



CITY OF WASILLA

290 E. HERNING AVE.
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INFORMATION MEMORANDUM NO. 97-08

From: Duane Dvorak, City Planner 

Date: February 5, 1997

Subject: Review of prior proposal to sell Lot 13A, Block 3, Snider Sub., Unit 4 to the City of Wasilla.

The Administration asked staff to research the above referenced proposal as background information for a new proposal to the City Council to acquire the above referenced real property. Discussions on this proposal were held between the past Administration, the property owner and the City Council. The Planning Office was not directly involved in these discussions, therefore, the information in this memo is largely based on public record information obtained from the City Clerks Office.

Staff found Council Memorandums 95-89 and 96-12 addressing this proposal. It is not clear if 95-89 was presented to Council because it is unsigned. CM 96-12 indicates that Administration was authorized to negotiate for Lot 13A up to an amount authorized in executive session of the Council. There is no written record if this authorized amount is consistent with the past Administration's recommendation of \$64,000 contained in CM 96-12. According to the memo, a property appraisal obtained by the City came in at \$35,000 for Lot 13A, the 1996 tax appraisal was \$64,000 and the listing price for Lot 13A was reported to be \$159,000. Since no agreement was forthcoming for Council approval, it is assumed that the previous Administration was not able to successfully negotiate a sale within the parameters specified by Council.

The Wasilla Planning Office was requested by the previous Administration to investigate an alternative proposal to develop an access along the west side of Lot 13A that would not require acquisition of the entire lot by the City. A land trade and/or right-of-way acquisition could be accomplished to provide access from Parks Highway to Nelson Avenue without rendering Lot 13A useless for commercial development. To the contrary, the alternative plan was thought at the time to provide a lower cost alternative that would provide the desired access and improve the value of Lot 13A for development or sale purposes. A copy of the proposal is attached for Council review.

Staff can find no correspondence from the previous Administration indicating to the property owner that the City was no longer interested in considering the acquisition of Lot 13A. Similarly, staff can find no documentation that the previous administration ever contacted the property owner or Council about the alternative that was discussed with the Planning Office staff.



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COUNCIL MEMORANDUM NO. 95-89

From: Mayor Stein
Date: November 8, 1995
Subject: Acquisition of Lot 13A, Weber Re-Subdivision (Old Wasilla Airport)

Lot 13A is strategically located adjacent to the old airport and along the proposed extension of Weber Drive to Nelson Avenue. Acquisition of this parcel seems to be an obvious benefit and clear utility to the City's long-term development.

The Mat-Su Borough's 1995 assessed value is \$63,400 or \$1.00 per square foot. The owner is marketing the lot at \$159,000 or \$2.50 per square foot. The property is undeveloped, cleared and gravel surfaced.

Administration respectfully requests authority to negotiate a tentative purchase price for Lot 13A subject to Council approval, clear title, environmental review and independent appraisal/opinion of value.

We further ask that Ordinance 95-56 be introduced and set for public hearing at the next meeting. The amount has been intentionally omitted but would be within the range of \$64,000 to \$150,000.

John C. Stein, Mayor