

**SUBJECT:** Administrative report relating to the creation of and improvement to North Victor Road Road Paving Local Improvement District No. 660; and consideration of said creation.

**AGENDA OF:** December 19, 2023

**ASSEMBLY ACTION:** Defeated with Assemblymember Fonov 02/06/24 - BJH

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing on February 6, 2024.

Route To Department/Director	Signature	Comments
Originator	<small>11/17/2023</small> <input checked="" type="checkbox"/> Marcia von Ehr <small>Signed by: Marcia von Ehr</small>	
Finance Director	<small>11/17/2023</small> <input checked="" type="checkbox"/> Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>	
Borough Attorney	<small>11/17/2023</small> <input checked="" type="checkbox"/> John Aschenbrenner <small>Signed by: John Aschenbrenner</small>	
Borough Manager	<small>11/20/2023</small> <input checked="" type="checkbox"/> Michael Brown <small>Signed by: Michael Brown</small>	
Borough Clerk	<small>11/28/2023</small> <input checked="" type="checkbox"/> Brenda J. Henry for <small>Signed by: Brenda Henry</small>	

**ATTACHMENT (S) :** Fiscal Note: YES \_\_\_ NO X  
 Ordinance Serial No. (5 pp)  
 Exhibit A (1 p)  
 Map (1 p)  
 Ballot Tally (1 p) to be presented at Public Hearing

**SUMMARY STATEMENT:** A petition has been filed by the record owners of 85 percent in value of the property and signatures of 71 percent of property owners within the proposed North Victor Road Road Paving Local Improvement District. The petition has been certified by the borough clerk. The proposed North Victor Road Road Paving Local Improvement District is located in Assembly District #5.

As addressed in Section 7 of the manager's administrative report, there are 22 properties that do not conform to MSB 3.28.080(B).

If monies are appropriated in the Fiscal Year 2025 budget for the road program, this LID, if approved, would qualify for up to 50 percent matching funds.

**MANAGER'S ADMINISTRATIVE REPORT**

(MSB 3.28.040)

1. Description of properties to be benefited by the improvement: SEE ORDINANCE SERIAL No. 24-003.
  
2. Evaluation of need and benefit of improvement and proposed allocation of special assessments:  
Paving the surface of the road, per the highlighted portion of the attached map, within the North Victor Road road paving local improvement district will improve the road conditions and make maintenance of the road easier. Properties, including vacant properties, being benefited by paving the surface of the road have a tendency to sell more rapidly when placed on the market than similar properties. It is believed that the benefits will accrue about equally to each property in the local improvement district. Therefore, it is proposed that the entire cost of the improvement to be allocated equally to each property within the district, without regard to the foot frontage, the size of the property, the value of the property or other measures.
  
3. Estimated total cost of improvement:  
The estimated cost by the public works department for the paving is \$730,000 if done during the 2024 construction season. It is estimated that administrative costs will amount to approximately \$8,300 and the delinquency reserve will be \$38,860. The estimated total cost of the improvement as of this date is \$777,160. It is recommended that the project be financed by a revolving loan from the local improvement district internal service fund, which will be reimbursed from the special assessments on the properties to be benefited. It is anticipated that the interest on the loan will be recovered through the interest that will be paid on special assessment installments. This project is contingent upon funding being available.
  
4. Current mill rate: The Fiscal Year 2024 mill rate for the improvement district is 13.249 mills consisting of 8.396 mills (areawide) plus 0.387 mills (non-areawide) plus 2.000 mills (FSA#136) plus 2.466 mills (RSA#021).

Taxable Property Values for Real Property:           \$6,593,900.00

5. Profile of proposed properties in local improvement district:

Total Number of Lots: 38  
Ownership type of properties: Private: 38  
Bank: 0  
Public: 0  
MSB: 0  
"Tax" status of properties: Number Current: 38  
Number Delinquent: 0  
Number in Foreclosure: 0  
Number in Bankruptcy: 0  
Population Estimate: 0  
Estimated Area (Acres): 29.51

\* This estimate is based on information collected during the 2020 census and current assessment records.

6. Other special assessments effecting this local improvement district: NONE.

7. Properties not conforming to MSB 3.28.080(B) "...An assessment may not exceed 25 percent of the assessed value for real property taxation of the property assessed": 19 properties

8. Method of collecting assessments: Semi-annual due dates will be established, with billings sent to each property owner 30-45 days before each due date. Delinquent accounts will be acted upon in the same manner as delinquent tax accounts, including annual foreclosure action.

**IMPROVEMENT PLAN (MSB 3.28.050B)**

The improvement will be funded by a revolving loan from the local improvement district internal service fund and is contingent on funds being available. Only the proceeds of the special assessments and interest will be pledged as security for payment. The special assessments may be paid by the property owners in semi-annual installments over a ten-year period.

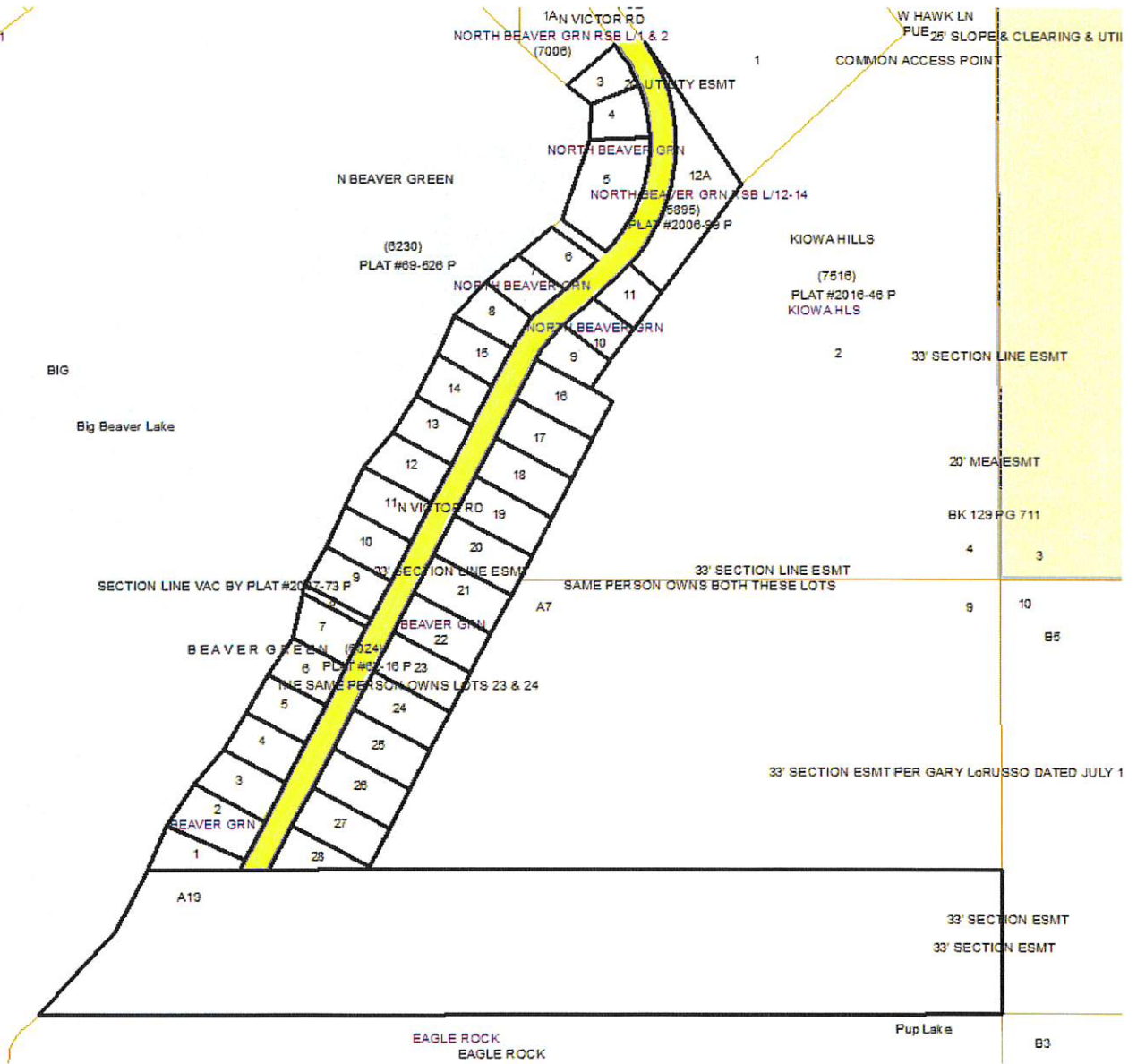
The estimated total cost is \$777,160. The estimated cost elements are paving \$730,000, delinquency reserve of \$38,860, and administrative costs of \$8,300.

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

The estimated special assessment against the 38 lots is \$20,451.58 per lot.

If the entire matching funds are approved, the estimated special assessment against the 38 lots with the matching funds would be \$10,959.21, which is comprised of up to 50% of the construction costs only (not including any upgrade, if necessary for the project, or administrative costs or reserves).

LID 660 Map



LEGAL DESCRIPTION FOR  
North Victor Road LID#660

**17N03W09A019**

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF (N 1/2 S 1/2) OF GOV'T LOT 1,  
SECTION 9, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN; and

**5895**

LOT TWELVE A (12A), NORTH BEAVER GRN RSB L/12-14, ACCORDING TO  
RECORDED PLAT 2006-99; and

**6024**

LOTS ONE (1) THROUGH SEVEN (7), AND LOTS NINE (9) THROUGH TWENTY-EIGHT  
(28), BEAVER GRN, ACCORDING TO RECORDED PLAT 1962-16; and

**6230**

LOTS THREE (3) THROUGH ELEVEN (11), NORTH BEAVER GRN, ACCORDING TO  
RECORDED PLAT 1967-7.

THE ABOVE IS RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL  
DISTRICT, STATE OF ALASKA.