

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Merrill Field Airport

For Reading: June 8, 2010

CLERK'S OFFICE

APPROVED

Date:

6-22-10

ANCHORAGE, ALASKA

AO 2010-48

1 AN ORDINANCE AUTHORIZING THE ACQUISITION OF LOT 4A, BLOCK 40,
2 THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE; ACCEPTING,
3 WHEN TENDERED, FOUR HUNDRED THIRTY-SEVEN THOUSAND
4 DOLLARS (\$437,000) FROM THE FEDERAL AVIATION ADMINISTRATION
5 (FAA) AIRPORT IMPROVEMENT PROGRAM GRANT AND ELEVEN
6 THOUSAND FIVE HUNDRED DOLLARS (\$11,500) FROM THE STATE OF
7 ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
8 (SOA/DOT&PF) GRANT; AND APPROPRIATING SAID GRANTS AND
9 ELEVEN THOUSAND FIVE HUNDRED DOLLARS (\$11,500) FROM AIRPORT
10 UNRESTRICTED NET ASSETS (580) TO MERRILL FIELD'S CAPITAL
11 IMPROVEMENT FUND (581) FOR THE ACQUISITION OF THIS PARCEL.
12

13
14 **WHEREAS**, the Merrill Field Airport Master Plan, adopted by Assembly
15 Resolution AR 2000-138, identifies the need to acquire certain lands adjacent to
16 Merrill Field for the purpose of ensuring compatible land use and eliminating
17 deviations from Airport design standards; and
18

19 **WHEREAS**, the FAA grant agreements encourage and require the Municipality
20 of Anchorage ensure compatible land use around Merrill Field Airport; and
21

22 **WHEREAS**, the FAA has approved the administrative process used to determine
23 the market value of the subject property; and
24

25 **WHEREAS**, the current owner of the previously described property has
26 expressed an interest in selling the property to the Municipality of Anchorage,
27 and
28

29 **WHEREAS**, in anticipation of the FAA offering the Municipality of Anchorage a
30 grant in the amount of FOUR HUNDRED THIRTY-SEVEN THOUSAND
31 DOLLARS (\$437,000); and
32

33 **WHEREAS**, in anticipation of the SOA/DOT&PF offering the Municipality of
34 Anchorage a grant in the amount of ELEVEN THOUSAND FIVE HUNDRED
35 DOLLARS (\$11,500); and
36

37 **WHEREAS**, the grant amounts shall be adjusted by the granting agencies to
38 actual expenditures at time of closing; now therefore,

1
2 **THE ANCHORAGE ASSEMBLY ORDAINS:**

3
4 **Section 1.** The acquisition of the following described real property (hereinafter,
5 the "Property") by the Municipality of Anchorage is approved:
6

7 Lot 4A, Block 40, Third Addition to the Townsite of Anchorage, according
8 to the official plat filed February 15, 1968, under Plat Number 68-21, filed
9 in the records of the Anchorage Recording District, Third Judicial District,
10 State of Alaska. The Property is approximately 10,958 square feet.
11

12 **Section 2.** The acceptance, when tendered, of the FAA grant of FOUR
13 HUNDRED THIRTY-SEVEN THOUSAND DOLLARS (\$437,000) is approved,
14 and the grant funds are appropriated to Merrill Field's Capital Improvement Fund
15 (581).
16

17 **Section 3.** The acceptance, when tendered, of the SOA/DOT&PF grant of
18 ELEVEN THOUSAND FIVE HUNDRED DOLLARS (\$11,500) is approved, and
19 the grant funds are appropriated to Merrill Field's Capital Improvement Fund
20 (581).
21

22 **Section 4.** The appropriation of ELEVEN THOUSAND FIVE HUNDRED
23 DOLLARS (\$11,500) from airport unrestricted net assets (580) to Merrill Field's
24 Capital Improvement Fund (581) is approved.
25

26 **Section 5.** The Mayor, or his designee, is authorized to execute such
27 agreements and provide such information as may be required of the Municipality
28 of Anchorage for the acquisition of the Property.
29

30 **Section 6.** This Ordinance shall take effect immediately upon passage and
31 approval by the Assembly.
32

33 PASSED AND APPROVED by the Assembly this 22nd day of
34 June, 2010.

35
36 
37 _____
Chair of the Assembly

38 ATTEST:

39 
40 _____
41 Municipal Clerk

42
43
44 Departmental Appropriation:
45 Merrill Field Airport \$460,000

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- Utilities

AO Number: 2010-48

Title: **AN ORDINANCE AUTHORIZING THE ACQUISITION OF LOT 4A, BLOCK 40, THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE AND ACCEPTING WHEN TENDERED FEDERAL AND STATE GRANTS AND APPROPRIATING SAID GRANTS AND ELEVEN THOUSAND FIVE HUNDRED DOLLARS FROM AIRPORT UNRESTRICTED NET ASSETS (580) TO MERRILL FIELD'S CAPITAL IMPROVEMENT FUND (581) FOR THE ACQUISITION OF THIS PARCEL.**

Sponsor: **MAYOR**
 Preparing Agency: **Merrill Field Airport**
 Others Impacted: **None**

CHANGES IN REVENUES AND EXPENSES:	(In Thousands of Dollars)				
	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>
Operating Revenues:					
TOTAL OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenses:					
TOTAL OPERATING EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Operating Revenues:					
TOTAL NON-OPERATING REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Operating Expenses:					
TOTAL NON-OPERATING EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -
NET INCOME (REGULATED)	\$ -	\$ -	\$ -	\$ -	\$ -
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Merrill Field Airport will have management authority for this property. This project will enhance the safety of the airport by removing existing obstructions from the Runway Protection Zone for Runway 16-34. The property will be re-vegetated for erosion control and will remain undeveloped.

This property acquisition will reduce tax revenue by approximately \$3,900 per year.

PRIVATE SECTOR ECONOMIC EFFECTS:

None.

Prepared by: David A. Lundeby, Manager, Merrill Field Airport Telephone: 343-6305

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 338-2010

Meeting Date: June 8, 2010

1
2 **From: MAYOR**

3
4 **Subject: AN ORDINANCE AUTHORIZING THE ACQUISITION OF LOT 4A,**
5 **BLOCK 40, THIRD ADDITION TO THE TOWNSITE OF**
6 **ANCHORAGE; ACCEPTING, WHEN TENDERED, FOUR**
7 **HUNDRED THIRTY-SEVEN THOUSAND DOLLARS (\$437,000)**
8 **FROM THE FEDERAL AVIATION ADMINISTRATION (FAA)**
9 **AIRPORT IMPROVEMENT PROGRAM GRANT AND ELEVEN**
10 **THOUSAND FIVE HUNDRED DOLLARS (\$11,500) FROM THE**
11 **STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND**
12 **PUBLIC FACILITIES (SOA/DOT&PF) GRANT; AND**
13 **APPROPRIATING SAID GRANTS AND ELEVEN THOUSAND FIVE**
14 **HUNDRED DOLLARS (\$11,500) FROM AIRPORT UNRESTRICTED**
15 **NET ASSETS (580) TO MERRILL FIELD'S CAPITAL**
16 **IMPROVEMENT FUND (581) FOR THE ACQUISITION OF THIS**
17 **PARCEL.**

18
19 The Merrill Field Airport Master Plan, adopted by Assembly Resolution AR 2000-
20 138, identifies the need to acquire certain lands along the west side of Merrill
21 Field. The primary purpose of this land acquisition program is to eliminate
22 deviations from airport design standards within Runway and Taxiway Object Free
23 Areas and Runway Protection Zones and to ensure airport compatible land use.

24
25 The acquisition of Lot 4A will enhance the safety of the airport by removing
26 existing obstructions from the Runway Protection Zone for Runway 16-34. After
27 the obstructions are removed the property will be re-vegetated for erosion control
28 and will remain undeveloped.

29
30 The FAA and SOA/DOT&PF have consistently supported these land purchases
31 to provide the airport with the authority to remove existing obstructions and to
32 make property available for aviation development.

33
34 Over the past 20 years, Merrill Field has had a Land Acquisition Program in
35 place to prioritize land acquisitions as identified on the FAA approved Airport
36 Layout Plan. The Land Acquisition Program has been very successful: There
37 have been 37 grant funded property acquisitions and 16 grant funded building
38 demolitions which have resulted in a safer environment for the aviation
39 community and the general public. Currently, there are four remaining parcels
40 recommended for acquisition along the west side of Merrill Field, which includes
41 the subject parcel. All of these land acquisitions have been completed under a
42 willing seller - willing buyer arrangement.

1 The current property owner, Nina L. Van Huss Revocable Trust, has expressed
2 an interest in selling its property to the Municipality of Anchorage. The property
3 owner and the Municipality of Anchorage have executed a "Purchase and Sale
4 Agreement" whereby Seller has agreed to sell its property to the Municipality of
5 Anchorage at the established fair market value. The obligation of the
6 Municipality to close on this agreement is expressly contingent on Assembly
7 approval to accept grant funding and authority to acquire land. A recent
8 appraisal and review appraisal have established the fair market value of the
9 property to be \$245,000. The appropriation includes \$215,000 for closing costs
10 and engineering, demolition, environmental and administrative costs.

11
12 Merrill Field Airport anticipates receiving a grant in the amount of \$437,000 from
13 the FAA and anticipates receiving \$11,500 in grant matching funds from the
14 SOA/DOT&PF for the acquisition of the subject parcel. The Municipality of
15 Anchorage's matching share of \$11,500 comes from Merrill Field Airport
16 Unrestricted Net Assets. Appropriation is contingent upon receipt of the FAA
17 and SOA/DOT&PF grants.

18
19 The following is presented for Assembly information:

20
21

<u>Revenues</u>	<u>Account Name</u>	<u>Amount</u>
22 581-8982-9331-89821002-BP2010	U.S.DOT, FAA Grant	\$437,000
23 581-8982-9825-89821002-BP2010	SOA/DOT&PF Grant	11,500
24 580-0770-BP2010	MOA Match	<u>11,500</u>
		\$460,000

25
26

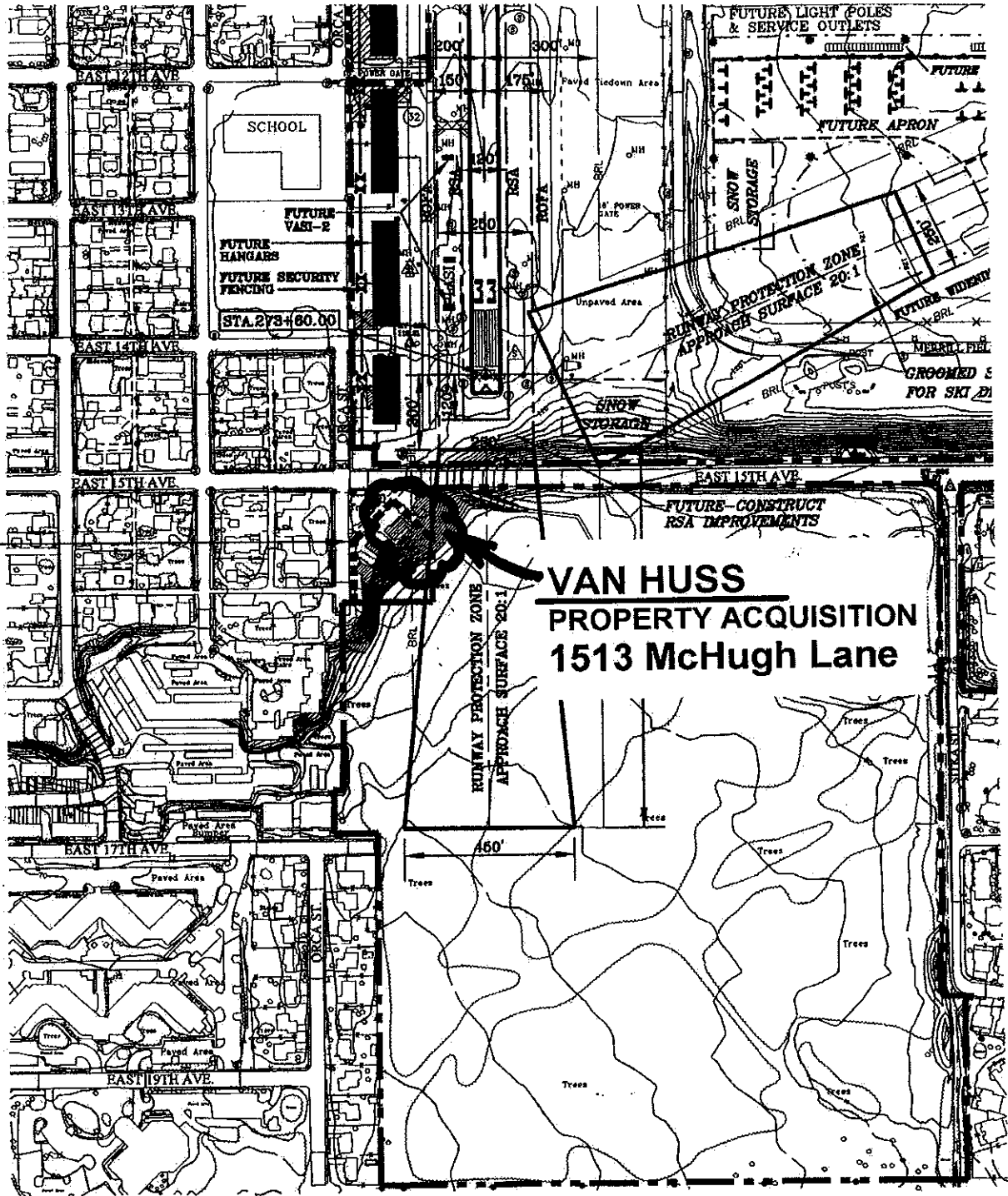
27 **AN ORDINANCE AUTHORIZING THE ACQUISITION OF LOT 4A, BLOCK 40,**
28 **THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE; ACCEPTING,**
29 **WHEN TENDERED, FOUR HUNDRED THIRTY-SEVEN THOUSAND**
30 **DOLLARS (\$437,000) FROM THE FEDERAL AVIATION ADMINISTRATION**
31 **(FAA) AIRPORT IMPROVEMENT PROGRAM GRANT AND ELEVEN**
32 **THOUSAND FIVE HUNDRED DOLLARS (\$11,500) FROM THE STATE OF**
33 **ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**
34 **(SOA/DOT&PF) GRANT; AND APPROPRIATING SAID GRANTS AND**
35 **ELEVEN THOUSAND FIVE HUNDRED DOLLARS (\$11,500) FROM AIRPORT**
36 **UNRESTRICTED NET ASSETS (580) TO MERRILL FIELD'S CAPITAL**
37 **IMPROVEMENT FUND (581) FOR THE ACQUISITION OF THIS PARCEL.**

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39
40 Prepared by: Merrill Field Airport

41
42 Approved by: David A. Lundeby, Manager
43 Merrill Field Airport
44

1 Concur: Dennis A. Wheeler, Municipal Attorney
2
3 Fund Certification: Lucinda Mahoney, CFO
4 * 581-8982-9331-89821002 \$437,000 (BP2010)
5 (Designated FAA-DOT Grant)
6 * 581-8982-9825-89821002 \$11,500 (BP2010)
7 (Designated SOA/DOT&PF Grant)
8 580-0770 \$11,500 (BP2010)
9 (Airport Net Assets)
10 * Subject to receipt of approved grant agreements
11
12 Concur: George J. Vakalis, Municipal Manager
13
14 Respectfully submitted: Daniel A. Sullivan, Mayor
15

MERRILL FIELD AIRPORT



Content ID: 009046

Type: Ordinance - AO

AN ORDINANCE AUTHORIZING THE ACQUISITION OF LOT 4A, BLOCK 40, THIRD ADDITION TO THE TOWNSITE OF ANCHORAGE; ACCEPTING, WHEN TENDERED, FOUR HUNDRED THIRTY-SEVEN THOUSAND DOLLARS (\$437,000) FROM THE FEDERAL AVIATION ADMINISTRATION (FAA) AIRPORT IMPROVEMENT PROGRAM GRANT AND ELEVEN THOUSAND FIVE

Title: HUNDRED DOLLARS (\$11,500) FROM THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES (SOA/DOT&PF) GRANT; AND APPROPRIATING SAID GRANTS AND ELEVEN THOUSAND FIVE HUNDRED DOLLARS (\$11,500) FROM AIRPORT UNRESTRICTED NET ASSETS (580) TO MERRILL FIELD'S CAPITAL IMPROVEMENT FUND (581) FOR THE ACQUISITION OF THIS PARCEL.

Author: luebke

Initiating Dept: Merrill

Date Prepared: 5/14/10 10:44 AM

Director Name: David A. Lundeby

Assembly Meeting Date: 6/8/10

Public Hearing Date: 6/22/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/28/10 10:29 AM	Exit	Nina Pruitt	Public	009046
MuniManager_SubWorkflow	5/28/10 10:29 AM	Approve	Nina Pruitt	Public	009046
Legal_SubWorkflow	5/28/10 10:18 AM	Approve	Dean Gates	Public	009046
Finance_SubWorkflow	5/25/10 8:51 AM	Approve	Lucinda Mahoney	Public	009046
OMB_SubWorkflow	5/19/10 11:05 AM	Approve	Cheryl Frasca	Public	009046
Merrill_SubWorkflow	5/18/10 10:13 AM	Approve	David Lundeby	Public	009046
AllOrdinanceWorkflow	5/18/10 10:08 AM	Checkin	Linda Luebke	Public	009046
Merrill_SubWorkflow	5/18/10 10:05 AM	Reject	David Lundeby	Public	009046
AllOrdinanceWorkflow	5/18/10 9:02 AM	Checkin	Linda Luebke	Public	009046
OMB_SubWorkflow	5/14/10 1:30 PM	Reject	Cheryl Frasca	Public	009046
Merrill_SubWorkflow	5/14/10 10:54 AM	Approve	David Lundeby	Public	009046
AllOrdinanceWorkflow	5/14/10 10:48 AM	Checkin	Linda Luebke	Public	009046