

CLERK'S OFFICE
APPROVED

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Department
For Reading: February 28, 2012

Date: 3-13-12

ANCHORAGE, ALASKA
AO No. 2012-27

**AN ORDINANCE AUTHORIZING DISPOSAL VIA SEALED BID SALE OF
REAL PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE
SOUTH THIRD OF THE WEST HALF OF LOT 1, BLOCK 4, NELS KLEVEN
SUBDIVISION, LOCATED AT 4301 THOMPSON AVENUE.**

WHEREAS, the Municipality of Anchorage (MOA) owns an approximately 3,375 square foot remnant parcel legally described as W2 S3 W2 Lot 1, Block 4, Nels Kleven Subdivision, according to plat P-25 at the Anchorage Recording District, Third Judicial District, State of Alaska (Parcel ID #005-014-25) which was the former site of the Anchorage Police Department (APD) substation located at 4301 Thompson Avenue; and

WHEREAS, APD has vacated the property and relocated its substation to a new site located on Mountain View Drive; and

WHEREAS, an agency review was conducted by the Real Estate Services Division (RES), currently managing the subject parcel, to determine any municipal need, which resulted in no requests to permanently retain the property for any current or future municipal purpose; and

WHEREAS, it is the administration's desire to return the subject parcel to the municipal tax rolls; and

WHEREAS, in accordance with AMC section 25.30.080, it shall be offered by the RES for disposal through the solicitation of sealed bids; and

WHEREAS, if no acceptable minimum bid is received, RES shall select another method to dispose of the parcel in accordance with AMC section 25.30.090 for at least fair market value to a subsequent qualified buyer; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The disposal of the parcel legally described as W2 S3 W2 Lot 1, Block 4, Nels Kleven Subdivision, according to plat P-25 at the Anchorage Recording District, Third Judicial District, State of Alaska (Parcel ID #005-014-25) is approved for disposal via sealed bid sale for minimum fair market value.

1 **Section 2.** Should the bid sale described in section 1 result in no qualifying
2 bids, RES is authorized to subsequently sell the subject parcel at a later date to
3 a qualified buyer pursuant to AMC section 25.30.090, including by direct
4 negotiations with interested parties.

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6 **Section 3.** This ordinance shall be effective immediately upon passage and
7 approval.

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9 PASSED AND APPROVED by the Anchorage Assembly this 18th day of
10 March, 2012.

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12
13 Dalbi Ossander
14 Chair of the Assembly

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16 ATTEST:

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19 Borden S. Jones
20 Municipal Clerk
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2012-27 Title: **AN ORDINANCE AUTHORIZING DISPOSAL VIA SEALED
BID SALE OF REAL PROPERTY LEGALLY DESCRIBED
AS THE WEST HALF OF THE SOUTH THIRD OF THE
WEST HALF OF LOT 1, BLOCK 4, NELS KLEVEN
SUBDIVISION, LOCATED AT 4301 THOMPSON
AVENUE.**

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:	89.4	0	0	0	0
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS: Will add parcel to the municipal tax roll and create revenue for the Areawide General Fund and Heritage Land Bank Fund in the amount of at least \$89,400.

PRIVATE SECTOR ECONOMIC EFFECTS: Will return the parcel to private ownership.

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

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 137-2012

Meeting Date: February 28, 2012

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING DISPOSAL VIA SEALED BID SALE OF REAL PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTH THIRD OF THE WEST HALF OF LOT 1, BLOCK 4, NELS KLEVEN SUBDIVISION, LOCATED AT 4301 THOMPSON AVENUE.

The Municipality of Anchorage (MOA) owns a parcel legally described as W2 S3 W2 of Lot 1, Block 4, Nels Kleven Subdivision, according to plat P-25, at the Anchorage Recording District, Third Judicial District, State of Alaska (Parcel ID #005-014-25), located at 4301 Thompson Avenue (see map, Appendix A). The parcel is 3,375 square feet and is zoned R-3.

The MOA began leasing the parcel in 1994 until acquiring it from the federal Department of Housing and Urban Development (HUD) in 2000 for use by the Anchorage Police Department (APD) as a substation. The 674 square foot structure on the property was used for the substation until APD relocated in 2010 to the new Credit Union Bank building on Mountain View Drive.

A municipal agency review was conducted by the Real Estate Department (RED) in August 2010 to determine if there was any other current or pre-existing need for public use of the subject parcel. RED received no requests to retain this property for any municipal purpose and so the property no longer serves any municipal purpose. Therefore, the administration desires to dispose of the property by sale and return it to the tax rolls.

In accordance with AMC section 25.30.080, the subject parcel shall be offered for disposal through the solicitation of sealed bids. If an acceptable minimum bid is not received, pursuant to AMC section 25.30.090A., the RED may enter direct negotiations with interested parties who seek to acquire municipal land.

In accordance with AMC section 25.30.080A, RED conferred with Property Appraisal which determined the fair market value of the 3,375 square foot parcel is \$89,400.

THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN ORDINANCE AUTHORIZING DISPOSAL VIA SEALED BID SALE OF REAL PROPERTY LEGALLY DESCRIBED AS THE WEST HALF OF THE SOUTH THIRD OF THE WEST HALF OF LOT 1, BLOCK 4, NELS KLEVEN SUBDIVISION, LOCATED AT 4301 THOMPSON AVENUE.

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2 Prepared by: Susan A. Paine, Land Manager, Real Estate Dept.
3 Approved by: Tammy R. Oswald, Director, Real Estate Dept.
4 Concur: Dennis A. Wheeler, Municipal Attorney
5 Concur: George J. Vakalis, Municipal Manager
6 Respectfully submitted: Daniel A. Sullivan, Mayor
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8 Attachment:

9 Appendix A—Area Map
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