

SUBJECT: Ordinance authorizing financing and confirming the assessment roll for Homestead Drive natural gas Local Improvement District No. 667.

AGENDA OF: May 6, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing on May 20, 2025.

Route To	Signatures
Originator	Marcia vonEhr
Finance Director	 X C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel 3 / 1 8 / 2 0 2 5
Borough Attorney	 X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos 3 / 1 8 / 2 0 2 5
Borough Manager	 X M i c h a e l B r o w n Signed by: Michael Brown 3 / 2 1 / 2 0 2 5
Borough Clerk	 X L o n n i e M c K e c h i e Signed by: Lonnie McKechie 3 / 2 1 / 2 0 2 5

ATTACHMENT (S) : Ordinance Serial No. 25-037 (5 pp)
 Exhibit "A" (4 pp)
 Ordinance Serial No. 25-038 (10 pp)
 Map (1 pp)

SUMMARY STATEMENT:

On October 1, 2024 the Assembly adopted Ordinance Serial No.24-079 creating Homestead Drive Natural Gas Local Improvement District as shown on the attached map. The construction has been completed and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 25-037 confirms the assessment roll and Ordinance Serial No. 25-038 authorizes the financing for Homestead Drive Local Improvement District No. 667 as required by MSB 3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the

process for this local improvement district.

The total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting MSB 3.28.080(B) criteria.

The Homestead Drive Natural Gas Local Improvement District is located in Assembly District #5

RECOMMENDATION OF ADMINISTRATION:

Exhibit A \$4,563.73 per lot
Matanuska-Susitna Borough
Real Property Selection List by Account Number
 LID667 HOMESTEAD DRIVE

February 24, 2025

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
52184B01L009 KKM REV TR % SCOTT K MOORE 9040 AMANDA CIR ANCHORAGE AK 99502	0030	8		\$19,000.00	\$87,700.00	\$106,700.00	1.41
			HOMESTEAD EST ADD #1 DIV II				
52184B01L010 HOGUE RICHARD G 10967 S HOMESTEAD DR WASILLA AK 99623-8829	0030	8		\$15,000.00	\$235,300.00	\$250,300.00	0.97
			HOMESTEAD EST ADD #1 DIV II				
52184B01L011 RICE MAIA S 11001 S HOMESTEAD DR WASILLA AK 99623-8829	0030	8		\$15,000.00	\$11,100.00	\$26,100.00	1.13
			HOMESTEAD EST ADD #1 DIV II				
52184B01L012 VARVARYUK ALEKSANDER V 11035 S HOMESTEAD DR WASILLA AK 99623-8829	0030	8		\$15,000.00	\$583,600.00	\$598,600.00	0.93
			HOMESTEAD EST ADD #1 DIV II				
52184B01L013 WILFERT PAUL R	0030	8		\$15,000.00	\$0.00	\$15,000.00	0.93
			HOMESTEAD EST ADD #1 DIV II				

OR 25-037
 OR 25-038
 IM 25-067

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PO BOX 246 LYONS, WI 53148-0246							
52184B01L014 COMBS ROBT COMBS WALTER PO BOX 877363 WASILLA, AK 99687-7363	0030	8		\$11,300.00	\$0.00	\$11,300.00	0.97
			HOMESTEAD EST ADD #1 DIV II				
52184B01L015 BROADWELL COLTER ALLEN SIENA ROSE PO BOX 879377 WASILLA AK 99687	0030	8		\$10,500.00	\$401,200.00	\$411,700.00	1.09
			HOMESTEAD EST ADD #1 DIV II				
52184B01L016 KAINZ MONTIE M TR KAINZ MONTIE M TRE 1984 TIFFANY CT CAMARILLO CA 93010	0030	8		\$12,000.00	\$153,600.00	\$165,600.00	0.95
			HOMESTEAD EST ADD #1 DIV II				
52184B01L017 LEE MELVIN HAROLD II	0030	8		\$15,000.00	\$183,800.00	\$198,800.00	1.10
			HOMESTEAD EST ADD #1 DIV II				

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LEE BARBARA ANN 11209 S HOMESTEAD DR WASILLA AK 99623							
52184B02L001	0030	8		\$16,500.00	\$0.00	\$16,500.00	1.23
MALLARS DAVID & RUNAE PO BOX 773253 EAGLE RIVER, AK 99577-3253			HOMESTEAD EST ADD #1 DIV II				
52184B02L002	0030	8		\$15,000.00	\$0.00	\$15,000.00	1.10
BAYLESS JEFFREY W 11885 CLAIM STAKE DR RENO NV 89506			HOMESTEAD EST ADD #1 DIV II				
52184B02L003	0030	8		\$19,000.00	\$269,200.00	\$288,200.00	1.45
LATZ ANDREW PO BOX 873945 WASILLA AK 99687-3945			HOMESTEAD EST ADD #1 DIV II				
52184B02L006	0030	8		\$16,500.00	\$715,500.00	\$732,000.00	1.40
KOLESNIKOV YEVGENIY N KOLESNIKOV NATALYA V 11016 S HOMESTEAD DR			HOMESTEAD EST ADD #1 DIV II				

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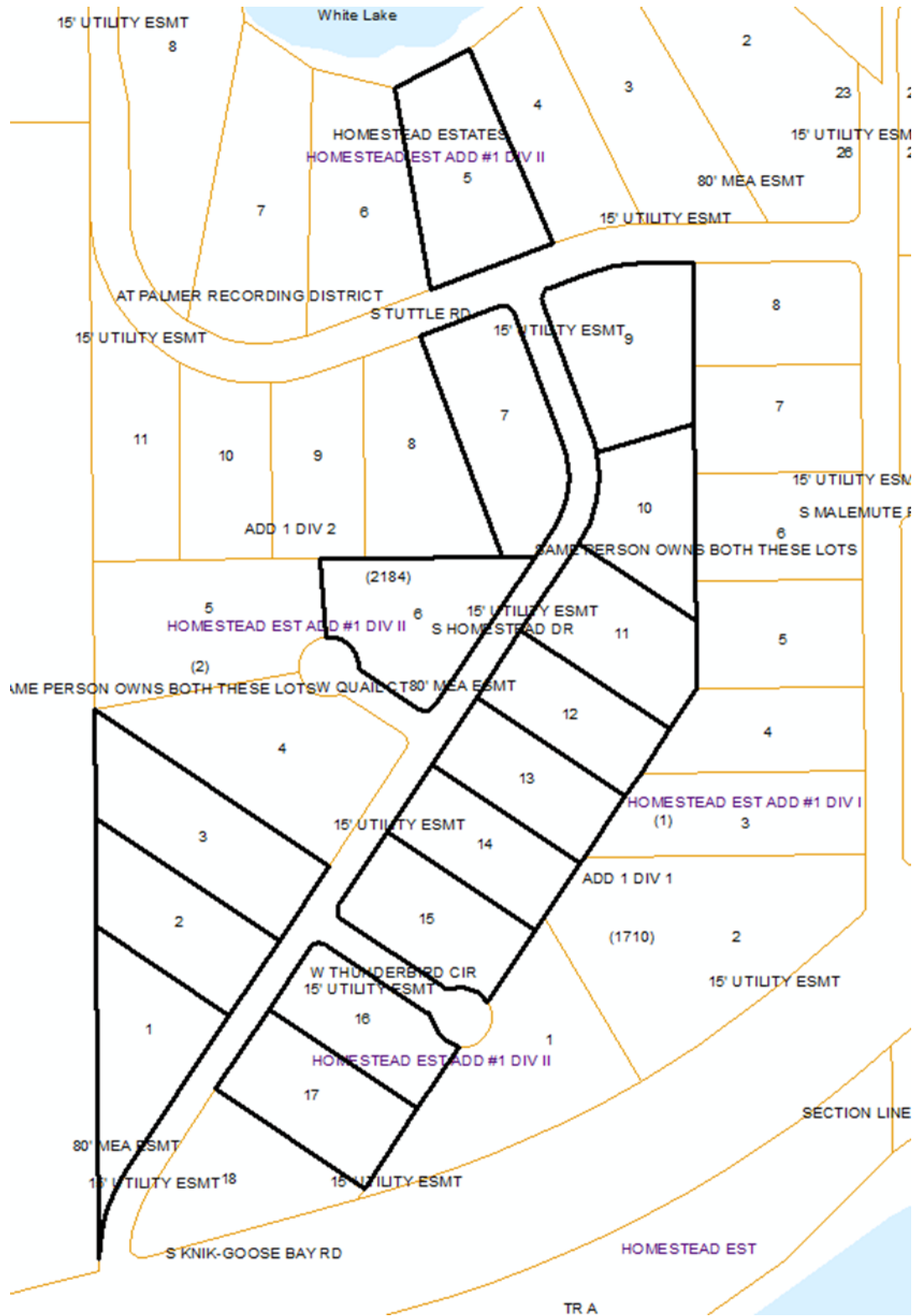
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WASILLA AK 99623-8829							
52184B02L007	0030	8		\$16,500.00	\$38,800.00	\$55,300.00	1.40
COUCH LINN			HOMESTEAD EST ADD #1 DIV II				
% AKA LINDA COUCH							
%OFFICE OF PUBLIC ADVOCACY							
900 W 5TH AVE # 525							
ANCHORAGE AK 99501							
52184B03L005	0030	8		\$28,800.00	\$341,800.00	\$370,600.00	1.42
LOFLAND DAVID K & CATHERINE J			HOMESTEAD EST ADD #1 DIV II				
10863 S TUTTLE RD							
WASILLA AK 99623-4922							
Total Parcels in LID667: 15				\$240,100.00	\$3,021,600.00	\$3,261,700.00	17.48

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LID667 Homestead Drive



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