

not introduced

See A02006-139(s)

Submitted by: ASSEMBLY MEMBER Tesche
Prepared by: Assembly Counsel
For reading: October 10, 2006

**ANCHORAGE, ALASKA
AO NO. 2006-139**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY DESIGNATING**
2 **CERTAIN REAL PROPERTY UNDER CHAPTER 12.35 AND AS 29.45.050 AS A**
3 **DETERIORATED AREA LOCATED IN EAST ADDITION SUBDIVISION BLOCK 37,**
4 **LOTS 1 OF ACRE LT 2, 2 OF ACRE LT 2, 3, 4 S16', 4 N2, 5, 6 S2 OF ACRE LT 2, 7,**
5 **8, 9, 11, 12 N33', 12 S16', 13 OF ACRE LT 2, 14 OF ACRE LT 2, 15 OF ACRE LT 2,**
6 **16 OF ACRE LT 2, 17, 18 OF ACRE LT 2 AND 19 AND BLOCK 37B, LOTS TR A, 2A,**
7 **3A, 4A, 5A, 6B, 9, 10, 11A, 13A, 13B, 15A, 15B AND 16, AND PROVIDING THAT**
8 **SUCH PROPERTY SHALL BE PARTIALLY EXEMPT FROM REAL PROPERTY**
9 **TAXES AND QUALIFIES FOR DEFERRAL OF MUNICIPAL PROPERTY TAXES AS**
10 **PROVIDED BY LAW.**

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12
13 WHEREAS, AMC 12.35.010 and AS 29.45.050(o) provide for an exemption from
14 and deferral of property taxes for real property located in a deteriorated area whose
15 boundaries shall be determined by the municipality; and

16
17 WHEREAS, the deteriorated and unsightly properties and the surrounding area
18 are overgrown and dilapidated, are not being used in an economically and socially
19 desirable manner, and constitute a blight on the east side of the downtown area; and

20
21 WHEREAS, a detailed proposal to replat the area for housing and mixed use in
22 order to renovate the area for residential condominiums and appropriate office space
23 will be presented to the assembly; and

24
25 WHEREAS, redevelopment of the property, particularly for higher density
26 residential and mixed commercial uses, fulfills goals of the 2020 ANCHORAGE BOWL
27 COMPREHENSIVE PLAN and the proposed DOWNTOWN COMPREHENSIVE PLAN; and

28
29 WHEREAS, without tax exemption for 10 years and deferred taxes for 5 years,
30 for a total of 15 years, this project cannot proceed; and

31
32 WHEREAS, abating and deferring taxes in the area appears to have the greatest
33 chance of renewing the area at the least cost to municipal taxpayers; and

34
35 WHEREAS, by designating the area as a deteriorated area, the Assembly will
36 facilitate an application to the Chief Fiscal Officer for tax abatement and deferral;

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38 NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

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Section 1. The area legally described below, as shown on the map attached to the Assembly Memorandum, is hereby designated as a deteriorated area.

EAST ADDITION SUBDIVISION BLOCK 37, LOTS 1 OF ACRE LT 2, 2 OF ACRE LT 2, 3, 4 S16', 4 N2, 5, 6 S2 OF ACRE LT 2, 7, 8, 9, 11, 12 N33', 12 S16', 13 OF ACRE LT 2, 14 OF ACRE LT 2, 15 OF ACRE LT 2, 16 OF ACRE LT 2, 17, 18 OF ACRE LT 2 AND 19 AND BLOCK 37B, LOTS TR A, 2A, 3A, 4A, 5A, 6B, 9, 10, 11A, 13A, 13B, 15A, 15B AND 16.

Section 2. The property described in Section 1 shall be exempt from real property taxes levied by the Municipality of Anchorage under AMC 12.15 for a period of time not to exceed ten years, and payment of real property taxes shall be deferred for an additional period of not to exceed five years, subject to a resolution approved by the Assembly setting forth the specific terms and conditions of such exemption and deferral, together with the effective dates thereof.

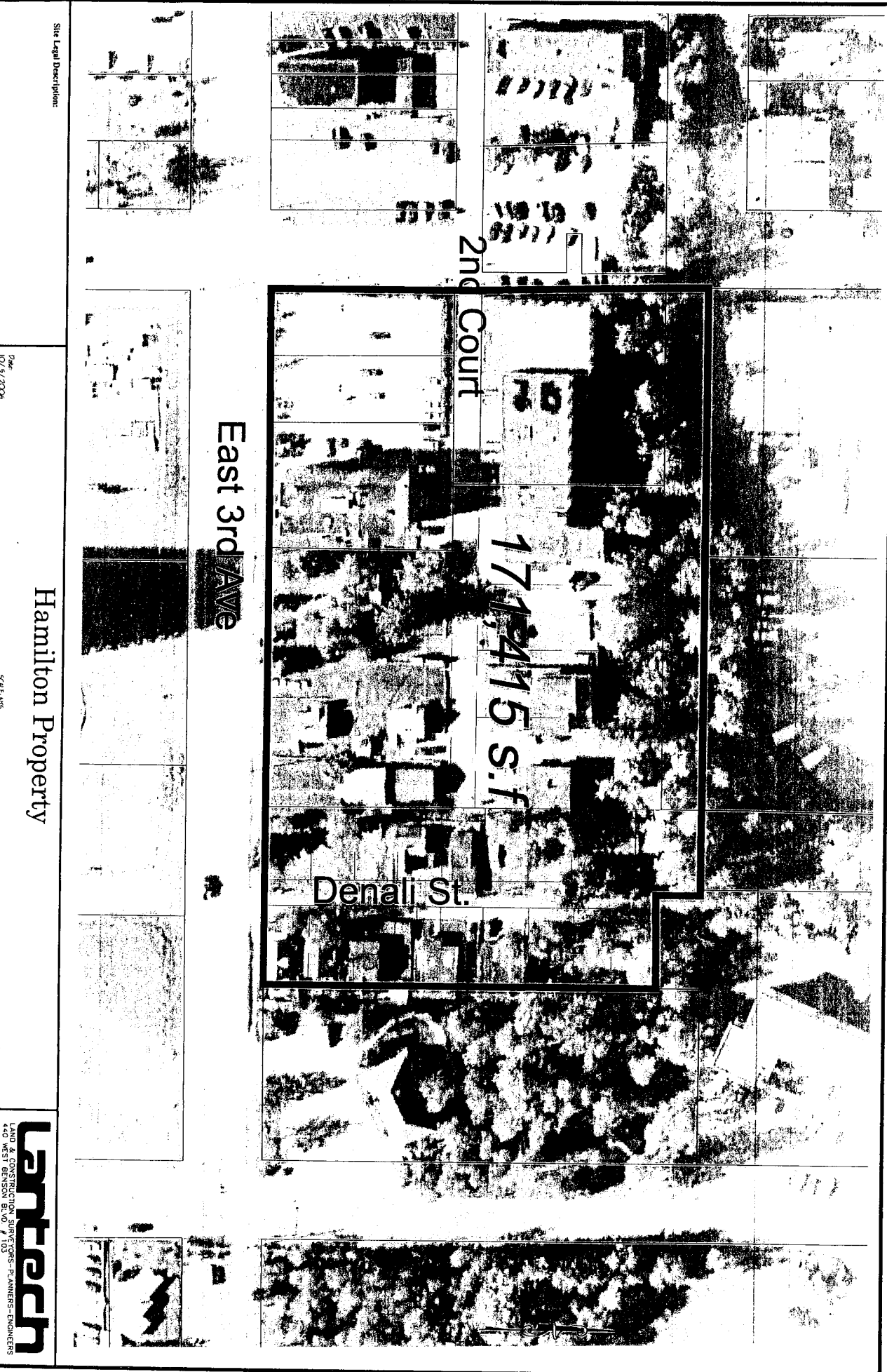
Section 3. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2006.

Chair

ATTEST:

Municipal Clerk



2nd Court

171415 S.F.

Denali St.

East 3rd Ave

Site Legal Description:

Date: 10/9/2006

Hamilton Property

SCALE NTS

From 4/11

Antech
 LAND & CONSTRUCTION SURVEYORS-PLANNERS-ENGINEERS
 140 WEST BENSON BLVD # 103
 ANCHORAGE, ALASKA 99503 907-529-5291 (fax) 561-6828



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 752-2006

Meeting Date: October 10, 2006

1 **From:** Assemblymember Tesche
2 **Subject:** **AO 2006-139 – An Ordinance Designating Certain Real Property**
3 **Under Chapter 12.35 and AS 29.45.050 as a Deteriorated Area**
4 **Located In East Addition Subdivision, and Providing That Such**
5 **Property Shall Be Partially Exempt From Real Property Taxes and**
6 **Qualifies For Deferral Of Municipal Property Taxes.**
7

8 For introduction is AO 2006-139, designating certain real property as a “deteriorated
9 area” under Anchorage Municipal Code Chapter 12.35 and state law under
10 AS 29.45.050. The property is in East Addition Subdivision Block 37 and consists of
11 approximately 170,000 square feet. The property is shown on a map attached and is
12 located on Third Avenue between Cordova Street and the Pioneer School House.
13

14 This ordinance will facilitate the redevelopment of a deteriorated area in the northeast
15 area of downtown Anchorage by providing owners the opportunity to apply for property
16 tax incentives that will help overcome the high cost of construction and redevelopment.
17 Passage of the ordinance does not, however, create any immediate tax relief; it only
18 enables owners to submit a detailed financial proposal for tax exemptions and deferrals
19 to the Municipality’s Chief Fiscal Officer. The specific terms and conditions of any tax
20 deferral or exemption granted to the subject property must be approved by subsequent
21 resolution of the Assembly.
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23 Redevelopment of the property through utilization of existing real property tax incentives
24 is consistent with the May 2006 DRAFT ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN.
25 The DRAFT PLAN recommends this type of incentive to create housing through
26 redevelopment of deteriorated areas in older neighborhoods. Redevelopment of Block
27 37 will include three towers of 10 to 15 stories each, some 450 market-rate, affordable
28 rental units, street-level retail space, and dining and entertainment venues.
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31 Enactment of AO 2006-139 is recommended.
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33 Respectfully submitted,
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37 Allan Tesche
38 Assemblymember, Section 1

AO 2006-139

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2006-139

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	DESIGNATION CERTAIN REAL PROPERTY AS A	10/2/06
	DETERIORATED AREA LOCATED IN EAST ADDITION SUBDIVISON BLOCK 37 ...	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME	DIRECTOR'S NAME
	Assembly	Daniel A. Sullivan, Chairman
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
	Susan Lutz - Assembly Counsel's Office	343-4572
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Anchorage Parks & Recreation	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Office of Economic & Community Development	
	Solid Waste Services	
	Public Transportation	
	Anchorage Water & Wastewater Utility	
	Executive Manager	
	Planning Department	
	Chief Fiscal Officer	
	Heritage Land Bank	
	Information Technology Department	
	Project Management & Engineering	
	Purchasing	
	Other	
5	Special Instructions/Comments	
	CONSENT AGENDA - INTRODUCTION	
6	ASSEMBLY HEARING DATE REQUESTED	7
	10/10/06	
	PUBLIC HEARING DATE REQUESTED	
	10/31/06	

M.O.A.
 2006 OCT -2 PM 2:52
 CLERK'S OFFICE