

**MINUTES
of the
ANCHORAGE CITY COUNCIL
SPECIAL MEETING**

**April 30, 2007
6:00 PM**

The Council members in attendance were as follows: Susan Mitchell, Brian Rublein, Bill Wetherton, Dan Heiskell, and Roger Durham. Mayor Tommy Hewitt presided. Also in attendance were Assistant to the Mayor Alice McKinley; City Attorney John McGarvey; City Clerk Nan Schlindwein; Priscilla Hill representing Village Solutions; Jay Foley and John Schnatter representing Evergreen Real Estate; Chris Otts with The Courier-Journal; residents Nadine Brewer, Judy Schultze, Cece Hagan, Ellen Guthrie, Allan Cowan, Becky Miller, Judy George, Cecil and Barbara Brumley, Craig Scherman, Dan Fultz, Gay Talbott, Hap Dunford, Cindy Albright-Parrish, Peg Revell, Barlow and Ursula Brooks, Dana Willett, and others.

Mayor Hewitt called the meeting to order at 6:00 p.m.

He introduced John Schnatter, representing Evergreen Real Estate. Mr. Schnatter thanked Council for their support of Evergreen Real Estate's projects in the City. He explained that he intended to build the mile-long walking path that spanned Evergreen's Witherspoon property and went from center-town to Tom Sawyer Park and that he would be taking it out of his offer for the Bellewood property. He stated that since his and Village Solutions plans were almost identical except for the amount offered, the City should consider accepting the higher bid from Village Solutions. Diane Shott asked for more information on the walking trail. Mr. Schnatter said that he planned to complete the trail in 2009, as stated in his original offer. Mayor Hewitt explained that the two plans were within 5% of the same square footage, and Village Solutions had taken retail and residential out of their plan.

A resident asked what the process would be after the bid was awarded. The Mayor replied that the contract would be signed within four weeks and that the City would have the money from the sale in early July. The property would then go through the zoning process. Within the contract would be the permanent footprint of the buildings, as well as deed restrictions.

Alan Cowan asked if residents should be concerned about the big difference in the amount offered by the two companies. If it was decided to accept the bid from Village Solutions, and for some reason the sale did not go through, the City would then offer the property to Evergreen Real Estate. Cowan asked if there was any recourse for the City if Village Solutions were to delay in the completion of the construction project. The Mayor

replied that this could happen with any construction project and that the City would still have the money from the sale.

A resident asked if the City had any idea how much traffic the office buildings would add to Anchorage roads. The Mayor said that a traffic study would be done in the near future to determine this.

Jean Schaufele said that she appreciated the work Evergreen Real Estate has done in the City and has confidence in the fact that they consistently do quality work. She asked why Evergreen had kept their offer on the table after deciding to take the trail out of the contract. The Mayor explained that he had asked Evergreen to keep their offer active as a backup to the other.

As Village Solutions proposed to use architects for the project chosen by residents of the community, Chamie Deters asked Council how that would happen. Mayor Hewitt said that this would be worked into the contract.

The City had originally gotten six proposals for the property and narrowed them down to two. Every proposal but Evergreen's had offered empty-nester housing. City Council had three special meetings where the two companies had presented their plans. A resident asked how the two offers had dwindled down to almost exactly the same plan. Another had concerns over the numerous times Village Solutions had changed their proposal. Council member Durham replied that the company had changed their offer to reflect the desires of the community, as expressed in e-mails sent to City Hall.

Hap Dunford asked if the City had plans showing how the new buildings would look. The Mayor said that one of the new buildings would mirror Boone Hall and that the other two plus the "mirror" building would go through Anchorage zoning and the Anchorage Historic Preservation Commission for approval.

Durham made the motion that Council reaffirms its Resolution of October 10, 2005 declaring the real property owned by the City at 11301, 11303, and 11305 Park Road as surplus property of the City. The Council finds that at the time of acquisition of the real property at those locations the City intended to relocate City Hall to the acquired property but subsequently determined that it would be more cost efficient to renovate and enlarge the current building used as City Hall. The Council has determined that it the City has no foreseeable use for the property. As found by the prior Council, the vacant buildings are a public safety concern, and it is in the best interest of the City to dispose of the property for economic development purposes in a manner consistent with the recommendations of the Historic Preservation Commission to preserve, to the maximum extent that is economically feasible, the existing structures on the real property. Having solicited and evaluated proposals to purchase and develop the property declared surplus, the Council accepts the proposal of Village Solutions on the basis that it provides the maximum return to the City through both purchase price and development potential, best meets the goals of the Historic Preservation Commission, and minimizes the impact on the City of additional development by limiting the nature of the development. The Mayor is directed

to work with Village Solutions and to bring back to this Council for approval a contract for the sale and development of the surplus real property. Rublein seconded the motion.

Doug Robards asked if the City knew if Village Solutions was financially able to purchase the property. He asked if a show of hands could be taken to show which proposal residents' supported.

The motion went before Council for vote. Wetherton opposed the motion, with Mitchell, Rublein, Heiskell, and Durham approving, and the motion passed. Nadine Brewer applauded Council for their hard work on the project.

The Mayor informed the gathering that Council member Holtman was not present due to a setback in his health.

At 6:35 p.m. Heiskell presented the motion to adjourn the meeting, which was seconded by Durham and unanimously approved by Council.

W. Thomas Hewitt,
Mayor

Nan Schlindwein,
City Clerk