

Non-Code Ordinance

By: Public Works Department

Introduced: June 29, 2015

Public Hearing: July 27, 2015

Amended: July 27, 2015

Adopted: July 27, 2015

Vote: Buswell, O'Barr, Sullivan-Leonard, and Wall in favor  
Graham and Wilson opposed

**City of Wasilla  
Ordinance Serial No. 15-21(AM)**

**An ordinance of the Wasilla City Council setting the conditions and method of sale for the Meta-Rose Square property located on Lot 5A, Block 1, Fred Nelson Subdivision in accordance with Wasilla Municipal Code 5.32.060.B.**

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**Section 1. Classification.** This is a non-code ordinance.

**Section 2. Purpose.** To proceed with the sale of the Meta-Rose Square property located on Lot 5A, Block 1, Fred Nelson Subdivision in accordance with Wasilla Municipal Code 5.32.060.B and City Council Action Memorandum No. 15-21.

**Section 3. Method of disposal.** The method of disposal shall be by sealed bid and advertised once a week for 12 consecutive weeks in a newspaper of general circulation.

**Section 4. Minimum value.** The minimum value shall be \$1,818,800.00 based on the latest available Matanuska-Susitna Borough assessed value.

**Section 5. Conditions of Sale.** The sale shall be ratified by the city council in accordance with Wasilla Municipal Code 5.32.080.E.

**Section 6. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on July 27, 2015.

  
BERT L. COTTLE, Mayor

ATTEST:

  
KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

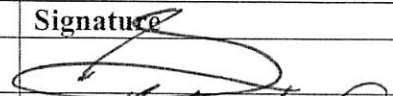
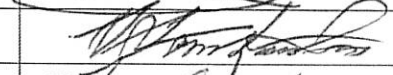
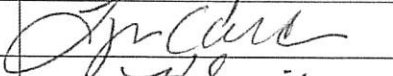

CITY OF  
**WASILLA**  
 • ALASKA •

**CITY COUNCIL LEGISLATION STAFF REPORT**

**Ordinance Serial No. 15-21: Setting the conditions and method of sale for the Meta-Rose Square property located on Lot 5A, Block 1, Fred Nelson Subdivision in accordance with Wasilla Municipal Code 5.32.060.B.**

Originator: Mayor Bert L. Cottle  
 Date: June 17, 2015

Agenda of: June 29, 2015

Route to:	Department Head	Signature	Date
X	Public Works Director		6/17/15
X	Finance Director		6/17/15
X	Deputy Administrator		6/17/15
X	City Clerk		6.17.15

Reviewed by Mayor Bert L. Cottle:  June 17<sup>th</sup> 2015

**Fiscal Impact:**  yes or  no Sales revenue vs. annual operating revenue

**Account name/number:** 001-4332 Public Works-Meta Rose

**Attachments:** Matanuska-Susitna Borough Property Detail (1 page)  
 Meta-Rose Financial Data (1 page)

**Summary Statement:** This ordinance is proposed in accordance with Action Memorandum No. 15-21. The sale of the Meta-Rose Square property is proposed through a sealed bid process with a minimum bid of \$1,818,800.00 based on the current Borough assessed value. Attached is financial data that shows the net income over the last 6 years, with \$84,113 of net income shown in Fiscal Year 2015 through June 16, 2015.

If adopted, the administration will proceed with advertising the property for sale through a sealed bid process. The high bidder who is recognized as a qualified bidder in accordance with Wasilla Municipal Code 5.32.020 will have their bid proposal considered by the City Council. The City Council may ratify the sale or it may reject any and all bids in the best interest of the city.

**Staff Recommendation:** Introduce and set for public hearing Ordinance Serial No. 15-21.



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 2523B01L005A

**Site Information**

<b>Account Number</b>	2523B01L005A	<b>Subdivision</b>	NELSON FRED RSB B/1E
<b>Parcel ID</b>	37091	<b>City</b>	Wasilla
<b>TRS</b>	S17N01W10	<b>Map WA11</b>	
<b>Abbreviated Description (Not for Conveyance)</b>	NELSON FRED RSB B/1E BLOCK 1 LOT 5A	<b>Tax Map</b>	

**Site Address** 290 N YENLO ST

**Ownership**

<b>Owners</b>	WASILLA CITY OF	<b>Buyers</b>	
<b>Primary Owner's Address</b>	290 E HERNING AVE WASILLA AK 99654-7030	<b>Primary Buyer's Address</b>	

**Appraisal Information**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$360,000.00	\$1,458,800.00	\$1,818,800.00	2015	\$360,000.00	\$1,458,800.00	\$1,818,800.00
2014	\$360,000.00	\$1,507,400.00	\$1,867,400.00	2014	\$360,000.00	\$1,507,400.00	\$1,867,400.00
2013	\$360,000.00	\$1,507,400.00	\$1,867,400.00	2013	\$360,000.00	\$1,507,400.00	\$1,867,400.00

**Building Information**

**Structure 1 of 1**

<b>Business Use</b>	META ROSE SQUARE Retail General Merchandis	<b>Residential Units</b>	0
<b>Design</b>	Commercial	<b>Condition</b>	Standard
<b>Construction Type</b>	Frame	<b>Basement</b>	Partial
<b>Grade</b>	None	<b>Year Built</b>	1983
<b>Building Appraisal</b>	\$1458800	<b>Foundation</b>	Concrete Block
<b>Septic</b>	Septic P - Public Septic	<b>Well</b>	Well P - Public Water

**Building Item Details**

Building Number	Description	Area	Percent Complete
<b>Tax/Billing Information</b>			
<b>Year</b>	<b>Certified</b>	<b>Zone</b>	<b>Mill</b>
2015	Yes	0035	Not Yet Set
2014	Yes	0035	11.652
2013	Yes	0035	11.842
<b>Tax Billed</b>		<b>Tax Not Yet Set</b>	
\$21758.95		\$22113.75	
<b>Recorded Documents</b>			
<b>Date</b>	<b>Type</b>	<b>Recording Info (offsite link to DNR)</b>	
12/30/2009	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-028508-0</a>	

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Land and Miscellaneous**

<b>Gross Acreage</b>	<b>Taxable Acreage</b>	<b>Fire Service Area</b>	<b>Road Service Area</b>
1.04	1.04	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

\* Total Assessed is net of exemptions and deferrals. rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 6/16/2015 4:02:14 AM

† If account is in foreclosure, payment must be in certified funds.

## Meta-Rose Square Trend Data

	FY2015 (thru 6/16/15)	FY2014	FY2013	FY2012	FY2011	FY2010	Total
Revenue	175,040.58	141,478.39	213,349.27	205,473.24	187,074.63	88,305.74	694,202.88
Operating Expenditures	69,168.29	93,872.87	56,193.01	77,256.70	85,339.91	47,579.26	266,368.88
Property Taxes	21,758.95	22,776.90	22,179.22	20,985.36	23,587.32		66,751.90
Capital Expenditures				25,525.50			25,525.50
<b>Net Income Excluding Wages &amp; Benefits (A)</b>	<b>84,113.34</b>	<b>24,828.62</b>	<b>134,977.04</b>	<b>81,705.68</b>	<b>78,147.40</b>	<b>40,726.48</b>	<b>335,556.60</b>

(A) Direct costs of materials, supplies and services relating to the Meta-Rose Square are charged to department 4332. However, no employee wages and benefits are allocated to the department for the maintenance, marketing and general property management of the building.

### Occupancy Analysis - Based on Square Footage

Sq. Feet	No. of Months Occupied						
	FY2015 (thru 6/16/15)	FY2014	FY2013	FY2012	FY2011	FY2010	
All I Saw	-	-	12.00	12.00	12.00	12.00	6.00
Clumzy Clover Teahouse	12.00	7.00	12.00	12.00	12.00	12.00	6.00
Younique Boutique	12.00	12.00	12.00	11.00	12.00	12.00	6.00
Nail Salon	-	-	12.00	12.00	12.00	12.00	6.00
Flowers by Louise	12.00	12.00	12.00	12.00	12.00	12.00	6.00
Big Daddy's Tobacco	12.00	2.00	12.00	12.00	12.00	12.00	6.00
Pataya Sushi	12.00	12.00	12.00	12.00	12.00	12.00	6.00
Elevator Shaft	11.00	9.00	8.00	12.00	12.00	12.00	6.00
Cozy Nook	12.00	10.50	10.00	12.00	12.00	8.00	-
Basement	6.00	-	-	-	-	-	-
Loft - Main Area	12.00	12.00	11.00	10.00	5.00	-	-
Loft - Conference Room	8.00	9.00	11.00	10.00	5.00	-	-
<b>Approx. Total Leasable Square Footage</b>	<b>17,029</b>	<b>204,342</b>	<b>204,342</b>	<b>204,342</b>	<b>204,342</b>	<b>102,171</b>	
<b>Occupancy Rate</b>	<b>65.7%</b>	<b>51.2%</b>	<b>91%</b>	<b>89%</b>	<b>85%</b>	<b>80%</b>	