From: MAYOR

Subject: 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.

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

- West 1/3 of the N ½ Lot 4, Block 15, Mt. View Subdivision
- Middle 1/3 of the N ½ Lot 4, Block 15, Mt. View Subdivision
- East 1/3 of the N ½ Lot 4, Block 15, Mt. View Subdivision
- West 1/3 of the N ½ Lot 3, Block 15, Mt. View Subdivision
- Middle 1/3 of the N ½ Lot 3, Block 15, Mt. View Subdivision
- West 1/3 of the S ½ Lot 4, Block 15, Mt. View Subdivision

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

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

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

This acquisition comports with the HLB mission to acquire property for future municipal uses (AMC section 25.40.010), and with AMC section 25.40.010A.,
“[T]he acquisition responsibility of the Heritage Land Bank is to apply for and acquire in the name of the municipality, all lands to be transferred to the municipality from the state... as well as other land acquired by the municipality by purchase, donation, exchange or other means which is to be managed by the Land Bank on behalf of the municipality pursuant to Section 25.40.015A. Land acquired under this section shall be added to the Heritage Land Bank inventory.”

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

The accounting detail is as follows:

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<tr>
<th>REVENUE</th>
<th>NAME</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>221-0740</td>
<td>HLB Fund Balance</td>
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<tr>
<td>421-1252-9601-125267</td>
<td>Contributions from other Funds</td>
<td>$27,786</td>
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<table>
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<tr>
<th>EXPENDITURES</th>
<th>NAME</th>
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<tr>
<td>221-1221-3901</td>
<td>Contribution to other Funds</td>
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<tr>
<td>421-1252-5101-125267</td>
<td>Land</td>
<td>$27,786</td>
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</tbody>
</table>

THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF 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.

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