

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank
For reading: February 28, 2012

CLERK'S OFFICE

ANCHORAGE, ALASKA

APPROVED

AO NO. 2012-29

Date: 3-13-12

AN ORDINANCE AUTHORIZING DISPOSAL OF HLB PARCELS 5-035, 5-036 AND 5-037, LEGALLY DESCRIBED AS LOTS 1, 2 AND 3, BLOCK 2, MORTON ESTATES SUBDIVISION, BY SEALED COMPETITIVE BID SALE FOR AT LEAST 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. The Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer and dispose of municipal land which has not been dedicated or transferred to a specific municipal agency for one or more municipal uses.” (AMC section 25.40.010);

WHEREAS, “The disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey from municipal ownership Heritage Land Bank land or interests in land which is not needed for specific public facilities or purposes. 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, under the procedures specified in AMC Section 25.40.025.” (AMC section 25.40.010 E.);

WHEREAS, HLB Parcel 5-035, 5-036 and 5-037 (Tax ID Nos. 014-122-37, 38 & 39) are three contiguous parcels legally described as Lots 1, 2 & 3, Blk. 2, Morton Estates Subdivision, (Tax ID Nos. 014-122-37, 38 & 39), zoned I-1;

WHEREAS, On October 13, 2011, the HLB Advisory Commission (HLBAC) found the disposal of the property is in the best interest of the Municipality of Anchorage (MOA) and approved HLBAC Resolution No. 2011-10;

WHEREAS, HLB posted the property and conducted a public notice and agency review by all potentially interested Municipal agencies to establish the parcel is surplus to municipal needs; and

WHEREAS, the sale by sealed competitive bid to the private sector adds the parcel to the municipal tax rolls and creates revenue for the MOA's HLB Fund; now, therefore,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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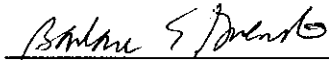
3 **Section 1.** Pursuant to Anchorage Municipal Code section 25.40.025, disposal
4 by sealed competitive bid sale of HLB Parcels 5-035, 5-036 and 5-037, legally
5 described as Lots 1, 2 and 3, Blk. 2, Morton Estates Subdivision, (Tax ID Nos. 014-
6 122-37, 38 & 39), at minimum fair market value plus costs, is hereby approved.
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8 **Section 2.** This ordinance shall be effective immediately upon passage and
9 approval by the Assembly.

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11 PASSED AND APPROVED by the Anchorage Municipal Assembly this 13th day
12 of March, 2012.
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16 Chair of the Assembly
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19 ATTEST:
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23 Municipal Clerk
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2012-29 Title: **AN ORDINANCE AUTHORIZING DISPOSAL OF HLB PARCELS 5-035, 5-036 AND 5-037, LEGALLY DESCRIBED AS LOTS 1, 2 AND 3, BLOCK 2, MORTON ESTATES SUBDIVISION, BY SEALED COMPETITIVE BID SALE FOR AT LEAST FAIR MARKET VALUE PLUS COSTS.**

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:	\$455.6	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 parcels to the municipal tax rolls and create revenue for the Heritage Land Bank Fund, in the amount of at least \$455,625.

PRIVATE SECTOR ECONOMIC EFFECTS: Will benefit the area by providing acreage for future development projects.

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

Telephone: **343-7986**

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 139-2012

Meeting Date: February 28, 2012

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING DISPOSAL OF HLB PARCELS 5-035, 5-036 AND 5-037, LEGALLY DESCRIBED AS LOTS 1, 2 AND 3, BLOCK 2, MORTON ESTATES SUBDIVISION, BY SEALED COMPETITIVE BID SALE FOR AT LEAST FAIR MARKET VALUE PLUS COSTS.

Heritage Land Bank (HLB) parcels 5-035, -036 and -037 are three contiguous parcels legally described as Lots 1, 2 and 3, Blk. 2, Morton Estates Subdivision, (Tax ID Nos. 014-122-37, 38 & 39). Each parcel is approximately 10,125 square feet in size and zoned I-1. The parcels are located at 1216 E. 72nd Avenue (see Appendix A: location map).

An appraisal dated September 9, 2011 valued the three parcels at \$151,875 individually, or \$349,313 if disposed of in a bulk sale of all three. Disposal of the properties will be by sealed competitive bid sale at minimum fair market value. Buyer will bear burden of all costs associated with the sale and shall cover the appraisal costs upon closing. The proposed sale to the private sector will add the subject parcels to the tax rolls and create revenue for the Heritage Land Bank Fund.

On September 8, 2011, HLB sent out an agency review, soliciting other municipal agencies and affected community councils for comments on the proposed disposal to determine whether or not the subject parcels are excess to present or future municipal needs. HLB received no objections or comments pertaining to this disposal.

At its October 13, 2011 meeting, the HLB Advisory Commission (HLBAC) found the disposal of the property to the private sector by competitive bid is in the best interest of the Municipality of Anchorage and approved HLBAC Resolution No. 2011-10 (Appendix B).

The HLBAC recommends Assembly approval of the disposal pursuant to AMC section 25.40.025.

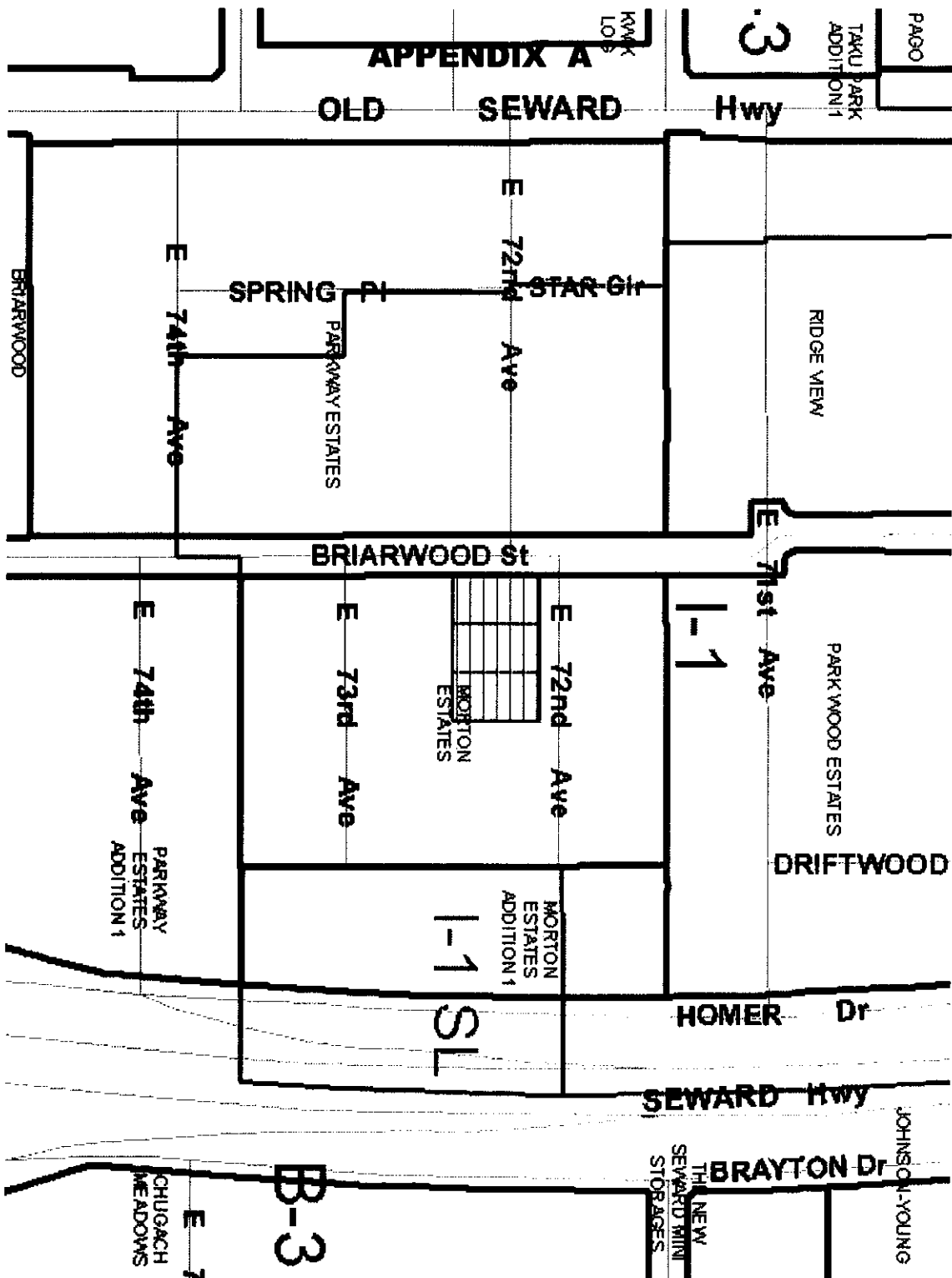
THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING DISPOSAL OF HLB PARCELS 5-035, 5-036 AND 5-037, LEGALLY DESCRIBED AS LOTS 1, 2 AND 3, BLOCK 2, MORTON ESTATES SUBDIVISION, BY SEALED COMPETITIVE BID SALE FOR AT LEAST FAIR MARKET VALUE PLUS COSTS.

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2 Prepared by: Real Estate Department
3 Approved by: Tammy R. Oswald, Real Estate Dept. Director
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 Appendices:

9 Appendix A—Property Map

10 Appendix B—HLBAC Resolution No. 2011-10
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APPENDIX B

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION NO. 2011-10

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL FOR DISPOSAL OF HLB PARCELS 5-035, 36 AND 37, LOTS 1-3, BLK. 2, MORTON ESTATES SUBDIVISION, (TAX ID NOS. 014-122-37, 38 & 39), BY SEPARATE SEALED BID SALES, 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 25.40.010.E states "The disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and assembly, to convey from municipal ownership Heritage Land Bank land or interests in land which is not needed for specific public facilities of purposes. 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, 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, the subject HLB parcels are three contiguous vacant lots legally described as Lots 1, 2 & 3, Block 2, Morton Estates Subdivision, and have a combined area of approximately 30,375 square feet; and

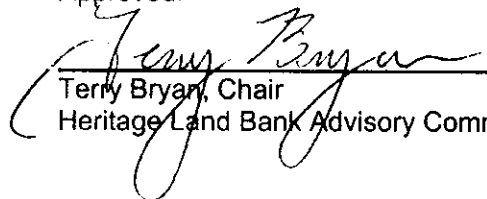
WHEREAS, HLB has conducted public notice and an agency review by all potentially interested Municipal agencies to establish that the subject properties are surplus to municipal needs and therefore eligible for sale by sealed bid; and

WHEREAS, the proposed sale to the private sector will add the subject parcels to the tax rolls and create revenue for the Heritage Land Bank Fund,

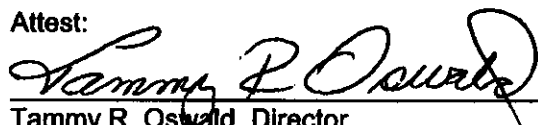
NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL FOR DISPOSAL OF HLB PARCELS 5-035, 36 AND 37, LEGALLY DESCRIBED AS LOTS 1-3, BLK. 2, MORTON ESTATES SUBDIVISION, BY SEPARATE SEALED BID SALES, AT MINIMUM FAIR MARKET VALUE PLUS COSTS.

PASSED AND APPROVED on this, the 13TH day of October 2011.

Approved:


Terry Bryan, Chair
Heritage Land Bank Advisory Commission

Attest:


Tammy R. Oswald, Director
Heritage Land Bank Division