



**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**  
**NO. 196-2002**

**Meeting Date:** February 12, 2002

1       **From:** Assemblymember Tesche  
2       **Subject:** AR 2002-51 - A RESOLUTION OF THE ANCHORAGE ASSEMBLY  
3                   **MAKING A SITE AVAILABLE ON PUBLIC LANDS TO THE SIMONIAN**  
4                   **LITTLE LEAGUE FOR YOUTH BASEBALL IN 2004**  
5

6           If approved by the Assembly, the attached resolution would provide a workable, cost-effective  
7 solution for relocation of the Simonian Little League fields by the summer of 2004. This  
8 memorandum explains the resolution and discusses the alternatives available to the Assembly for  
9 construction of the new fields.  
10

11           Upon passage AR 2002-51, the Mayor will review Municipal properties that are suitable for  
12 relocation of the Simonian ballfields and several private properties which have been offered in trade  
13 to the Municipality for that purpose. The Mayor shall then select a site which meets several key  
14 criteria. The site must accommodate four Little League ballfields and an area sufficient for  
15 spectators, concessions, and batting cages; required parking must be provided or available; in order  
16 to eliminate acquisition costs and to preserve the Municipal tax base, the site must be located on  
17 existing Municipal property or land acquired by exchange of Municipal property of equal value; the  
18 site must be available for Little League play by the summer of 2004; the site must be within or  
19 contiguous to the boundaries of the Simonian Little League district; and, finally, the site shall not be  
20 located within Bicentennial Park.  
21

22           AR 2002-51 requires the Mayor to analyze sites and make a final selection from among  
23 several identified properties. Land the Municipality currently owns which could be used for the new  
24 ball fields includes the Spring Hill/Henshaw site, approximately 16 acres, listed as **Site 31** on LDN  
25 Study; HLB property north of the BLM tract consisting of 25 acres, listed as **Site 11** on LDN Study;;  
26 and the 27 acre Ruth Arcand site which is listed as **Sites 32/33** on the LDN Study. AR 2002-51  
27 also allows the Mayor to study and select private lands available for exchange of municipal lands  
28 of equal value. Private sites available for trade to the Municipality include: Art Simonian property up  
29 to 28 acres, listed as **Site 6** on Land Design North (LDN) study and which is immediately adjacent  
30 to the area historically used by the Simonian Little League for over twenty years; and property  
31 adjacent to Whisper Faith Kovac Park offered by JL Properties, **Site 14** on LDN study. Letters  
32 confirming the availability of these private parcels are attached.  
33

34           Once a final site is selected, the Mayor and his project management staff shall prepare a  
35 a Project Construction Plan. The Plan will include a construction budget, a program, and timetable  
36 for construction. By enacting this resolution, the Assembly intends to appropriate \$100,000 in  
37 existing Municipal funds, an additional \$500,000 from the proceeds of a Park Bond if approved by  
38 the voters in April, 2002 or thereafter, and such additional funds recommended by the Mayor through  
39 the Plan.  
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41           Use of the new ball fields by the Simonian Little League shall be allowed under a long-term  
42 user permit granted to the League. At a minimum, the permit would require that the League provide  
43 at least 30% of the cost of building the fields, through in-kind or cash contributions; that the League

AR 2002-51