

Submitted by: Chair of the Assembly At  
the Request of the Mayor  
Prepared by: Real Estate Services on behalf  
of the Parks Department  
For Reading: May 23, 2006

CLERK'S OFFICE

ANCHORAGE, ALASKA

APPROVED

AO NO. 2006- 84

Date: 6-6-06

1  
2 AN ORDINANCE APPROVING THE PURCHASE AND ACQUISITION OF REAL PROPERTY  
3 LEGALLY DESCRIBED AS LOT 3, MULDOON ESTATES SUBDIVISION, FOR FAIR  
4 MARKET VALUE NOT TO EXCEED ONE MILLION THREE HUNDRED EIGHT THOUSAND  
5 DOLLARS (\$1,308,000.00).  
6

7  
8 WHEREAS, the administration desires to acquire property in East Anchorage on behalf of the  
9 Municipality for use as a municipal park; and

10  
11 WHEREAS, Anchorage Municipal Code sections 25.20.010 and .020 authorize the Municipality to  
12 acquire land for any public purpose, upon approval by the Assembly; and

13  
14 WHEREAS, Joe Bryant and the Estate of Thomas Michael Cody IV are owners of a large parcel  
15 that was the former Alaska Greenhouse site, legally described as Tract B, Muldoon Estates  
16 Subdivision, and;

17  
18 WHEREAS, Joe Bryant and the Estate of Thomas Michael Cody IV have submitted a preliminary  
19 plat application creating a new tract of land encompassing the eastern twelve acres of the subject  
20 site with a proposed new legal description of Lot 3, Muldoon Estates Subdivision, and;

21  
22 WHEREAS, the location of this twelve-acre parcel proposed as Lot 3 corresponds with the  
23 recommended acquisition of a new park in the draft Anchorage Bowl Parks, Natural Resource and  
24 Recreation Facilities Plan; and

25  
26 WHEREAS, on September 8, 2005, the Parks and Recreation Advisory Commission unanimously  
27 approved PRC Resolution 2005-08, recommending purchase of the subject parcel; and

28  
29 WHEREAS, the Municipality seeks authorization to purchase proposed Lot 3, Muldoon Estates  
30 Subdivision for the amount \$ 1,307,000.00 plus closing costs, with previously appropriated general  
31 obligation bond funds in the Anchorage Parks and Recreation Service Area Capital Improvement  
32 Program (CIP) Fund (461); Now therefore,  
33

1  
2 **THE ANCHORAGE ASSEMBLY ORDAINS:**

3  
4 **Section 1.** The purchase of Lot 3, Muldoon Estates Subdivision, zoned R3 and containing 12  
5 acres±, for ONE MILLION THREE HUNDRED EIGHT THOUSAND Dollars (\$1,308,000.00), is  
6 hereby authorized.

7  
8 **Section 2.** This ordinance shall take effect immediately upon passage and approval.

9  
10 PASSED AND APPROVED by the Anchorage Assembly this 6<sup>th</sup> day of  
11 June, 2006.  
12  
13

14  
15 *Daniel A. Sullivan*  
16 Chairman of the Assembly  
17

18 ATTEST:

19 *Bonnie S. Mueck*  
20 Municipal Clerk  
21

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2006- 84      Title: Purchase of Lot 3, Muldoon Estates Subdivision  
Sponsor:                              Parks & Recreation  
Preparing Agency:                  Real Estate Services  
Others Impacted:

-----  
**CHANGES IN EXPENDITURES AND REVENUES:**                              **(Thousands of Dollars)**  
-----

FY06                      FY07                      FY08                      FY09                      FY10

-----

Operating Expenditures  
    1000 Personal Services  
    2000 Supplies  
    3000 Other Services  
    4000 Debt Service  
    5000 Capital Outlay                      1,308

TOTAL DIRECT COSTS:                      1,308

6000 IGCs

FUNCTION COST:

REVENUES:                                      (2,000)

CAPITAL:

POSITIONS: FT/PT and Temp.

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Use of previously appropriated Park bond fund (461) monies to add land to municipal inventory for public park use. Acquisition of this property will remove it from the tax rolls, resulting in a loss of tax revenue of approximately \$2,000 per year.

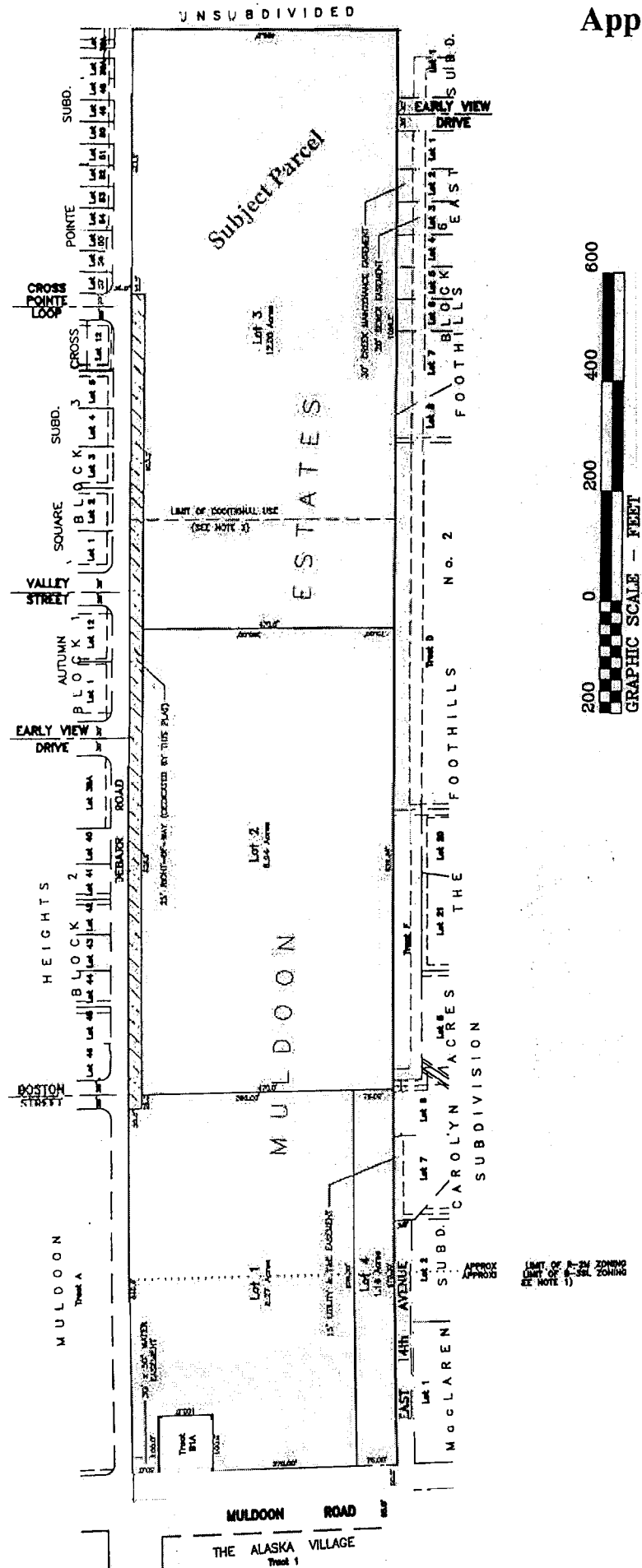
**PRIVATE SECTOR ECONOMIC EFFECTS:**

Prepared by: Robin E. Ward, HLB/RES Director                              Telephone: 343-4337

Validated by OMB: Janet Mitson, Office of Management & Budget                              Date: \_\_\_\_\_

Approved by: Robin E. Ward, Executive Director, HLB & RES                              Date: April 17, 2006

Appendix A





# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 384-2006

Meeting Date: May 23, 2006

1 From: Mayor

2  
3  
4 Subject: **An Ordinance Approving the Purchase and Acquisition of Real Property**  
5 **Legally Described as Lot 3, Muldoon Estates Subdivision, for Fair Market**  
6 **Value Not to Exceed One Million Three Hundred Eight Thousand Dollars**  
7 **(\$1,308,000).**

8  
9 The accompanying ordinance seeks approval for the Parks and Recreation Department  
10 to purchase real property and acquire it for a future park site. The subject parcel is an  
11 eastern portion of Tract B, recently replatted and awaiting recording as Lot 3, Muldoon  
12 Estates Subdivision. It is zoned R-3 and is approximately twelve acres in size (see  
13 attached map, Appendix A).

14  
15 The Parks and Recreation Department has recently completed a draft Anchorage Bowl  
16 Parks, Natural Resource and Recreation Facilities Plan. A part of that plan has been to  
17 determine locations for future park and recreation sites that will be needed in the next  
18 twenty years. Those locations for future park site purchases have been prioritized and  
19 the Muldoon Estates Subdivision site is a priority on that list.

20  
21 The subject property was identified in 2005 after the entire former Alaska Greenhouse  
22 parcel was contracted for purchase by Joe Bryant and Thomas Cody. Their agent  
23 approached the MOA with a proposal to subdivide from the originally platted tract (Tract  
24 B) the eastern twelve acres of the property, now described as Lot 3, for a park. A  
25 contract with Joe Bryant and the Estate of Thomas Michael Cody IV for the named  
26 purchase amount has been signed, contingent upon the recording of the plat creating a  
27 new parcel containing the east twelve acres of the property (Lot 3) and approval of the  
28 purchase by the Anchorage Assembly.

29  
30 At their regular meeting on September 8, 2005, the Parks and Recreation Advisory  
31 Commission unanimously approved Resolution #2005-08, recommending the  
32 Administration endorse and approve the purchase of the east twelve acres of Tract B,  
33 Muldoon Estates Subdivision (Appendix B). This action also comports with the  
34 "Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan"  
35 recommendation to acquire new park land in east Muldoon (Appendix C).

36  
37 Funding for the \$1,308,000 purchase of proposed Lot 3, Muldoon Estates Subdivision,  
38 shall come from previously appropriated general obligation bond funds in the Anchorage  
39 Parks and Recreation Service Area CIP Fund (461).

1  
2  
3 THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF THE  
4 PURCHASE AND ACQUISITION OF THE PROPOSED LOT 3, MULDOON ESTATES  
5 SUBDIVISION NOT TO EXCEED ONE MILLION THREE HUNDRED EIGHT  
6 THOUSAND DOLLARS (\$1,308,000) FROM THE ANCHORAGE PARK BOND FUND  
7 (461).  
8

9  
10 Prepared by: Robin E. Ward, Executive Director of Heritage Land Bank & Real Estate  
11 Services

12 Concur: Mary Jane Michael, Executive Director, Economic & Community Development  
13 Concur: Jeff Dillon, Executive Director, Parks & Recreation Department  
14

15 Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer

16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

461-5435-5101-543512-BY1999	\$ 157,413
461-5436-5101-543602-BY2000	\$ 125,911
461-5436-5101-543623-BY2000	\$ 56,910
461-5436-5101-543624-BY2000	\$ 354,800
461-5436-5101-543658-BY2001	\$ 237,500
461-5436-5101-543660-BY2001	\$ 118,750
461-5436-5101-543666-BY2001	\$ 114,366
461-5490-5101-549058-BY1998	\$ 38,949
461-5490-5101-549062-BY1998	\$ 10,000
461-5492-5101-549236-BY1998	\$ 93,400
<u>Anchorage Park Bonds Fund Total</u>	<u>\$1,308,000</u>

28  
29 Concur: Denis C. LeBlanc, Municipal Manager  
30 Respectfully submitted: Mark Begich, Mayor

## Appendix B



### ANCHORAGE, ALASKA Parks and Recreation Commission Resolution Resolution No. 2005-08

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

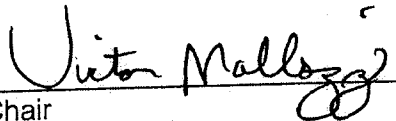
WHEREAS, the Anchorage Parks and Recreation Commission has considered the park and recreation service needs of the citizens of the Municipality and has identified underserved areas within the Municipality, including an area within the Northeast Community Council area; and

WHEREAS, a suitable tract of land, more particularly described as the east twelve-acre fraction of Tract B Muldoon Estates Subdivision, has been identified in the vicinity of Chester Creek and DeBarr Road (extended), east of Muldoon Road, to help meet the neighborhood and community park needs of this underserved area and that said parcel would be a valuable addition to the park system of the Municipality of Anchorage; and

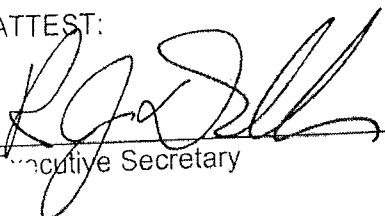
WHEREAS, the Parks and Recreation Commission finds that the proposed acquisition would be consistent with the draft *Anchorage Bowl Park, Natural Resource, and Recreation Facilities Plan*, as well as other adopted plans; therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission recommends that the certain above-described property be acquired for public park purposes.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 8th day of September, 2005.

  
Chair

ATTEST:

  
Executive Secretary

Appendix C

Anchorage Bowl Park, Natural Resource,  
and Recreation Facility Plan



Draft

January 2005

Municipality of Anchorage  
Planning Department  
&  
Parks and Recreation Department



Folker Park: develop play area, picnic area, playfield, and parking.

Nash Park: develop play area, picnic area, playfield, and parking.

Carlson Park: develop play area, picnic area, playfield, and parking.

Baxter Bog Park: develop play area, picnic area, playfield, and parking in southeast corner.

Nunaka Valley Park: continue to upgrade facilities.

Eastchester-Sitka Park: continue to upgrade and expand facilities.

CU parks are needed in the following areas:

Muldoon Road and DeBarr Road as part of a new town center.

University Lake Park: upgrade existing facilities.

Russian Jack Springs Park: provide upgrades to existing park area, including expanded athletic fields and new playgrounds; upgrade the golf course and trail system, and study the potential for expanding camping area.

Centennial Park: expand Community Use area, including playground, picnic area, and open playfield.

Goose Lake Park: provide upgrades to picnic area, playground, and playfield.

Cheney Lake Park: improve trails and picnic area per master plan.

## Acquire Land and Develop New Parks

---

Acquire and develop new park at the following:

Russian Jack Springs Park: acquire new park in Reka Drive area.

Tikishla Park: acquire additional access for local neighborhoods.

Creekside Town Center: acquire new parkland in east area and as part of town center development for Community Use.

→ East Muldoon: acquire new Neighborhood Use park area.

## School-Park Partnership

Develop school-park joint facilities at the following elementary school sites:

Creekside  
Muldoon  
Scenic Park  
Baxter  
Susitna  
Russian Jack  
Rogers Park

Maintain and expand Community School programs at the following school sites:

Muldoon Elementary  
Creekside Elementary  
Chester Valley/Susitna Elementary  
Ptarmigan Elementary  
Baxter Elementary  
Wendler Middle  
Russian Jack Elementary  
Clark Middle  
Tyson Elementary

## Expand and Develop Recreation Facilities

Develop a new community center in partnership with the Muldoon/Creekside Town Center development within the vicinity of Muldoon Road and DeBarr Road.

**Content Information**

Content ID : 003900

Type: Ordinance-InvolvingFunds - AO

Title: Purchase Muldoon Estates Lot 3 by Parks Dept

Author: curtiscr

Initiating Dept: HLB

Review Depts: ParksRec

**Description:** Purchase and acquisition of real property legally described as lot 3, Muldoon Estates Subd, zoned R-3.

**Keywords:** Muldoon Estates, lot 3

Date Prepared: 4/18/06 8:39 AM

Director Name: Robin Ward

Assembly Meeting Date  
MM/DD/YY: 5/23/06

Public Hearing Date  
MM/DD/YY: 6/6/06

2006 MAY 12 PM 3:20  
 DILLON'S OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllFundOrdinanceWorkflow	4/18/06 8:44 AM	Checkin	mooredy	Public	003900
HLB_SubWorkflow	4/18/06 9:05 AM	Approve	wardre	Public	003900
ECD_SubWorkflow	4/18/06 9:16 AM	Approve	barkleyva	Public	003900
ParksRec_SubWorkflow	4/18/06 10:13 AM	Approve	dillonrj	Public	003900
OMB_SubWorkflow	4/19/06 10:15 PM	Approve	mitsonjl	Public	003900
CFO_SubWorkflow	4/21/06 9:24 AM	Approve	sinzje	Public	003900
Legal_SubWorkflow	4/21/06 11:41 AM	Approve	fehlenrl	Public	003900
MuniManager_SubWorkflow	4/21/06 12:10 PM	Checkin	curtiscr	Public	003900
AllFundOrdinanceWorkflow	4/21/06 12:46 PM	Reject	curtiscr	Public	003900
AllFundOrdinanceWorkflow	5/8/06 4:21 PM	Checkin	curtiscr	Public	003900
HLB_SubWorkflow	5/8/06 4:22 PM	Approve	wardre	Public	003900
ECD_SubWorkflow	5/8/06 4:24 PM	Approve	thomasm	Public	003900
ParksRec_SubWorkflow	5/9/06 5:53 AM	Approve	dillonrj	Public	003900

AllFundOrdinanceWorkflow	5/12/06 8:57 AM	Reject	mitsonjl	Public	003900
AllFundOrdinanceWorkflow	5/12/06 9:02 AM	Checkin	curtiscr	Public	003900
HLB_SubWorkflow	5/12/06 9:12 AM	Approve	wardre	Public	003900
ECD_SubWorkflow	5/12/06 9:12 AM	Approve	thomasm	Public	003900
ParksRec_SubWorkflow	5/12/06 9:17 AM	Approve	dillonrj	Public	003900
OMB_SubWorkflow	5/12/06 9:23 AM	Approve	mitsonjl	Public	003900
CFO_SubWorkflow	5/12/06 11:41 AM	Approve	sinzje	Public	003900
Legal_SubWorkflow	5/12/06 11:47 AM	Approve	fehlenrl	Public	003900
MuniManager_SubWorkflow	5/12/06 11:49 AM	Approve	leblancdc	Public	003900
MuniMgrCoord_SubWorkflow	5/12/06 12:08 PM	Checkin	curtiscr	Public	003900
MuniMgrCoord_SubWorkflow	5/12/06 1:08 PM	Checkin	curtiscr	Public	003900
MuniMgrCoord_SubWorkflow	5/12/06 1:09 PM	Approve	curtiscr	Public	003900