

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: July 15, 2008

Filed 8/12/08

ANCHORAGE, ALASKA

IMMEDIATE RECONSIDERATION AO No. 2008- 88
FAILED 8-12-08

1 **AN ORDINANCE AUTHORIZING THE PURCHASE OF SIX LOTS LOCATED**
2 **IN MOUNTAIN VIEW IN ANCHORAGE, FROM HABITAT FOR HUMANITY,**
3 **WITH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND**
4 **BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR**
5 **TWENTY-SEVEN THOUSAND SEVEN HUNDRED EIGHTY-SIX DOLLARS**
6 **(\$27,786) PLUS CLOSING COSTS.**

7
8 **WHEREAS**, the Administration desires to acquire properties in Anchorage on behalf of
9 the Municipality for future use by Municipal agencies; and

10
11 **WHEREAS**, Anchorage Municipal Code sections 25.20.010 and 25.20.020 authorize the
12 Municipality to acquire land for any public purpose upon approval by the Assembly; and

13
14 **WHEREAS**, the administration has an opportunity and seeks authorization to purchase
15 six lots in Block 15, Mt. View Subdivision as legally described in the attached
16 memorandum from Habitat for Humanity for a total not to exceed Twenty Seven
17 Thousand, Seven Hundred Eighty-Six Dollars (\$27,786), plus closing costs; and

18
19 **WHEREAS**, the administration shall hold the property in Heritage Land Bank inventory
20 for future municipal agency use; and

21
22 **WHEREAS**, the Municipality shall appropriate funds for the purchase from the Heritage
23 Land Bank Fund (221); and

24
25 **WHEREAS**, the funds to acquire the property are available from the Heritage Land Bank
26 Fund Balance (221); now, therefore,

27
28 **THE ANCHORAGE ASSEMBLY ORDAINS:**

29
30 **Section 1.** The purchase of six lots located in Mt. View as legally described in the
31 accompanying Assembly Memorandum, for Twenty-Seven Thousand, Seven Hundred
32 Eighty-Six Dollars (\$27,786), plus closing costs, is hereby authorized.

33
34 **Section 2.** The appropriation of an amount not to exceed Twenty-Seven Thousand,
35 Seven Hundred Eighty-Six Dollars (\$27,786) plus closing costs, from Heritage Land Bank
36 Fund (221) is approved.
37

1 **Section 3.** Pursuant to Anchorage Municipal Code section 25.40.015A., the properties
2 acquired by this ordinance shall be placed in Heritage Land Bank inventory for future
3 municipal use.
4

5 **Section 4.** This ordinance shall take effect immediately upon passage and approval.
6

7
8 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
9 _____, 2008.

10
11
12 _____
13 Chair of the Assembly
14

15 ATTEST:
16
17
18
19 _____

20 Municipal Clerk
21

22 **Heritage Land Bank Fund Balance (221-0740)**
23 **\$27,786**
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2008-88 Title: **AN ORDINANCE AUTHORIZING THE PURCHASE OF SIX LOTS LOCATED IN MOUNTAIN VIEW IN ANCHORAGE, FROM HABITAT FOR HUMANITY, WITH AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR TWENTY-SEVEN THOUSAND SEVEN HUNDRED EIGHTY-SIX DOLLARS (\$27,786) PLUS CLOSING COSTS.**

Sponsor: MAYOR
 Preparing Agency: Heritage Land Bank
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(Thousands of Dollars)				
	FY08	FY09	FY10	FY11	FY12	
Operating Expenditures						
1000 Personal Services						
2000 Supplies						
3000 Other Services						
4000 Debt Service						
5000 Capital Outlay	27.8					
TOTAL DIRECT COSTS:	27.8	0	0	0	0	
6000 IGCs	0	0	0	0	0	
FUNCTION COST:	0	0	0	0	0	
REVENUES*:	0	0	0	0	0	
CAPITAL:	0	0	0	0	0	
POSITIONS: FT/PT and Temp.	0	0	0	0	0	

PUBLIC SECTOR ECONOMIC EFFECTS:

Purchase of parcels to be placed in HLB inventory and used for future municipal use.

PRIVATE SECTOR ECONOMIC EFFECTS:

No change to tax roll; parcels may become additional school land or park/open space for area neighborhood.

Prepared by: **William M. Mehner**
 Director, Heritage Land Bank and Real Estate Services

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 452 -2008

Meeting Date: July 15, 2008

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE AUTHORIZING THE PURCHASE OF SIX LOTS
4 LOCATED IN MOUNTAIN VIEW IN ANCHORAGE, FROM
5 HABITAT FOR HUMANITY, WITH AN APPROPRIATION FROM
6 THE HERITAGE LAND BANK FUND BALANCE (221) TO THE
7 HERITAGE LAND BANK CAPITAL FUND (421) FOR TWENTY-
8 SEVEN THOUSAND SEVEN HUNDRED EIGHTY-SIX DOLLARS
9 (\$27,786) PLUS CLOSING COSTS.

10
11 Heritage Land Bank (HLB), in accordance with its mission, seeks authorization to
12 purchase six parcels located in Mt. View and legally described as follows:

13
14 West 1/3 of the N ½ Lot 4, Block 15, Mt. View Subdivision
15 Middle 1/3 of the N ½ Lot 4, Block 15, Mt. View Subdivision
16 East 1/3 of the N ½ Lot 4, Block 15, Mt. View Subdivision
17 West 1/3 of the N ½ Lot 3, Block 15, Mt. View Subdivision
18 Middle 1/3 of the N ½ Lot 3, Block 15, Mt. View Subdivision
19 West 1/3 of the S ½ Lot 4, Block 15, Mt. View Subdivision

20
21 Habitat for Humanity purchased the parcels (see map, Appendix A) plus four
22 other lots located between Thompson and Tarwater Avenues in Mt. View early in
23 2008. The organization subsequently proceeded with development of four of the
24 ten lots for low-income housing, and desires to sell the remaining six, which are
25 considered undevelopable due to topographic restraints and lack of access.

26
27 In February, Habitat for Humanity approached the Municipality of Anchorage
28 (MOA) and proposed the purchase of these six remaining lots. Each lot is 6,750
29 square feet in size. The organization has offered to sell all six lots to the MOA
30 for an amount not to exceed \$27,786, a sum that would reimburse Habitat for
31 Humanity for its costs in acquiring the parcels earlier this year.

32
33 The properties will be held in the HLB inventory until a municipal entity may
34 utilize the property for a future public purpose. The administration recognizes
35 this purchase as an opportunity that shall benefit the city by being able to provide
36 additional acreage either to the adjacent William Tyson Elementary School, or
37 for use as additional park land/open space.

38
39 This acquisition comports with the HLB mission to acquire property for future
40 municipal uses (AMC section 25.40.010), and with AMC section 25.40.010A.,

1 "[T]he acquisition responsibility of the Heritage Land Bank is to apply for and
2 acquire in the name of the municipality, all lands to be transferred to the
3 municipality from the state... as well as other land acquired by the municipality
4 by purchase, donation, exchange or other means which is to be managed by the
5 Land Bank on behalf of the municipality pursuant to Section 25.40.015A. Land
6 acquired under this section shall be added to the Heritage Land Bank inventory."
7

8 Funding in the amount of Twenty-Seven Thousand Seven Hundred Eighty-Six
9 Dollars (\$27,786) to acquire the properties shall come from the Heritage Land
10 Bank Fund Balance (221).
11

12 The accounting detail is as follows:
13

14 REVENUE	NAME	AMOUNT
15 221-0740	HLB Fund Balance	\$27,786
16 421-1252-9601-125267	Contributions from other Funds	\$27,786

19 EXPENDITURES	NAME	AMOUNT
20 221-1221-3901	Contribution to other Funds	\$ 27,786
21 421-1252-5101-125267	Land	\$ 27,786

22
23 **THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN**
24 **ORDINANCE AUTHORIZING THE PURCHASE OF SIX LOTS LOCATED IN**
25 **MOUNTAIN VIEW IN ANCHORAGE, FROM HABITAT FOR HUMANITY, WITH**
26 **AN APPROPRIATION FROM THE HERITAGE LAND BANK FUND BALANCE**
27 **(221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR TWENTY-**
28 **SEVEN THOUSAND SEVEN HUNDRED EIGHTY-SIX DOLLARS (\$27,786)**
29 **PLUS CLOSING COSTS.**
30
31

32 Prepared by: Heritage Land Bank
33 Approved by: William M. Mehner, Director
34 Heritage Land Bank and Real Estate Services
35 Concur: Mary Jane Michael, Executive Director
36 Economic & Community Development
37 Fund Certification: Sharon Weddleton, CFO
38 221-0740 \$27,786
39 (Heritage Land Bank Fund Balance)
40 Concur: James N. Reeves, Municipal Attorney
41 Concur: Michael K. Abbott, Municipal Manager
42 Respectfully submitted, Mark Begich, Mayor

500-Grid: 50807

Grid: SW1135

S1/2 SE1/4 Sec. 9, T13N,

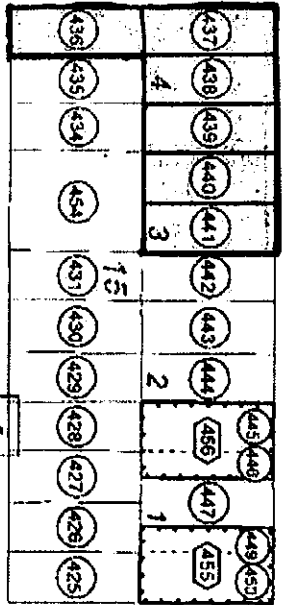
004-01

SUBJECT PARCELS

THOMPSON

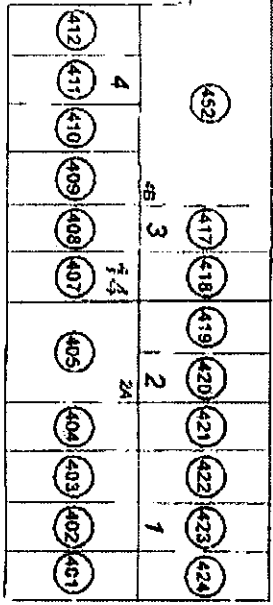
Avenue

004-04

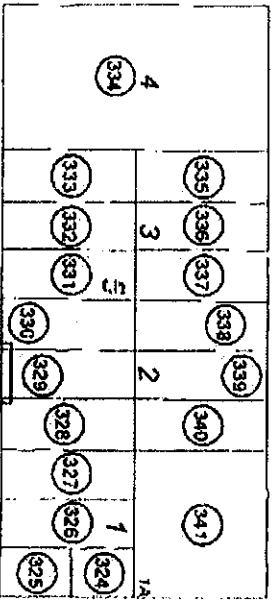


TARWATER 4

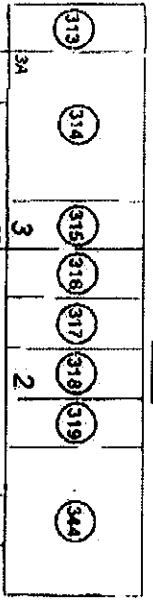
Avenue 5



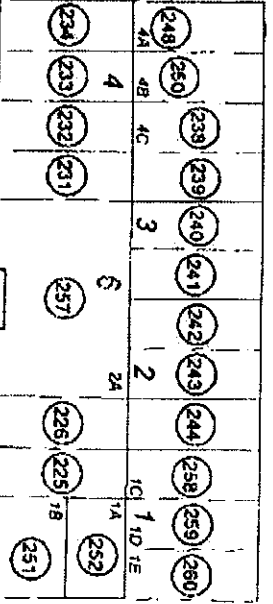
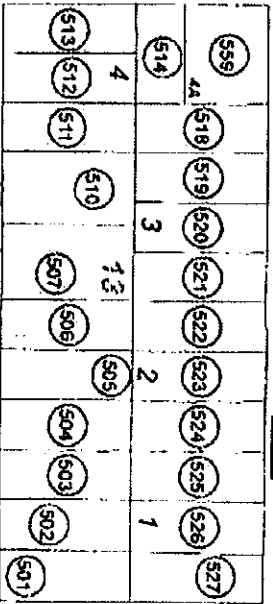
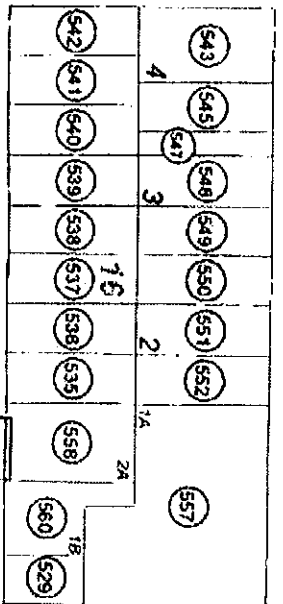
PETERKIN



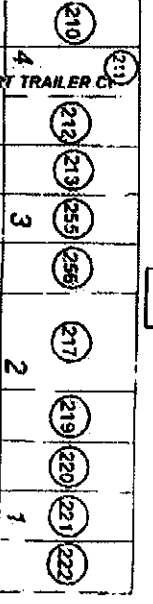
RICHMOND 3



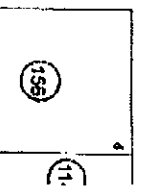
SCHODDE



2



TAYLOR



004-02

MEYER Street

Street

Street

Street