

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank,
Real Estate Services Division
For Reading: February 16, 2010

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

AO No. 2010-21

Date: 3-23-10

1 **AN ORDINANCE AUTHORIZING RETENTION OF A TAX FORECLOSED**
2 **PROPERTY, LOT 21, BLOCK 11, LAUREL ACRES SUBDIVISION, FOR A**
3 **PUBLIC PURPOSE, PURSUANT TO ANCHORAGE MUNICIPAL CODE**
4 **SECTION 25.30.035 B.**

5
6 **WHEREAS**, pursuant to Anchorage Municipal Code section 25.30.035 B., and
7 in accordance with Alaska Statutes 29.25.460(a), the Municipality (MOA) may,
8 by ordinance, elect to retain tax foreclosed properties for public purpose as
9 legally described on accompanying memorandum; and

10
11 **WHEREAS**, the Heritage Land Bank (HLB) Department's Real Estate Services
12 Division is requesting retention of parcel TID #012-491-57-000 in Laurel Acres
13 Subdivision for wetlands mitigation on behalf of a future road project currently
14 under design that will provide significant benefit to the MOA; and

15
16 **WHEREAS**, this ordinance authorizes retention by Real Estate Services on
17 behalf of the MOA for public purpose; now, therefore,

18
19 **THE ANCHORAGE ASSEMBLY ORDAINS:**

20
21 **Section 1.** Retention of the tax foreclosed property described in the
22 Assembly Memorandum for a public purpose is authorized.

23
24 **Section 2.** This ordinance shall be effective immediately upon passage and
25 approval by the Assembly.

26
27
28 PASSED AND APPROVED by the Anchorage Assembly this 23rd day of
29 March, 2010.

30
31
32 
Chair

33 ATTEST:

34 
35
36 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2010-21 Title: **AN ORDINANCE AUTHORIZING RETENTION OF A TAX FORECLOSED PROPERTY, LOT 21, BLOCK 11, LAUREL ACRES SUBDIVISION, FOR A PUBLIC PURPOSE, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035B.**

Sponsor: MAYOR
 Preparing Agency: Real Estate Services
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY10	FY11	FY12	FY13	FY14
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:	0	0	0		
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS: Acquiring this lot would be very valuable for use in wetlands mitigation for this road project and possibly other future projects, and will preserve the environmental health of the lower section of the Campbell Creek watershed. There will be an insignificant loss to the MOA tax base by acquiring this parcel.

PRIVATE SECTOR ECONOMIC EFFECTS: This action would benefit a future MOA road project currently in the design phase by providing needed acreage for wetlands mitigation.

Prepared by: **Tammy R Oswald**
 Real Estate Services, Manager

Telephone: **343-7986**



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 87-2010

MEETING DATE: February 16, 2010

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AUTHORIZING RETENTION OF A TAX**
4 **FORECLOSED PROPERTY, LOT 21, BLOCK 11, LAUREL ACRES**
5 **SUBDIVISION, FOR A PUBLIC PURPOSE, PURSUANT TO**
6 **ANCHORAGE MUNICIPAL CODE SECTION 25.30.035 B.**
7

8 This ordinance authorizes the Municipality of Anchorage (MOA), through Real
9 Estate Services (RES), to retain tax foreclosed parcels for public purpose. The
10 tax foreclosed parcel was formerly owned by Delanora Ripley and is legally
11 described as:

- 12
- 13 • **Lot 21, Block 11, Laurel Acres Subdivision**
- 14 **TID# 012-491-57-000**
- 15

16 The property is located in an area of undeveloped high value Class B wetlands,
17 and contains the right of way for the planned 100th Avenue extension (Appendix
18 A). Preserving wetlands also contributes to the environmental health of the lower
19 section of the Campbell Creek watershed and benefits the MOA.

20

21 The MOA, by ordinance, may elect to retain tax foreclosed properties for a public
22 purpose. On November 12, 2009, the Heritage Land Bank (HLB) issued a
23 memorandum to RES (Appendix B), requesting retention of parcel number 012-
24 491-57-000 in Laurel Acres subdivision for wetlands mitigation on behalf of the
25 future road project.

26

27 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
28 **AUTHORIZING RETENTION OF A TAX FORECLOSED PROPERTY, LOT 21,**
29 **BLOCK 11, LAUREL ACRES SUBDIVISION, FOR A PUBLIC PURPOSE,**
30 **PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035 B.**

31

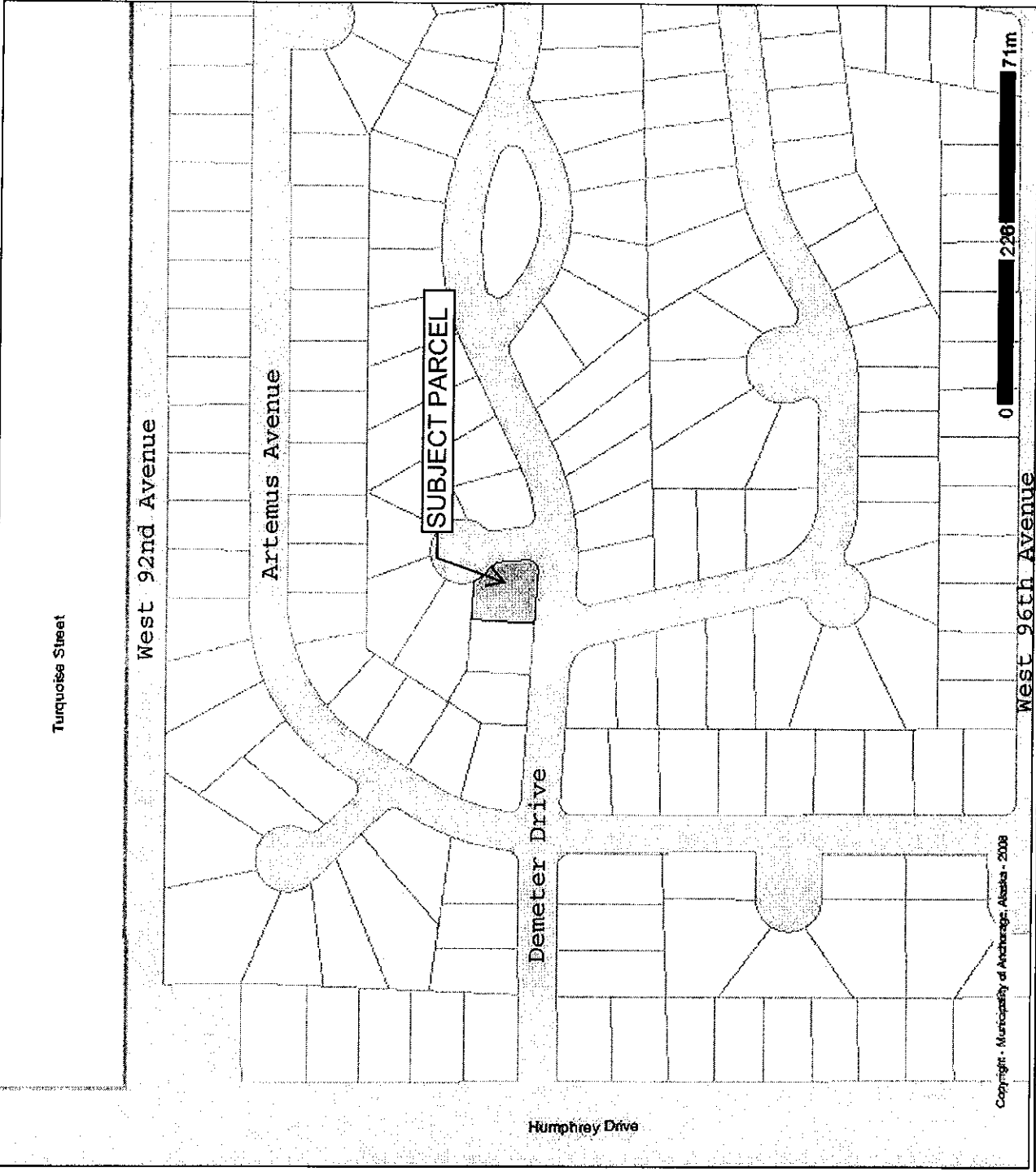
32 Prepared by: Tammy R. Oswald, Real Estate Services Manager
33 Approved by: William M. Mehner, Heritage Land Bank Director
34 Concur: Greg Jones, Executive Director,
35 Office of Community Planning & Development
36 Concur: Dennis A. Wheeler, Municipal Attorney
37 Concur: George J. Vakalis, Municipal Manager
38 Respectfully submitted: Daniel A. Sullivan, Mayor

39

40 Appendices:
41 Appendix A - Site Location Map
42 Appendix B - 11/12/2009 Memorandum

APPENDIX A

APPENDIX A: Lot 21, Blk. 11, Laurel Acres Subd.



Copyright - Municipality of Anchorage, Alaska - 2008

0 226 71m


APPENDIX B



MUNICIPALITY OF ANCHORAGE

MEMORANDUM

**HERITAGE LAND BANK
AND
REAL ESTATE SERVICES**

DATE: November 12, 2009
To: Tammy R. Oswald, RES Manager
Through: Karlee Gaskill, Land Management Officer
From: William M. Mehner, Executive Director 
Subject: Public Purpose Determination of Tax Foreclosed Properties

HLB would like to formally select Block 11, Lot 21, Laurel Acres Subdivision, Tax ID 012-491-57, for public purpose. This land is located within Wetland 60, a large area of undeveloped high value Class B wetlands, which contains the right of way for the planned 100th Avenue extension and other potential development sites. The Laurel Acres properties are very valuable for use as mitigation for these projects in the future. Preserving these valuable wetlands will contribute to the environmental health of the lower section of the Campbell Creek watershed. The area lies within the northern fringes of Klatt Bog, one of the largest and most complex wetlands left in the Anchorage Bowl. HLB has been working with the U.S. Army Corps of Engineers, Project Management and Engineering, state and federal resource agencies and other stakeholder in the area to develop a plan for the area which will incorporate preservation of this important wetlands area and allow for mitigation of any potential development, particularly the extension of 100th Avenue.

Content ID: 008707**Type:** Ordinance - AO**Title:** AN ORDINANCE AUTHORIZING RETENTION OF A TAX FORECLOSED PROPERTY, LOT 21, BLOCK 11, LAUREL ACRES SUBDIVISION, FOR A PUBLIC PURPOSE, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTION 25.30.035 B.**Author:** maglaquijp**Initiating Dept:** HLB**Description:** Laurel Acres**Date Prepared:** 2/4/10 4:41 PM**Director Name:** Bill Mehner**Assembly Meeting Date:** 2/16/10
Public Hearing Date: 23
3/2/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	2/5/10 4:55 PM	Exit	Joy Maglaqui	Public	008707
MuniManager_SubWorkflow	2/5/10 4:55 PM	Approve	Joy Maglaqui	Public	008707
MuniManager_SubWorkflow	2/5/10 4:55 PM	Checkin	Joy Maglaqui	Public	008707
Legal_SubWorkflow	2/5/10 3:17 PM	Approve	Dean Gates	Public	008707
Finance_SubWorkflow	2/5/10 2:22 PM	Approve	Lucinda Mahoney	Public	008707
OMB_SubWorkflow	2/5/10 12:20 PM	Approve	Cheryl Frasca	Public	008707
OCPD_SubWorkflow	2/5/10 12:17 PM	Approve	Tawny Klebesadel	Public	008707
HLB_SubWorkflow	2/5/10 12:13 PM	Approve	William Mehner	Public	008707
AllOrdinanceWorkflow	2/5/10 11:35 AM	Checkin	Jacque Tennis	Public	008707
OMB_SubWorkflow	2/5/10 11:27 AM	Reject	Cheryl Frasca	Public	008707
OCPD_SubWorkflow	2/5/10 10:51 AM	Approve	Tawny Klebesadel	Public	008707
HLB_SubWorkflow	2/5/10 10:07 AM	Approve	William Mehner	Public	008707
AllOrdinanceWorkflow	2/5/10 10:05 AM	Checkin	Jacque Tennis	Public	008707
OCPD_SubWorkflow	2/5/10 9:53 AM	Reject	Tawny Klebesadel	Public	008707
HLB_SubWorkflow	2/4/10 4:56 PM	Approve	William Mehner	Public	008707
AllOrdinanceWorkflow	2/4/10 4:55 PM	Checkin	Jacque Tennis	Public	008707