



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

COUNCIL MEMORANDUM NO. 90-31

FROM: Deputy Administrator

DATE: April 19, 1990

RE: Storm Sewer Property Easement
Wasilla Assembly of God

Council will recall their offer to purchase a one-half acre easement from the Assembly of God. The appraised value of the easement was \$1,100 and Council offered \$2,000 based on the value established by the owner of \$4,000 per acre. The owner responded by letter dated March 30, 1990 (attached) and declined our offer, holding fast to their request for \$4,000.

It may be worth the asking price simply to avoid costly condemnation if we can obtain a full public use easement (P.U.E.) rather than just a storm drain easement. Outright purchase of the property is not recommended because of additional costs of replatting, and a P.U.E. will offer adequate City interest in the property.

Council guidance is requested.

Robert E. Harris
Deputy Administrator

*Approved \$4,000.00 offer
for full public use easement
4/23/90*

WASILLA ASSEMBLY OF GOD

"Come Celebrate Jesus!"

125 Glenwood Ave. (Off Knik Road)

P.O. Box 872010

Wasilla, Alaska 99687

907/376-5732

Tim McGraw
Pastor

Chris Miller
Youth Pastor

March 30, 1990

RECEIVED

APR 16 1990

City of Wasilla, Alaska

Robert E. Harris
Deputy Administrator
City of Wasilla
200 E. Herning
Wasilla, Ak 99687

Dear Mr. Harris;

re: Easement Acquisition

Once again, forgive us for not being able to respond to your correspondence in a more timely manner.

We must decline accepting your counter proposal for the following reasons.

First, we do not concur with your conclusion of value based upon your appraisal. This appraisal is only reflective of one persons concept of value. As we outlined in our first letter, the data that we gathered (and will continue to gather) was more current and more applicable.

Secondly, further research indicates that the market, in land specifically, is definitely starting to show signs of recovery. We have located two recent tract sales that reflect a higher possible value than we previously indicated. Our sources show that there were twice as many land transactions in 1989 as there were in 1988 and 1987 together. We expect 1990 to show continued improvement.

Thirdly, if we were putting this property on the market and selling based upon our own volition, we would expect to receive only the highest market value we could negotiate. This is not the case. We are giving up all developmental rights, present and future, and giving up most possessory rights present and future while retaining only title ownership. It's kind of like owning land under the Knik River.

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Robert E. Harris
Easement Acquisition
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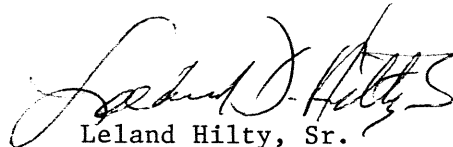
We will not agree to a value based upon an outdated appraisal. I believe the banking community only accepts an appraisal for 90 days. For that reason we will continue to keep abreast of the market until this matter is resolved. We feel that for the above outlined justification our original offer of \$4000.00 for the easement is sound, reasonable and agreeable until 5/1/90. At that time our settlement offer will be reexamined in light of current transactions.

We are currently willing to settle this matter for the original offer of \$4000.00. If you are agreeable we can settle immediately. This offer is available until 5/1/90.

If we can be of any further assistance please contact us.



Timothy McGraw
Senior Pastor



Leland Hilty, Sr.
Deacon



Gary Pinckert
Deacon



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

February 27, 1990

Mr. Gary Pinckert
Deacon, Properties and Maintenance
Wasilla Assemblies of God
P. O. Box 872010
Wasilla, Alaska 99687

Re: Counter Offer for Property Easement


Gentlemen:

The Wasilla City Council has considered your letter of February 3, 1990, in which you detailed the basis for estimating the value of the subject property at \$4,000 per acre, or approximately two times the value set by the appraiser.

The City Council has authorized the Administration to increase the City offer to \$2,000 for the 1/2 acre necessary for the City's purposes. This amount is reasonable assuming \$4,000 per acre value for full property rights.

Your early response to this offer will be most appreciated.

Sincerely,


Robert E. Harris
Deputy Administrator

REH/sbh