

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank
For reading: April 20, 2010

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

Date:

5-11-10

AO No. 2010-37

1 **AN ORDINANCE AUTHORIZING DISPOSAL BY SEALED COMPETITIVE BID**
2 **OF HERITAGE LAND BANK PARCEL 6-008, AKA LOT 19, USS 3202, T10N,**
3 **R1W, TID 090-022-03, LOCATED IN THE TURNAGAIN ARM COMMUNITY OF**
4 **BIRD CREEK, FOR AT LEAST FAIR MARKET VALUE OF \$90,000 PLUS THE**
5 **APPRAISAL COST OF \$3,500, AND OTHER CONDITIONS AS DETERMINED**
6 **BY HERITAGE LAND BANK.**

7
8
9 **WHEREAS**, the Heritage Land Bank (HLB) was established to...“manage
10 uncommitted municipal land and the Heritage Land Bank Fund in a manner
11 designed to benefit the present and future citizens of Anchorage, promote
12 orderly development, and achieve the goals of the Comprehensive Plan. The
13 Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer and
14 dispose of municipal land which has not been dedicated or transferred to a
15 specific municipal agency for one or more municipal uses.”
16 (AMC section 25.40.010); and

17
18 **WHEREAS**, “The disposal responsibility of the Heritage Land Bank is, at the
19 direction of the mayor and Assembly, to convey from municipal ownership
20 Heritage Land Bank land or interests in land which is not needed for specific
21 public facilities or purposes. Each disposal shall be in the municipal interest, and
22 based at or above appraised fair market value or for other equivalent municipal
23 values or objectives, under the procedures specified in AMC Section 25.40.025.”
24 (AMC section 25.40.010 E.); and

25
26 **WHEREAS**, Heritage Land Bank (HLB) Parcel 6-008 is a vacant residential
27 parcel legally described as Lot 19, USS 3202, T10N., R1W., Sec. 10/15, TID
28 090-022-03; and

29
30 **WHEREAS**, the disposal of Parcel 6-008 in the 2010 calendar year has been
31 reviewed and approved in the Heritage Land Bank 2010 Annual Work Program;
32 and

33
34 **WHEREAS**, HLB posted the property and conducted public notice and an
35 agency review by all potentially interested Municipal agencies to establish the
36 parcel is surplus to municipal needs; and

37
38 **WHEREAS**, the sale by sealed competitive bid to the private sector adds the
39 parcel to the municipal tax rolls and creates revenue for the Heritage Land Bank
40 Fund; and

41

1 **WHEREAS**, on March 18, 2010, the Heritage Land Bank Advisory Commission
2 (HLBAC) unanimously approved HLBAC Resolution 2010-02 recommending the
3 Assembly approve disposal of Parcel 6-008; now, therefore,
4

5 **THE ANCHORAGE ASSEMBLY ORDAINS:**
6

7 **Section 1.** Pursuant to Anchorage Municipal Code section 25.40.025, the
8 disposal of HLB Parcel 6-008, legally described as LOT 19, USS 3202, by sealed
9 competitive bid for at least fair market value of \$90,000 and the cost of appraisal
10 (\$3,500), is hereby approved.
11

12 **Section 2.** This ordinance shall be effective immediately upon passage and
13 approval by the Assembly.
14

15 PASSED AND APPROVED by the Anchorage Municipal Assembly this 11th day
16 of May, 2010.
17
18



Chair of the Assembly

19
20
21
22 ATTEST:

23
24 
25 _____
26 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2010-37 AN ORDINANCE AUTHORIZING DISPOSAL BY SEALED BID COMPETITIVE SALE OF HLB PARCEL 6-008 LOCATED IN THE TURNAGAIN ARM COMMUNITY OF BIRD CREEK, AT MINIMUM FAIR MARKET VALUE OF \$90,000 PLUS THE APPRAISAL COST OF \$3,500 AND OTHER CONDITIONS AS DETERMINED BY HLB .

Sponsor: MAYOR
 Preparing Agency: Heritage Land Bank
 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:	\$93.5	0	0	0	0
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

Sale of property nets at least \$90,000 to the HLB fund and replaces the appraisal cost of \$3500.

PRIVATE SECTOR ECONOMIC EFFECTS:

Buyer will be responsible for taxes/assessments on the property.

Prepared by: **William M. Mehner**
 Director, Heritage Land Bank

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 235-2010

Meeting Date: April 20, 2010

1
2 **From: MAYOR**

3
4 **Subject: AN ORDINANCE AUTHORIZING DISPOSAL BY SEALED**
5 **COMPETITIVE BID OF HERITAGE LAND BANK PARCEL 6-008,**
6 **AKA LOT 19, USS 3202, T10N, R1W, TID 090-022-03, LOCATED**
7 **IN THE TURNAGAIN ARM COMMUNITY OF BIRD CREEK, FOR**
8 **AT LEAST FAIR MARKET VALUE OF \$90,000 PLUS THE**
9 **APPRAISAL COST OF \$3,500, AND OTHER CONDITIONS AS**
10 **DETERMINED BY HERITAGE LAND BANK.**

11
12
13
14 **Background.**

15 This 2.5 acre property, HLB Parcel No. 6-008 (TID 090-022-03), is legally
16 described as Lot 19, US Survey 3202, T10N., R1W, Sections 10/15, SM, and is
17 located in the Turnagain Arm community of Bird Creek (**Appendix A**). The
18 property is zoned R11. The property is accessed off Whispering Bird Lane,
19 minimally improved and dead-ends at the northeast corner of the site. The lot
20 consists of approximately 40% "B" wetlands and 60% upland. The neighborhood
21 is mostly single-family residential. The HLB parcel is surrounded by privately
22 owned parcels, resulting in no potential for assemblage or conversion of use.

23
24 **Public Process.**

25 A review of this disposal by all relevant Municipal agencies was completed prior
26 to the March 18, 2010 Heritage Land Bank Advisory Commission (HLBAC)
27 meeting, and confirmed the parcel is surplus to municipal needs. Public notice of
28 this hearing was published on the Municipality's public notice website February
29 28, and March 7 and 14, 2010.

30
31 The HLBAC held a public hearing on March 18, 2010. Heritage Land Bank staff
32 considers the disposal to be an appropriate use of HLB land. At its March 18,
33 2010 meeting, the HLBAC found the disposal of the property is in the best
34 interest of the Municipality of Anchorage and approved HLBAC Resolution
35 No. 2010-02 (**Appendix B**).

36
37 **Recommendation.**

38 The HLBAC recommends Assembly approval of the disposal pursuant to AMC
39 section 25.40.025.
40

1 **THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN**
2 **ORDINANCE AUTHORIZING DISPOSAL BY SEALED COMPETITIVE BID OF**
3 **HERITAGE LAND BANK PARCEL 6-008, AKA LOT 19, USS 3202, T10N, R1W,**
4 **TID 090-022-03, LOCATED IN THE TURNAGAIN ARM COMMUNITY OF BIRD**
5 **CREEK, FOR AT LEAST FAIR MARKET VALUE OF \$90,000 PLUS THE**
6 **APPRAISAL COST OF \$3,500, AND OTHER CONDITIONS AS DETERMINED**
7 **BY HERITAGE LAND BANK.**

8
9 Prepared by: Alison L. Smith, Land Management Officer,
10 Heritage Land Bank

11 Approved by: William M. Mehner, Executive Director,
12 Heritage Land Bank

13 Concur: Greg Jones, Executive Director,
14 Office of Community Planning and Development

15 Concur: Dennis A. Wheeler, Municipal Attorney

16 Concur: George J. Vakalis, Municipal Manager

17 Respectfully submitted: Daniel A. Sullivan, Mayor

18
19 Appendices:

20 Appendix A—Property Map

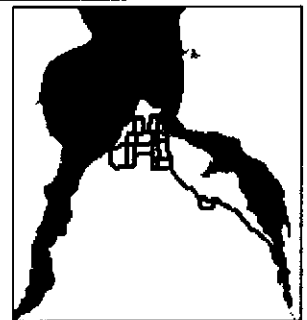
21 Appendix B—HLB Advisory Commission Resolution 2010-02

22

APPENDIX A: Parcel Map



HLB Parcel #6-008 (TID #090-022-03), Lot 19, T10N R1W, Sec. 10/15 - Bird, Alaska



APPENDIX B

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION No. 2010-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION (HLBAC) RECOMMENDING ASSEMBLY APPROVAL FOR SEALED BID COMPETITIVE SALE OF HLB PARCEL 6-008 LOCATED IN THE TURNAGAIN ARM COMMUNITY OF BIRD CREEK, LOT 19, USS 3202, TID 090-022-03, AT MINIMUM FAIR MARKET VALUE PLUS THE APPRAISAL COST.

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, AMC 25.40.025.A states, "The Heritage Land Bank Advisory Commission 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 Heritage Land Bank land or an interest in land."; and

WHEREAS, the subject parcel is a vacant residential parcel legally described as Lot 19, USS 3202, T10N., R1W., Sec. 10/15, TID 090-022-03; and

WHEREAS, the disposal of this parcel in the 2010 calendar year has been reviewed and approved in the Heritage Land Bank 2010 Annual Work Program (draft approved by HLBAC February 11, 2010); and

WHEREAS, HLB posted the property and conducted public notice and an agency review by all potentially interested Municipal agencies to establish that the subject property is surplus to municipal needs and is therefore eligible for inclusion in this proposed sale; and

WHEREAS, the proposed sale to the private sector will add the subject parcel to the tax rolls and create revenue for the Heritage Land Bank Fund,

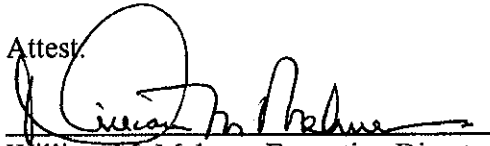
NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL OF A SEALED BID SALE OF HLB PARCEL 6-008 AT MINIMUM FAIR MARKET VALUE PLUS THE APPRAISAL COST.

PASSED AND APPROVED the 18th day of March, 2010.

Approved:


Ray ~~Hickel~~ Chair **TERRY BRYAN**
Heritage Land Bank Advisory Commission
VICE-CHAIR

Attest:


William M. Mehner, Executive Director
Heritage Land Bank

Content ID: 008884

Type: Ordinance - AO

AN ORDINANCE AUTHORIZING DISPOSAL BY SEALED COMPETITIVE BID OF HERITAGE LAND BANK PARCEL 6-008, AKA LOT 19, USS 3202, T10N, R1W, T1D 090-022-03, LOCATED IN THE TURNAGAIN ARM COMMUNITY OF

Title: BIRD CREEK, FOR AT LEAST FAIR MARKET VALUE OF \$90,000 PLUS THE APPRAISAL COST OF \$3,500, AND OTHER CONDITIONS AS DETERMINED BY HERITAGE LAND BANK

Author: vanhornlr

Initiating Dept: HLB

Description: Assembly Ordinance Authorizing Sealed Bid Sale of HLB property in Bird Creek

Keywords: Sealed Bid Sale Bird Creek HLB Parcel #6-008

Date Prepared: 3/31/10 11:21 AM

Director Name: Wm. M. Mehner

Assembly Meeting Date: 4/20/10

Public Hearing Date: 5/11/10

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	4/9/10 9:01 AM	Exit	Joy Maglaqui	Public	008884
MuniManager_SubWorkflow	4/9/10 9:01 AM	Approve	Joy Maglaqui	Public	008884
Legal_SubWorkflow	4/7/10 7:03 PM	Approve	Rhonda Westover	Public	008884
Finance_SubWorkflow	4/7/10 12:38 PM	Approve	Lucinda Mahoney	Public	008884
OMB_SubWorkflow	4/2/10 5:24 PM	Approve	Cheryl Frasca	Public	008884
OCPD_SubWorkflow	4/2/10 12:40 PM	Approve	Tawny Klebesadel	Public	008884
HLB_SubWorkflow	3/31/10 11:47 AM	Approve	William Mehner	Public	008884
AllOrdinanceWorkflow	3/31/10 11:26 AM	Checkin	Lynn Roderick Van Horn	Public	008884