



CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-0788

COUNCIL MEMORANDUM 92-36

From: Larry E Bridge

RE: Public Works Shop Space

Date: March 19, 1992

The following properties are for sale and fit some of the criteria needed for shop space for the Public Works Department, i.e. location, size, and relative costs. See attached information.

1. B & J Industrial Park *
2. McClure properties
3. Old HCI property
4. Gumly property

For the costs for new construction, the only information I was able to obtain was on construction costs on a shop built in 1991 north of town. State codes were adhered to on this project. It was built in house with no outside contractors. Ceilings are 18 feet. A drain was built in the floor with a sealed tank for holding any spills. The cost was approximately \$35 per square foot, including excavation costs.

A representative of Spenard Builders Supply told me that his last lumber order made on March 2, 1992 had an increase of 15% to 35%. He felt the price of lumber will continue to increase into the coming building season.

If the City were to construct a new building, it would probably cost more than \$65/sq. ft.

*note: B & J Industrial Park leases to an upholstery shop with a one year extension.

Recommendation 1. Purchase the McClure Keys Building for all City offices including Public Works. It could also contain a Public Safety Department if one is ever formed. Sell the existing Elementary School and City office building.

Alternative: Purchase B & J Shop Building for Public Works. The positive aspect of this property is the fact that it would have virtually no impact on the Budget.

Council requested additional information
4/1/92 2/27/92

JOHNSON ENTERPRISES
P.O. BOX 878070
WASILLA, ALASKA 99687
376-6785

BUILDING + 7 ACRES

MILE 44 PARKS HIGHWAY

2 BUILDINGS WITH APPROXIMATELY 22,579 s.f.

MAIN BUILDING APPROXIMATELY 18,579 s.f.
REAR BUILDING APPROXIMATELY 4,000 s.f.

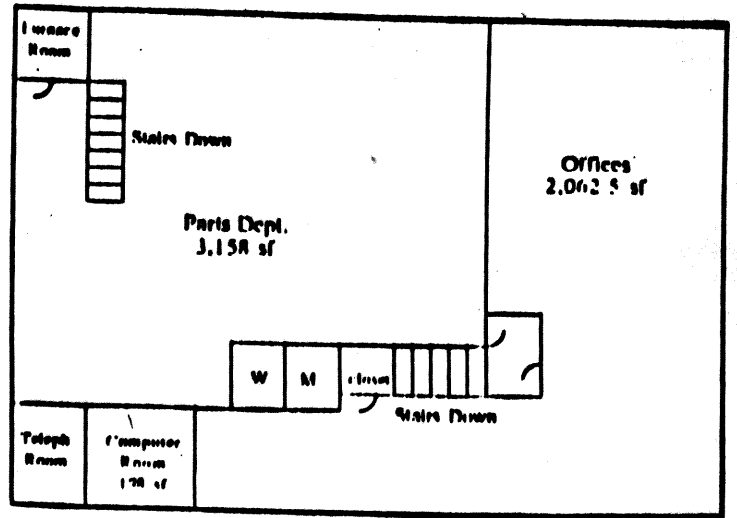
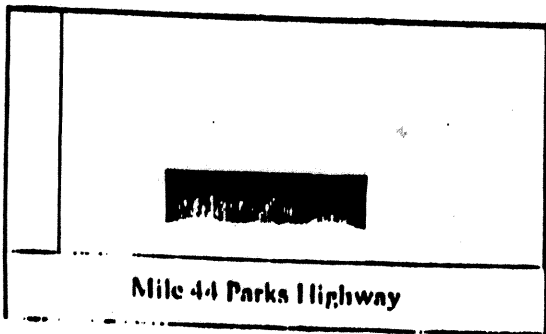
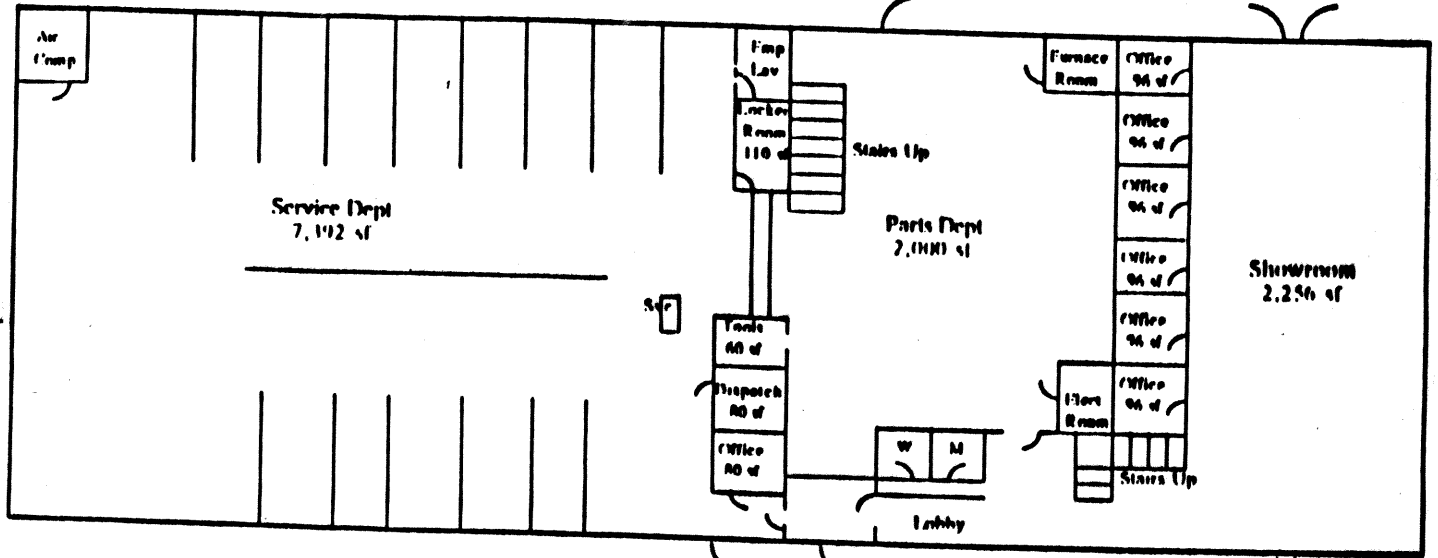
P R I C E *****

C A S H \$ 950,000.00

T E R M S \$ 1,300,000.00
20% DOWN 9.5 INTREST

FOR FURTHER INFORMATION OR AN APPOINTMENT CALL

BURTON OR LINDA AT B & J VENTURES
376-6785



Car Dealership (Formerly McKlure Keys Chevrolet Oldsmobile Dealership)

Mile 44 Parks Highway Wasilla, Alaska

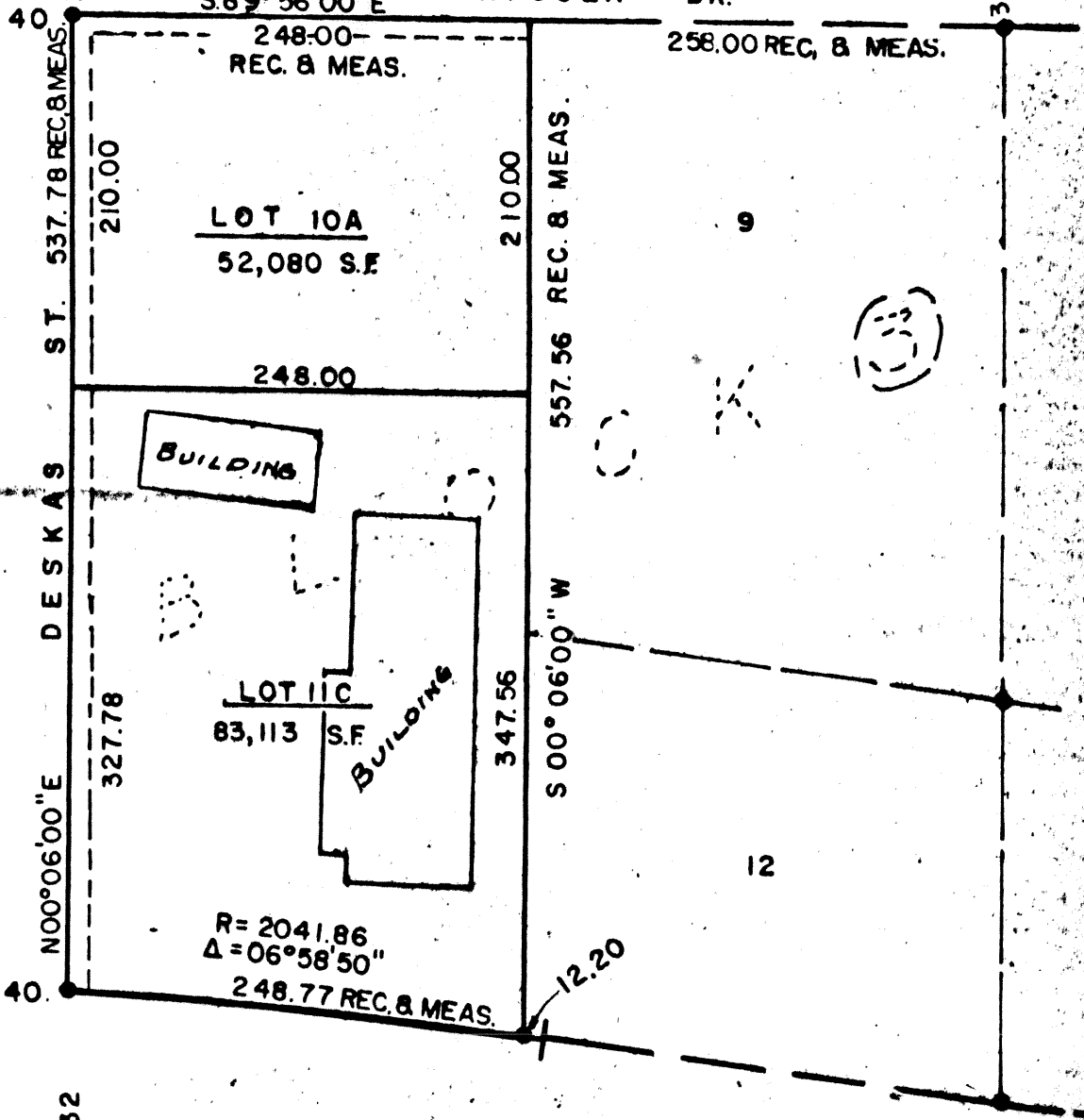
PLAT NO. 75-19

PLAT NO. 86-157

C-N 1/16 COR. POSITION

BASIS OF BEARING

NICOLA DR.



UN-SUBMITTED

132

132

PARKS HIGHWAY

CERTIFICATE OF APPROVAL - ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Gumley Excavation, Inc.

300 West Swanson, Suite 110
Wasilla, Alaska 99654
ph. 373-1851 fax 376-9077

DATE: 3-6-92 NUMBER OF PAGES INCLUDING TRANSMITTAL: 1
 TO: City of Wasilla FROM: Tony Gumley
 ATTN: Larry 373-0788 SENDER: Christy Wright

Please call if you have any questions.

MAR- 9-92 MON 13:04 GUNLEY EXCAV. INC. 3731831 P.02

City of Wasilla
290 East Herning Avenue
Wasilla, AK 99654
March 5, 1992

Re: Shop & Office Building, Lot 11, Blk 1, Wasilla Woods
Atten: Larry

The following is a description of a shop building and office located at 301 Aspen Street, Wasilla, Alaska. This building lies within the city boundaries and was constructed in the fall of 1991.

Physical Address: 301 Aspen Street, Wasilla, Alaska

Shop Size: 50' wide x 60' long x 18' high (ceiling)

Slab: 50'x 60' monoslab with rebar, wire mesh, and fiberglass in the concrete. Slab is level for 14'x 60', remainder slopes to a drain which goes into a sealed septic tank that can be pumped.

Walls: 2'x 8"x 18' on 16" centers

Tresses: 56' clear span truss with 12" lift over walls to add extra insulation.

Roofing: Asphalt shingles

Insulation: 12" cellulose in the ceiling - R-38. 6" bats in the walls - R-19.

Electrical: All surface mounted in conduit and inspected by state inspector.

- Flood lights in the front and rear
- Wired for large single phase compressor
- Wired for 100 amp welder
- Wired for 50 amp plug for pressure washer
- Fans in ceiling for air movement

Heat: 200,000 BTU oil fired unit heater.

Sheetrock: 5/8" on the ceiling and 1/2" on the walls.

Page2

Doors: Two (2) 12' wide x 14' high. Door is framed in on opposite end of the building, including glue lam beam for future drive through capabilities. 42" man door is on the side of the building.

Windows: Three (3) 4'x 4' window openings (windows are not yet installed)

Compressor: New 5 HP, single phase, 2 stage Ingrasall Rand plumbed on three sides with 6-8 outlets.

Office Building: 26'x 52' building with kitchen, office, and bathroom. Office is wired with telephone outlets for several lines. Building also has capability for several private office rooms.

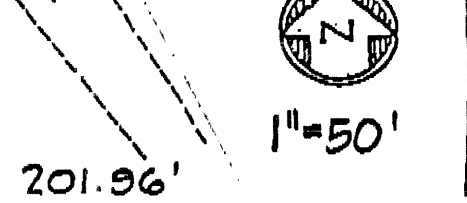
Well: Approximately 100' deep with 45 gallons per minute. 3 HP well pump installed September 1991.

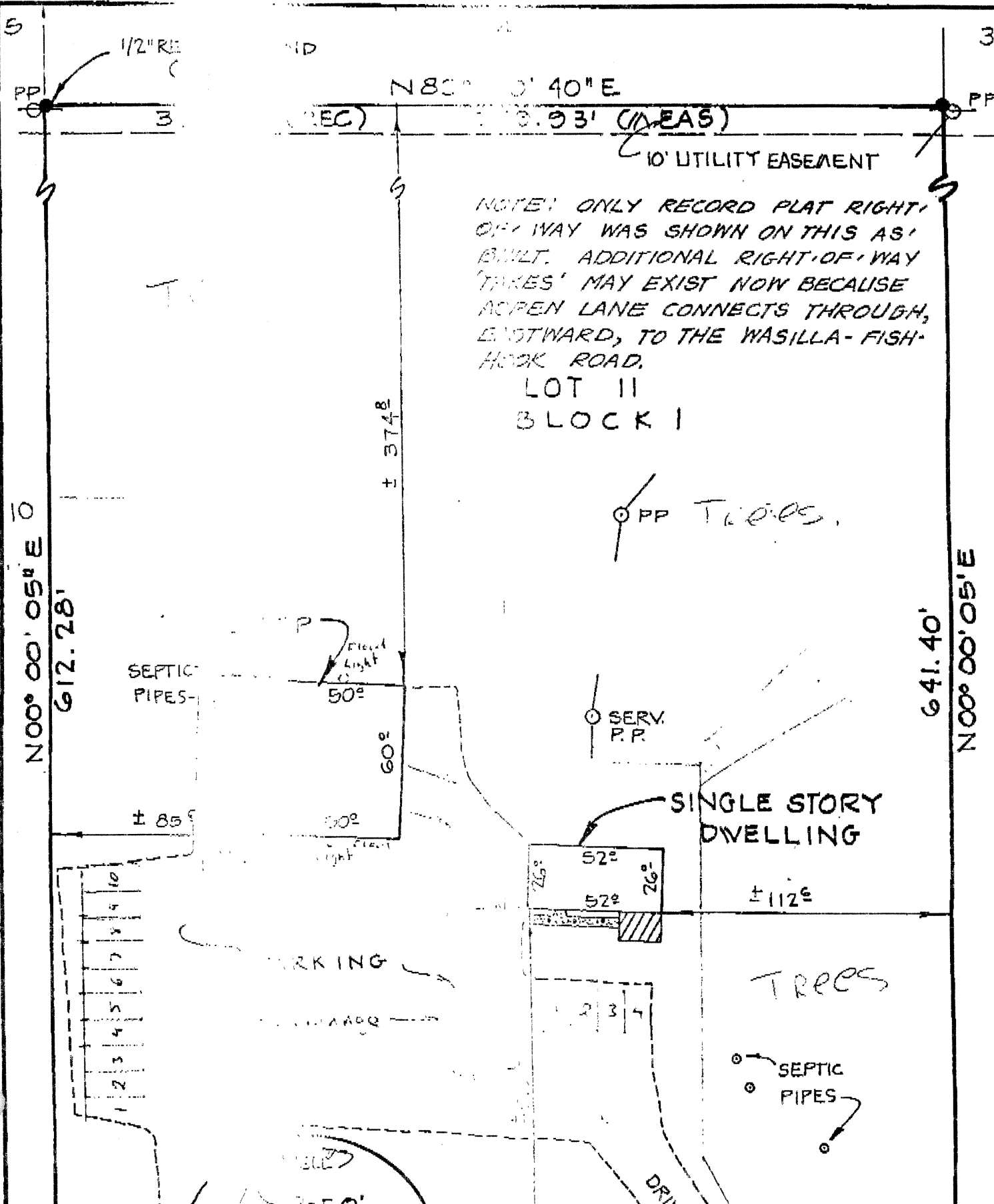
Septic System: Approved 1500 gallon septic system, designed for duplex.

Attached is an updated as-built survey for your consideration. Building to be painted as weather permits.

Sale Price: \$205,000.00

Signed: _____





N 80° 0' 40" E
 100.93' (DEAS)

10' UTILITY EASEMENT

NOTE: ONLY RECORD PLAT RIGHT OF WAY WAS SHOWN ON THIS AS BUILT. ADDITIONAL RIGHT OF WAY 'TAKES' MAY EXIST NOW BECAUSE OPEN LANE CONNECTS THROUGH, EASTWARD, TO THE WASILLA-FISH-HOOK ROAD.

LOT II
 BLOCK I

PP T.C.P.S.

SEPTIC PIPES

SERV. P.P.

SINGLE STORY DWELLING

TREES

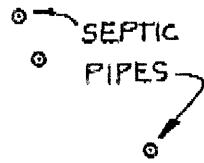
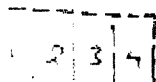
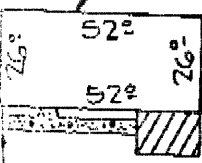
SEPTIC PIPES

DRIVE

PARKING

WALKWAY

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



± 85'

± 374'

± 112'

N 00° 00' 05" E
 612.28'

641.40'

N 00° 00' 05" E

5

3

PP

PP

1/2" REC

3

(REC)

(DEAS)

TR

5

5

5

SEPTIC

B&J INDUSTRIAL PARK (LOT 18A)

**SHOP/WAREHOUSE
CONSISTING OF 9,280 SQUARE FEET
ON 1.85 ACRES
located in
WASILLA, ALASKA**



**PRESENTED BY:
Don Zimmerman
ERA 101 Real Estate
Wasilla, Alaska 99654
Phone (907) 376-7600
Fax (907) 376-7800**

January 18, 1992

February 19, 1992

B&J INDUSTRIAL PARK

SHOP/WAREHOUSE
CONSISTING OF 9,280 SQUARE FEET
ON 1.85 ACRES
located in
WASILLA, ALASKA

INTRODUCTION

The following property data has been compiled for your review. We believe that all the information necessary for your evaluation has been included.

If you desire anything further regarding **B&J INDUSTRIAL PARK** please feel free to contact us. No person is authorized to give any information or make any representation not contained in this Marketing Package in connection with the property herein offered, and if given or made, such information or representation not contained herein must not be relied upon as having been authorized by **SELLERS** or their agent, **ERA 101 REAL ESTATE**. Statements contained in this Marketing Package are made as of the date set forth on the cover page and do not reflect any events which may have occurred subsequent to that date.

February 19, 1992

TYPE OF PROPERTY AND GENERAL DESCRIPTION

THE B&J INDUSTRIAL PARK shop/warehouse building was constructed in 1983. This building contains 9,280 square feet and is located in the main business area of Wasilla, Alaska. The B&J INDUSTRIAL PARK BUILDING is currently leased to an upholstery shop and an auto body shop. The upholstery shop has a lease until July 31, 1992 and the auto body shop is on a month to month. A new owner has the ability to negotiate renewal of the current leases or use the entire building, subject to the current leases.

The building is currently being marketed for lease and sale.

Burt Johnson and his wife Mary seek to convert their assets in Alaska into cash or other performing assets in order to retire to their home in Tucson, Arizona.

LEGAL DESCRIPTION

Address:

724 Nelson Avenue, Wasilla, Alaska

Legal Description:

Lot 18A, Block 2, Wasilla Airport Heights a replat of Lots 18 and 19, Block 2, Wasilla Airport Heights, in the City of Wasilla, Matanuska Susitna Borough, State of Alaska.

Map Number

Tax Map Number WA12, T.17N,R.1W,Section 9.
Tax Parcel Number 1108B02L019

February 19, 1992

LOCATION AND ACCESSIBILITY

The B&J INDUSTRIAL BUILDING is located on a 1.85 acre parcel at 724 Nelson Avenue, Wasilla, Alaska.

The building is located on the north side of the Parks Highway, behind Wendy's Restaurant and B&J Annex building. Access is next to Wendy's on Weber drive to Wasair Dr.

The subject site is rectangular. It has 234 feet of frontage on Wasair Dr., and 345 feet of depth along the east and west property line.

The east property line is bordered by B&J Industrial Park Lot 17 (also for sale), which is bordered by the current airstrip.

February 19, 1992

IMPROVEMENTS/OVERALL BUILDING INFORMATION:

Square Footage

The subject property is improved with a 9,280 square foot, two story, framed building. 7,480 square feet on the main floor, 1,800 square feet on the second floor mezzanine warehouse. Approximately 1,200 square foot of the lower level is office/showroom and 1,800 square foot on the upper mezzanine is apartment/office. All other area is shop/warehouse.

Ceilings and lighting

The majority of the shop/warehouse floor area is approximately 16 feet high. The remainder floor area is 7'6" to 8" high. Florescent lighting through out.

Heating

The building is equipped with gas fired heaters throughout the building.

Overhead Doors

The building is equipped with two 10' wide by 12' tall doors. One located on upholstery side and one on the auto body shop side. The building is also framed for additional doors if needed.

Water

The building is served by the City of Wasilla. Currently the building is sharing water with the B&J Annex building and the B&J Industrial Park (Lot 17) building. The City's Main well needs to be extended to serve the units individually.

Sewer

The building is served in 3 separate locations by the City of Wasilla.

February 19, 1992

ZONING

The B&J INDUSTRIAL PARK BUILDING is under the jurisdiction of the City of Wasilla and zoned C.A. (Core Area District).

The City of Wasilla describes the Core Area District as follows:

17.43.340-Indent

The CA district governs the Core Area of Wasilla, which contains the main highways and arterial streets, and the major multifamily, commercial, office and industrial areas of the city. It generally includes the areas served by the City water and sewer service and is appropriate for continued development as the commercial and service hub of the valley. (Od. 86-23 & 12 (part), 1986)

17.43.341-Uses-by right.

The following are uses-by-right in the CA district: residential uses except mobil homes, and accessory uses and structures normally appurtenant to uses-by-right and conditional uses, including, but not limited to signs, garages and required parking areas; except, any use-by-right that would otherwise be a major development must obtain a major development permit. (Od. 88-92 & 18, 1988: Od. 86-23 & 12 (part), 1986)

17.43.342-Conditional uses.

The following uses are conditional uses: any uses which are not uses-by-right or prohibited uses; subdivisions. (Or. 86-23 & 12 (part), 1986)

17.43.343-Prohibited uses and structures.

Heavy industrial uses are prohibited in the CA district. (Od. 86-23 & 12 (part), 1986)

February 19, 1992

ASSESSED VALUATION

Information obtained from the Matanuska-Susitna Borough Assessor's office indicated the following assessed values for 1991-92.

Assessed Value

Tax Map Number WA12, T.17N,R.1W,Section 9.

Tax Parcel Number 1108B02L018 and L019

1991 Assessment

	<u>L019</u>	<u>L018</u>	<u>Overall Total</u>
Land:	\$ 40,400	\$ 40,400	\$ 80,800
Improvements:	<u>\$148,600</u>	\$ 0	<u>\$148,600</u>
Total:	\$189,000	\$ 40,400	\$229,400

1991 Taxes

\$4,106 paid in full.

February 19, 1992

BENEFITS

The successful purchaser will design a transaction to obtain the benefits desired in the ownership of the B&J INDUSTRIAL PARK BUILDING. The benefits offered by the B&J INDUSTRIAL PARK BUILDING will vary with the needs and interests of the purchaser.

The owner/user will benefit by acquisition of a large building at a fraction of the cost to construct such a building. The cost per square foot is approximately \$23.70 including land and utilities.

All the leases on the building are fairly short term allowing the owner to schedule space available for planned growth or negotiate new leases for additional income.

The physical feature of the building allows for flexibility to expand into large spaces or dividing into smaller units, depending on the purchasers needs.

PURCHASE INFORMATION

THE B&J ANNEX BUILDING is available for a cash sale, possible bank financing with a total purchase price of \$220,000.

or

Owner will finance with \$50,000, 10 1/2% 20 years, Total purchase price of \$300,000.

CAN ADDS

The owner also owns the adjacent properties. Directly in front of the B&J INDUSTRIAL BUILDING is the B&J ANNEX BUILDING and to the east is the B&J INDUSTRIAL PARK LOT 17. Lot 17 is also a shop/warehouse with 13 separate 800 square foot stalls. The B&J Annex building is primarily Retail/wholesale containing over 52,000 square feet. The buildings can be purchased separately or as a package.

February 19, 1992

AGENCY DISCLOSURE

ERA 100 Real Estate and its agents represent the owner on a single agency basis, owes its fiduciary responsibility to, and is compensated solely by the owner. Purchasers will represent themselves or employ their own representative.

March 13, 1992

Mr. Robert E. Harris
City of Wasilla
290 E. Herning
Wasilla, AK 99687

Mr. Kevin Koechlein
Matanuska-Susitna Borough
Division of Emergency Services
680 N. Seward Meridian Parkway
Wasilla, AK 99654

RECEIVED

MAR 16 1992

City of Wasilla, Alaska

Mr. Jack Krill
Matanuska-Susitna Borough
Central Mat-Su Fire Department
680 N. Seward Meridian Parkway
Wasilla, AK 99654

Re: Warehouse Property in Overlook Business Park, Wasilla, AK

Gentlemen:

Thanks for your time during our meeting March 3rd. Please consider the following alternatives which I am proposing to provide the subject facility for your joint usage.

1. Outright purchase at this time
Purchase Price: \$700,000
Terms: Negotiable
2. Straight lease with no purchase option (triple net)

One year term	\$6,000 per month
Two year term	\$6,500 per month
Three year term	\$7,000 per month
Four year term	\$7,500 per month
Five year term	\$8,000 per month
3. Lease with option to purchase
Three year term (triple net)
 - a. First year \$6,500 per month
Option to purchase on 365th day for \$730,000 purchase price less a 75% credit for rental payments made.
(i.e. \$730,000 minus \$58,500 = \$671,500)

- b. Second year \$7,000 per month
Option to purchase on 365th day of this second year for \$760,000 purchase price less a 50% credit for all rental payments made.
(i.e. \$760,000 minus \$81,000 = \$679,000)

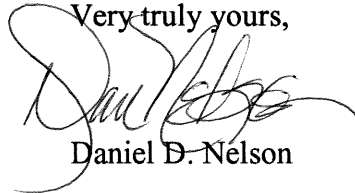
- c. Third year \$7,500 per month
Option to purchase on 365th day of this third year for \$790,000 purchase price less a 25% credit for all rental payments made.
(i.e. \$790,000 minus \$63,000 = \$727,000)

I have tried to incorporate objectives of both parties as expressed at our meeting. As you can see, the best financial deal for you is a purchase at the end of year one. This is consistent with timing possibilities which we talked about.

I would extend the lease beyond three years for proposal #3, but wouldn't want to be locked into a sale price beyond that time. Who knows, maybe the gold rush of the 1990's will have started.

Please give consideration to these alternatives. I will be in Anchorage beginning April 1st and look forward to further discussions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Daniel D. Nelson", written in a cursive style with a large loop at the end.

Daniel D. Nelson