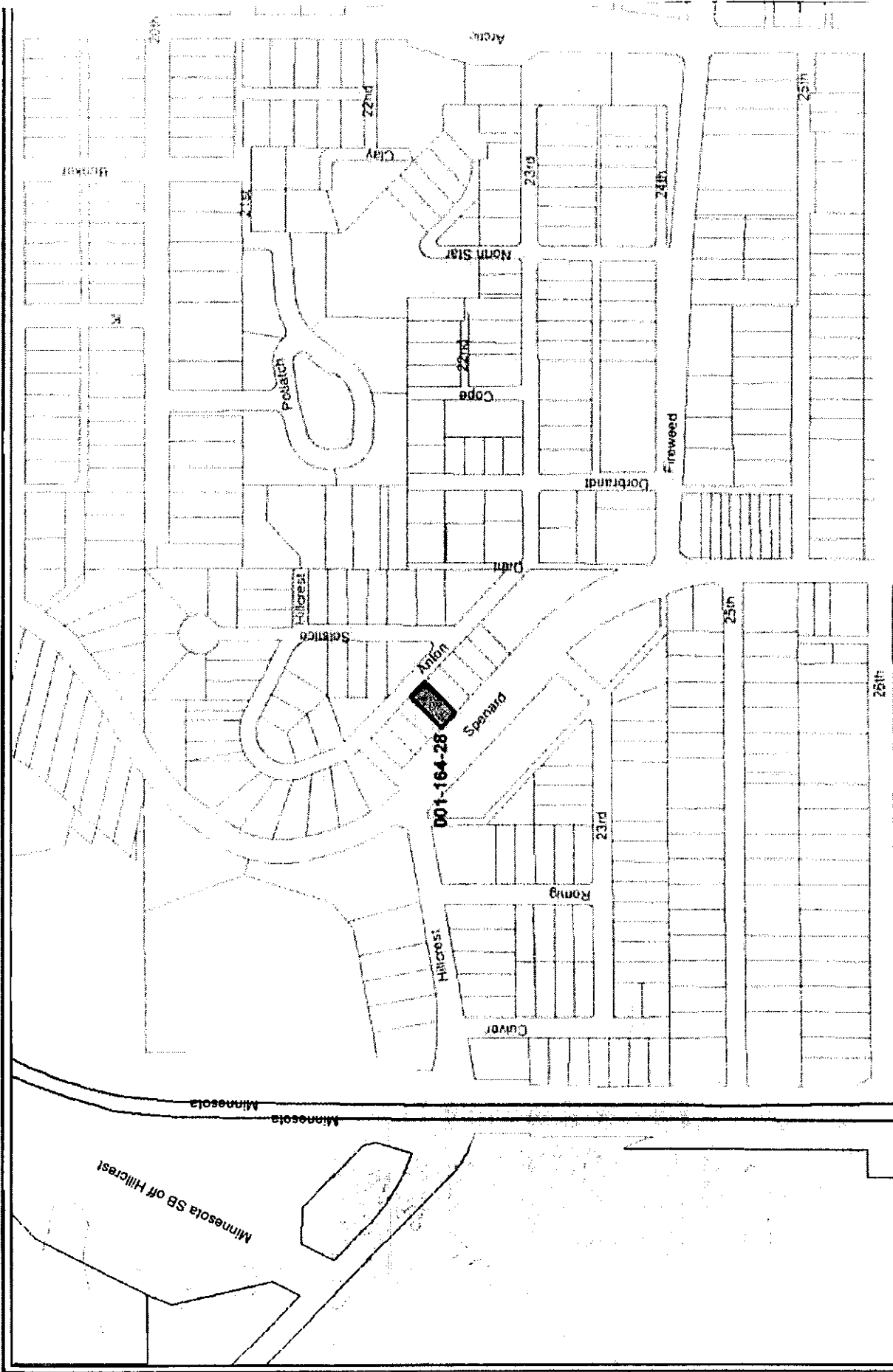
Laurel Acres & Olympus Subdivisions

21 of 22 Tax-foreclosed parcels
requested for public use by MOA.

Property located east of Minnesota (Laurel Acres)
west of Minnesota (Olympus)
and north of 100th Avenue, south of 92nd.



APPENDIX B



TAX ID# 001-164-28-000

Location: 2227 Spenard Rd

Legal Desc.: Romig Park BLK 4, Lt 4

Plat P-188A

Map 2:

22nd Tax-Foreclosed property requested

for public use by MOA.

Parcel located on Spenard Road
between Fireweed & Hillcrest Dr.



APPENDIX C



Municipality of Anchorage

Public Works Department
Project Management & Engineering Division



MEMORANDUM

DATE: November 28, 2011

Tammy R. Oswald, Director, Real Estate Department

FROM: John Smith, P.E., Project Manager *JWS*

SUBJECT: Retaining Tax Foreclosed Properties
Spenard Rd Reconstruction/Safety Improvements-Hillcrest to
30th Avenue, Project No. 03-22b

PM&E has reviewed your November 21, 2011 memo and attached exhibit concerning tax foreclosed properties that may be retained for public purposes.

001-164-28

Based on our review, we have identified Lot4, Blk 4, Romig Park as being beneficial to our Spenard Rd Reconstruction/Safety Improvements-Hillcrest to 30th Avenue project (Project No. 03-22b). This property is situated on the east side of Spenard Road between Hillcrest and Fireweed Lane and would be an ideal public parking area.

Attached is the completed request that this property be retained for municipal interest.

JWS/

cc: Jerry Hansen, Deputy Director, PM&E
Jennifer Noffke, Project Administrator

APPENDIX D



MUNICIPALITY OF ANCHORAGE

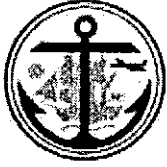
MEMORANDUM

**HERITAGE LAND BANK
REAL ESTATE DEPARTMENT**

DATE: December 15, 2011
To: Tammy R. Oswald, RED Director *TO*
From: Karlee Gaskill, Land Manager *KG*
Subject: Public Purpose Determination of Tax Foreclosed Properties


HLB would like to formally select nineteen parcels within Laurel Acres Subdivision, as listed in the attachment, for public purpose. This land is located within Wetland 60, a large area of undeveloped high value Class B wetlands, which contains the right of way for the planned 100th Avenue extension and other potential development sites. The Laurel Acres properties are very valuable for use as 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.

APPENDIX E



MUNICIPALITY OF ANCHORAGE
PARKS & RECREATION DEPARTMENT
MEMORANDUM



DATE: December 15, 2011
TO: Tammy Oswald, Real Estate Services
FROM:  Tom Korosei, Park Planner
SUBJECT: Public Purpose Determination of Tax Foreclosed Properties

Parks and Recreation has the following comments regarding certain Anchorage Bowl properties on the list dated November 16, 2011, and recommends that these properties be retained in Heritage Land Bank inventory at this time for the reasons noted, subject to resolving special assessments or other management and administrative issues.

012-491-36, -40, -46, -52, -53, -54; 012-493-01, -49, -50, -51, -52, -53; 012-501-05, -41, -42, -48; 012-502-07, -11; and 012-504-18

Various, Laurel Acres Subd.

Parks and Recreation recommends that the Municipality retain these 19 parcels for wetlands mitigation, or protection of sensitive areas. The Municipal Planning Dept. may have additional information about this area and plans for protection/mitigation in this area and/or mitigation banking.

012-513-13, 012-514-22

Lot 28, Blk. 8; Lot 22, Blk. 9, Olympus Subd.

Parks and Recreation recommends that the Municipality retain these two parcels for possible combination with adjacent vacant upland in the West 100th Ave. area. The *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan* indicates a need for 3-7 new Neighborhood Use parks of 5-10 acres in the southwest Anchorage area; Map 2 of the *Plan* indicates a proposed Neighborhood Use Park in the vicinity of these parcels.

Thank you for the opportunity to comment.

Cc: John Rodda, Director
Holly Spoth-Torres, Parks Superintendent