Municipal Clerk's Office
Approved
Date: July 7, 2026

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Real Estate Department
For reading: June 23, 2026

ANCHORAGE, ALASKA
AO No. 2026-90

AN ORDINANCE AUTHORIZING THE DISPOSAL OF HERITAGE LAND BANK PARCELS 5-010, 5-011, AND 5-012, LEGALLY DESCRIBED AS LOTS 3, 4, AND 5, TRACT 3, MAUI INDUSTRIAL PARK SUBDIVISION (PLAT 77-133), LOCATED IN SOUTH ANCHORAGE ON OLIVE LANE, AT A NEGOTIATED PRICE.

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, pursuant to AMC 25.40.025D, HLB land sales shall occur by a competitive bid process for at least the appraised fair market value; however, should the competitive bid process fail to result in the sale of the parcel, HLB may enter into direct negotiations with interested parties; and

WHEREAS, after agency review and required public notice, on October 24, 2024, the HLB Advisory Commission (HLBAC) held a public hearing and unanimously approved HLBAC Resolution 2024-07, recommending the Assembly authorize the disposal of HLB Parcels 5-010, 5-011, and 5-012 pursuant to AMC 25.40.025D; and

WHEREAS, HLB offered the parcels by sealed bid auction at appraised fair market value in 2024 without any bids received, and subsequently received occasional offers far below appraised fair market value; and

WHEREAS, HLB received an offer of $1,100,000 in May of 2026 for all three lots; and

WHEREAS, acceptance of the offer received, and execution of the proposed sale is in the best interest of the Municipality; and

WHEREAS, to ensure the timely development of the parcel and maintain the intent of this sale of a public asset, a reversionary clause requiring development of the parcels within 8 years is recommended as a condition of the sale; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The MOA is hereby authorized to execute the disposal of HLB Parcels 5-010, 5-011, and 5-012 (016-042-24, 016-042-25, 016-042-26), legally described as Lots 3, 4, and 5 of Tract 3 Maui Industrial Subdivision (Plat 77-133).

Section 2. A reversionary clause requiring development of the parcel within 8 years of the closing date shall be included as a condition of the sale. For this purpose, “development” shall be considered complete upon the issuance of a certificate of occupancy or certificate of completion for an allowed industrial use of the properties under AMC Title 21.

Section 3. This Ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of July, 2026.

ATTEST: Chair

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
No. AM 396-2026

Meeting Date: June 23, 2026

FROM: **MAYOR**

SUBJECT: **AN ORDINANCE AUTHORIZING THE DISPOSAL OF HERITAGE LAND BANK PARCELS 5-010, 5-011, AND 5-012, LEGALLY DESCRIBED AS LOTS 3, 4, AND 5, TRACT 3, MAUI INDUSTRIAL PARK SUBDIVISION (PLAT 77-133), LOCATED IN SOUTH ANCHORAGE ON OLIVE LANE, AT A NEGOTIATED PRICE.**

This Ordinance authorizes the Municipality of Anchorage (MOA), through the Heritage Land Bank Division of the Real Estate Department (HLB), to dispose of HLB Parcels 5-010, 5-011, and 5-012 at a negotiated price, following a competitive process pursuant to AMC 25.40.025D.

These three parcels are located on Olive Lane in South Anchorage, northeast of the intersection of O’Malley Road West and C Street (See Appendix A). They are each approximately 1.25 acres in size, and are zoned I-2 (Heavy Industrial). The east and west of these parcels are private snow dumps. The majority of the property is encumbered with Class C Wetlands. Development of these parcels would require a wetland delineation, a jurisdictional determination from the U.S. Army Corps of Engineers, and the appropriate wetland fill permit.

These parcels have been in Municipal ownership since 1987 when the lots were conveyed by Commissioner’s Deed as part of Municipal Entitlement (Record no. 301-1987-072781-0; ADL 223370). This deed included restrictions that dictated that the properties were “subject to a controlled access line along the south boundary” to support the Minnesota Drive Extension Project and that they be used “solely to public use and not for commercial purposes” and that the properties would revert back to the State if the terms were violated. However, in 2015 the MOA and State of Alaska Department of Transportation and Public Facilities executed the Glenn/Muldoon Interchange Project Land Exchange Agreement and one of the exchange provisions was the removal of the reversionary clause from Lots 3, 4, and 5 of the Maui Industrial Park (Record No. 301-2015-059472-0).

In 2024, HLB received several inquiries regarding the status of these parcels and if they were going to be available for sale for use as a snow dump. Since then, HLB has performed an agency review, included the potential disposal in each HLB Annual Work Program (most recently in 2026; AR 2026-67), received a recommendation of disposal by the HLB Advisory Commission (HLBAC), received an appraisal, and held an open competitive bidding period.

The agency review resulted in seven responses, none of which stated a public purpose need, or any objection to the proposed action. Most notably, the MOA Development Services and Right-of-Way Sections examined the parcels and did not find a need for additional easements prior to a disposal action. The Watershed Management Services Division did not have concerns about the development of this parcel. Public Works informed HLB that these parcels are not large enough for use as a Municipal snow dump and they were determined to be surplus to Municipal need.

On October 24, 2024, after proper public noticing, the HLB Advisory Commission (HLBAC) held a public hearing and unanimously approved HLBAC Resolution 2024-07, recommending the Assembly authorize the disposal of HLB Parcels 5-010, 5-011, and 5-012 pursuant to AMC 25.40.025D (See Appendix B). At the time, HLBAC recommended a reversionary clause requiring the property be developed within five (5) years. Reversionary clauses are commonly added to ensure that the intention behind the sale of a public asset is met within a reasonable timeline and to prevent private land banking. However, given the state of flux with the local wetland permitting process and the additional time this process may add to the overall development schedule, HLB Staff recommends extending the term of the reversionary clause to eight (8) years.

The appraisal set the appraised fair market value (FMV) at $1,725,000 for all three lots combined. The parcels were put on the market to be sold by competitive sealed bid with the minimum bid set at the appraised FMV. Signs were posted on the properties, information was posted on the HLB website, flyers were mailed to nearby property owners and emailed to HLB's mailing list and the inquiring parties were notified. The bidding period was open for a month, with no bids received. Since no bids were received at the appraised fair market value, HLB was able to consider the contingencies as laid out in AMC 25.40.025D. This section of code allows for HLB land to be sold through a competitive bid process for at least the appraised fair market value. However, code includes the option that should the competitive bid process fail to result in the sale of the parcel, HLB may enter into direct negotiations with interested parties. It was decided that this disposal would not be taken to the Assembly prior to having perspective purchaser and set sale price for the lots.

Since 2024 HLB has received a handful of offers at less than half of the appraised FMV, which HLB rejected. In May of 2026 HLB received an offer from a potential buyer and a price of $1,100,000 was negotiated. Given the expenses and effort associated with the permitting process and filling of wetlands, HLB finds this price to be fair to both parties, and in the best interest of the Municipality.

HLB Staff recommends authorization of the disposal of HLB Parcels 5-010, 5-011, and 5-012, through a competitive process for a negotiated price pursuant to AMC 25.40.025D. This property has remained uncommitted in HLB inventory for almost 40 years. There is a demand for industrially zoned land and additional snow dumps within the municipality. This property is not large enough for use as a municipal snow dump, and no municipal agency expressed a need for this property.

Additionally, the sale price will strengthen the HLB Fund and allow the possibility for HLB to invest financially in other HLB properties. This disposal is consistent with the HLB Annual Work Program and mission of HLB.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Emma Giboney, Land Management Officer, Heritage Land Bank
Approved by:	Tiffany Briggs, Director, Real Estate Department
Concur:	Robert Doehl, Director, Community & Economic Development
Concur:	Ona R. Brause, Director, OMB
Concur:	Lance R. Wilber, CFO
Concur:	Eva Gardner, Municipal Attorney
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson, Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

Appendices:

Appendix A – Vicinity Map

Appendix B – HLBAC Resolution 2024-07

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2026-90

Title: AN ORDINANCE AUTHORIZING THE DISPOSAL OF HERITAGE LAND BANK PARCELS 5-010, 5-011, AND 5-012, LEGALLY DESCRIBED AS LOTS 3, 4, AND 5, TRACT 3, MAUI INDUSTRIAL PARK SUBDIVISION (PLAT 77-133), LOCATED IN SOUTH ANCHORAGE ON OLIVE LANE, AT A

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

CHANGES IN EXPENDITURES AND REVENUES:	**(In Thousands of Dollars)**				
	FY26	**FY27**	**FY28**	**FY29**	**FY30**
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REVENUES:	**$ 1,100**	**$ -**	**$ -**	**$ -**	**$ -**
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

The proposed disposal has the potential to provide additional capital for HLB land improvement projects and promote development of industrial lots resulting in additional tax base.

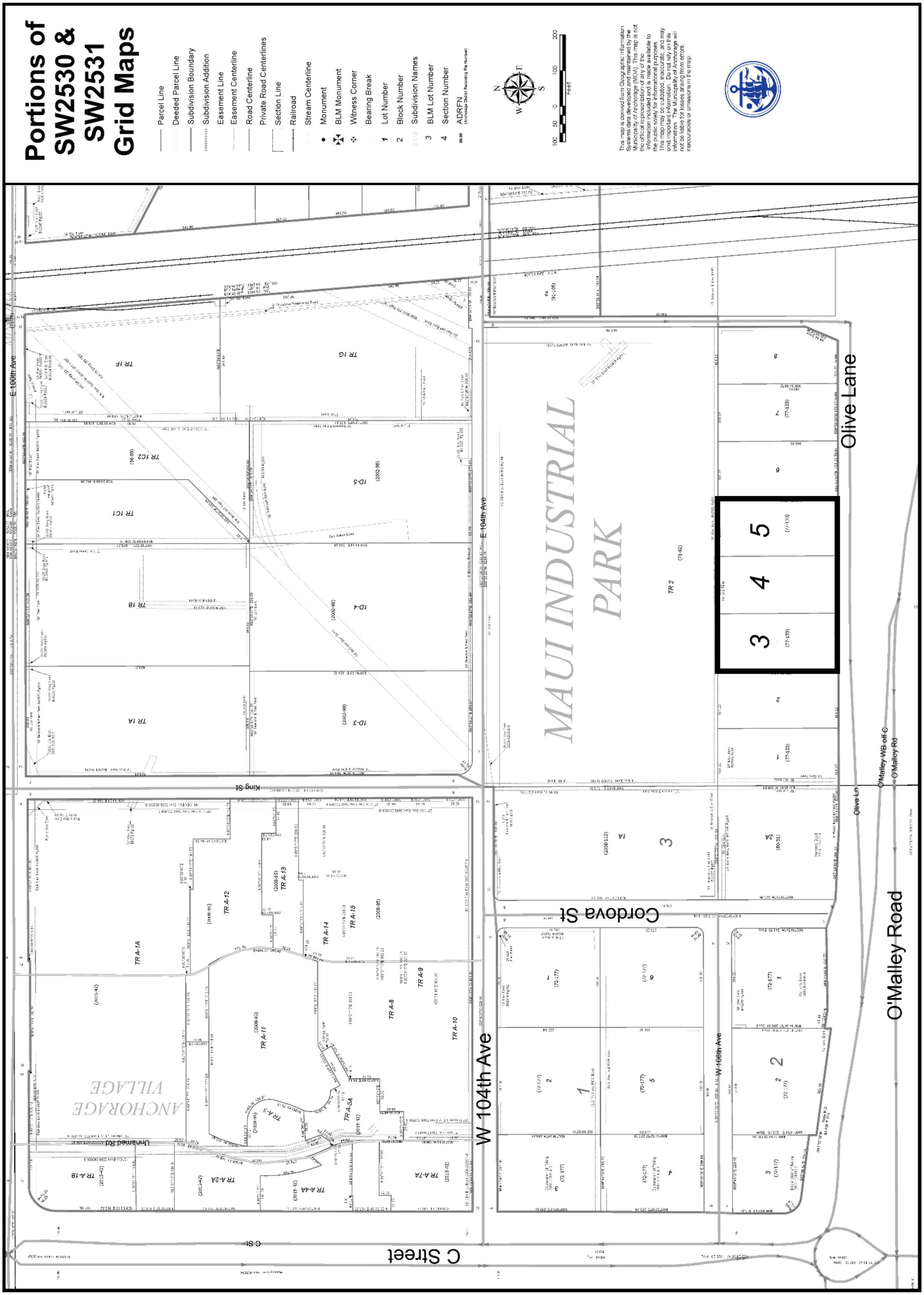
PRIVATE SECTOR ECONOMIC EFFECTS:

The proposed disposal has the potential to increase the I-2 inventory in Anchorage.

Prepared by: Heritage Land Bank

Telephone: 343-7536

Appendix A – Vicinity Map



MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC RESOLUTION 2024-07

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE DISPOSAL BY COMPETITIVE BID OF HLB PARCELS 5-010, 5-011, and 5-012, LEGALLY DESCRIBED AS LOTS 3, 4, AND 5, TRACT 3, MAUI INDUSTRIAL PARK SUBDIVISION (PLAT 77-133), IN ANCHORAGE.

WHEREAS, pursuant to AMC 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB 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; and

WHEREAS, pursuant to AMC 25.40.025A, the HLB Advisory Commission (HLBAC) 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 HLB land, transfer of HLB land or an interest in land; and

WHEREAS, pursuant to AMC 25.40.025D, HLB land sales shall occur by a competitive bid process for at least the appraised fair market value; however, should the competitive bid process fail to result in the sale of the parcel, HLB may enter into direct negotiations with interested parties or set a minimum acceptable bid; and

WHEREAS, a reversionary clause is to be included in the Deeds stating that the successful bidder(s) shall develop the parcel(s) within five (5) years, and if development does not occur within that period, the property(ies) will revert to the HLB Inventory and HLB will reimburse the successful bidder(s) the original cost of the purchase; and

WHEREAS, this disposal is supported by the HLB 2024 Annual Work Program & 2025-2029 Five-Year Management Plan (AR 2024-92, As Amended); and

WHEREAS, HLB posted the property, conducted public notice, and an agency review by all potentially interested municipal agencies and Community Councils to establish no objections to the withdrawal and transfer; and

WHEREAS, the HLBAC finds the disposal of HLB Parcels 5-010, 5-011, and 5-012 to be in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE DISPOSAL BY COMPETITIVE BID OF HLB PARCELS 5-010, 5-011, and 5-012, LEGALLY DESCRIBED AS LOTS 3, 4, AND 5, TRACT 3, MAUI INDUSTRIAL PARK SUBDIVISION (PLAT 77-133), IN ANCHORAGE.

PASSED and APPROVED on this, the 24th day of October 2024.

Approved:	Attest:
L. Dean Marshall	Tiffany Briggs
L. Dean Marshall, MPA, Chair	Tiffany Briggs, Director
Heritage Land Bank Advisory Commission	Real Estate Department