

Summary of Land Trade Issues – MOA and ASD – In NECC Area
Prepared by Peggy Robinson, NECC President
February 13, 2007

Begich Middle School and NE Community Center Site

1. Site Plan for the whole site developed through community and NECC input in summer 2003.
2. School designed and constructed and 1% Art planned for this site design. 2003-2006
3. MOA Real Estate Services approached ASD administration around end of January 2006 about trading the 5 acres of land the NE Community Center was planned for and some of ASD outdoor sports facilities. Desire was to have space behind Fire Station 6 for driveway to create drive-thru station bays. (This had been proposed by NECC when ASD obtained the site, but was rejected by them at that time.)
4. Trade was mentioned at the special 4:30 school board meeting in February. No public notice or hearing. School Board did not object – didn't know of reason for site plan design.
5. Approved at Planning and Zoning Meeting on March 13. Listed on their agenda under "Appearance Request" for "HLB and ASD to amend the Muldoon Middle School Site Plan". No community councils listed. Not listed as new business and no public hearing held.
6. NECC membership meeting on March 16. Director of Real Estate Services is at the meeting, but did not request being on the agenda. Under a report about the Alaska Greenhouse Property, she distributed a Memorandum given to Assembly members on March 14 about the "land management authority exchange". Memorandums are on the consent agenda and do not generate public hearings. They are only pulled and discussed if an Assembly member desires. NECC had some discussion of it, but since it was not on the agenda and we were under time constraints, it could not be fully discussed.
7. The NECC Board meeting on March 30 included a discussion of this change for over an hour. ASD and MOA representatives attended. We requested "the ASD Facilities Department to develop an alternate site plan proposal that leaves the location of the community center/library intact, but relocates some of the other site elements in order to accommodate the Fire Station #6 expansion."
8. We requested that a written response to this be provided, and that "If Fire Station 6 is ultimately relocated to another site, that its property be combined with the community center/library to create an expanded site and access off Patterson Road." No response was received.
9. The land was transferred, and the 1% for the Art Committee regrouped to consider new options for outdoor art.

Bartlett High School land and South Anchorage Ballfields

1. Voters approved Proposition 4 in April 2006 to dispose of 69 acres of parkland for a trade of land adjacent to the South Anchorage Ball Fields.
2. Summer 2006, Real Estate Services determined that the parkland is not of equal value and needed to include additional land in the trade.
3. Assembly agenda on August 15, 2006, lists AP 2006-124 as an "Ordinance Authorizing Disposal of a Portion of Tract "B", T13N, R3W, Section 12 at Fair Market Value to Park

Improvement Project LLC.” This tract is Muldoon Tract B, located northeast of the intersection of Muldoon Road and the Glenn Highway. It is not described as part of Bartlett High School, although it is.

4. Member of the public raised issues about legality of even including additional land, so public hearing is continued and was planned to be discussed at the September 12 Assembly meeting. (Was later postponed to September 26 meeting.)
5. Director of Real Estate Services discussed the land trade at NECC’s Board meeting on September 7. At that meeting, she distributed a map of the North and South Portions and stated that her preference is the North Portion of Tract B. The North Portion is directly to the south of Bartlett High School’s east parking lot, and contains numerous trails. The South Portion is south of the access road to the Native Heritage Center.
6. During September 5 – 15, NECC President wrote numerous emails and attended Assembly-School Board work session to raise concern over trade of actively used BHS land.
7. On September 19, ASD Administration told MOA that they would not support declaring as surplus this BHS land with the trails and having it available for the trade.
8. On October 11, the Mayor requested ASD to declare the southern portion as excess and allow its transfer to Real Estate Services.
9. The Anchorage School Board approved memo #95 on October 16, 2006.

Clark Middle School Land

1. It was announced as part of the new school design presentation at the November 16, 2006 NECC meeting that 5 acres on the far west of the school site was being reserved for future MOA use; as part of the POB Montgomery development next door. It was not available for the school site. (It is shown in gray on the site plan.)
2. Although Clark is not in the NECC area, a portion of our area has students who will continue to attend this school when Begich Middle School opens, so we are still involved with it.
3. At some point this fall, the school board was informed of the proposal to transfer these 5 acres to the MOA, but it was not noticed in a public meeting nor was there a vote taken. No school board members objected. At least one member assumed that the MOA was handling the public notice and comment.
4. Mt. View Community Council was not noticed nor asked to comment on this land trade. (As per their secretary.)
5. There has been no MOA public notice for Assembly action as of yet (as far as we know).

Other

1. The Heritage Land Bank Advisory Commission had their last meeting on February 8. Their agenda listed 3 public hearings for transferring management authority of different parcels of land. HLB AC 2007-17 lists the streets adjacent to the property. Resolutions 2007-01 and 02 only list the Parcel numbers, with no description, including no addresses.