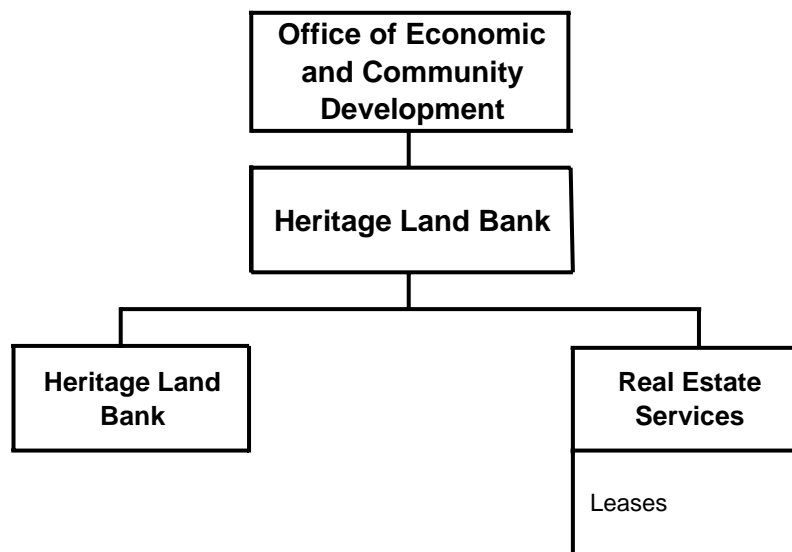

Heritage Land Bank



2006/2007 Proposed General Government Operating Budget

Heritage Land Bank

Robin E. Ward, Director

343-4337

Description

The Heritage Land Bank (HLB) is responsible for management oversight of the acquisition, retention and disposal of Municipal lands within the Heritage Land Bank, to include reserving needed lands for future public uses. The Real Estate Services Division is responsible for the lease, acquisition, management, maintenance and disposition of offices, buildings and land required for use by the Municipality.

This department includes the two following divisions:

- **Heritage Land Bank** – management of Heritage Land Bank lands
- **Real Estate Services** – leasing and management services for Municipal properties and facilities

2005 Highlights

- Made available a Heritage Land Bank parcel in Chugiak for a less-than-fair-market-value lease with Chugiak Senior Citizens, Inc.
- Provided administrative assistance in the Tudor/Lake Otis project, to acquire parcels adjoining the intersection for future road/traffic improvements.
- Withdrew a Heritage Land Bank parcel in Mountain View for future development and area revitalization project and transferred it to the Anchorage Community Development Authority.
- Completed a land-use study and sale of portions of Land Bank properties to the State for the Abbott/Bragaw road extension.
- Completed a land-use study for proposed Crow Creek Road planning and development in Girdwood.
- Supported mapping, surveying and land-use study of Glacier/Winner Creeks area in Girdwood for future recreation and ski development in upper Girdwood Valley.

2006-2007 Operational Goals

- Complete transfer to the Anchorage Community Development Authority of a Land Bank parcel on Government Hill for future development of the site.
- Acquire Municipal entitlement lands from the State, including 1,200 acres designated for possible ski development in Girdwood's Glacier/Winner Creeks area.
- Undertake selective disposals of land from the Land Bank inventory that do not need to be kept in reserve for future Municipal use.
- Evaluate the potential use of suitable Land Bank parcels for affordable-housing projects.
- Work with Ted Stevens International Airport management to resolve several land-use issues in completing and implementing the Airport Master Plan.

2006/2007 Proposed General Government Operating Budget

Heritage Land Bank

Resource Plan

Description	2005 Revised	2006 Proposed	2007 Proposed
<i>Financial Summary</i>			
Heritage Land Bank	\$ 1,015,590	\$ 729,190	\$ 754,660
Real Estate Services	5,977,850	5,874,020	5,937,150
Operating Cost	6,993,440	6,603,210	6,691,810
Add Debt Service	-	-	-
Direct Organization Cost	6,993,440	6,603,210	6,691,810
Charges From/(To) Others	(5,286,850)	(5,064,200)	(5,064,200)
Function Cost	1,706,590	1,539,010	1,627,610
Less Program Revenues	1,383,000	1,219,620	1,248,940
Net Program Cost	\$ 323,590	\$ 319,390	\$ 378,670
<i>Personnel Summary</i>			
Full-Time Employees	9	6	6
Part-Time Employees	1	1	1
Temporary Employees	-	-	-
Total Employees	10	7	7
<i>Resource Costs by Category</i>			
Personal Services	\$ 769,370	\$ 582,720	\$ 622,170
Supplies	5,650	5,650	5,650
Other Services *	6,214,020	6,019,040	6,068,190
Depreciation & Amortization	-	-	-
Capital Outlay	9,400	800	800
Total Direct Cost	6,998,440	6,608,210	6,696,810
Less Vacancy Factor	(5,000)	(5,000)	(5,000)
Add Debt Service	-	-	-
Total Direct Organization Cost	\$ 6,993,440	\$ 6,603,210	\$ 6,691,810
* Travel for this department included in the Other Services category	\$ 8,810	\$ 3,480	\$ 3,480

2006/2007 Proposed General Government Operating Plan

Heritage Land Bank

Reconciliation From 2005 Revised Budget to 2006/2007 Proposed Budget

	<u>Direct Costs</u>	<u>Positions</u>		
		<u>FT</u>	<u>PT</u>	<u>T</u>
2005 Revised Budget	\$ 6,993,440	9	1	
2005 One-Time Requirements				
- None				
Transfers (To)/From Other Agencies				
- Staff to Anchorage Community Development Authority	(225,830)	(3)		
Debt Service Changes - Not Applicable				
Changes in Existing Programs for 2006				
- Salary and benefits adjustments	5,740			
- Insurance	(2,470)			
- Leases	(167,670)			
Continuation Level for 2006	\$ 6,603,210	6	1	-
Transfers (To)/ From Other Agencies				
- None				
2006 Program/Funding Changes				
- None				
2006 Proposed Budget	\$ 6,603,210	6	1	-
Changes in Existing Programs for 2007				
- Salary and benefits adjustments	39,450			
- Procurement savings	(2,580)			
- Leases	51,730			
2007 Proposed Budget	\$ 6,691,810	6	1	-

2006/2007 Proposed General Government Operating Budget

Heritage Land Bank -- Heritage Land Bank Division

The Heritage Land Bank (HLB) Division receives and inventories lands transferred to the Municipality, manages the HLB inventory, and markets land identified for disposal.

Cost Categories	2005 Revised	2006 Proposed	2007 Proposed
Personal Services	\$ 597,390	\$ 417,360	\$ 444,690
Supplies	4,850	4,650	4,650
Other Services	403,950	307,180	305,320
Capital Outlay	9,400	-	-
Total Direct Cost	\$ 1,015,590	\$ 729,190	\$ 754,660

Personnel Summary	FT	PT	T	FT	PT	T	FT	PT	T
Heritage Land Bank	7	1	-	4	1	-	4	1	-
Division Total	7	1	-	4	1	-	4	1	-

2006/2007 Proposed General Government Operating Budget

Heritage Land Bank -- Real Estate Services Division

The Real Estate Services Division negotiates, manages and funds the lease of office, warehouse and other types of space as required by general government agencies. The actual general government lease expense and related costs are recorded in this division.

Cost Categories	2005 Revised	2006 Proposed	2007 Proposed
Personal Services	\$ 166,980	\$ 160,360	\$ 172,480
Supplies	800	1,000	1,000
Other Services	5,810,070	5,711,860	5,762,870
Capital Outlay	-	800	800
Total Direct Cost	\$ 5,977,850	\$ 5,874,020	\$ 5,937,150

Personnel Summary	FT	PT	T	FT	PT	T	FT	PT	T
Real Estate Services	2	-	-	2	-	-	2	-	-
Division Total	2	-	-	2	-	-	2	-	-