

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF BOROUGH-OWNED PROPERTY IDENTIFIED AS LOT 77 RUSTIC WILDERNESS DIVISION 1 TO THE ADJACENT PROPERTY OWNERS, CURTIS AND AMY WOODS.

AGENDA OF: November 21, 2023

ASSEMBLY ACTION: Adopted without objection 12/19/23 - BJH

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	10/17/2023 X Jill Irsik <small>Signed by: Jill Irsik</small>
Department Director	10/17/2023 X Eric Phillips <small>Signed by: Eric Phillips</small>
Finance Director	10/19/2023 X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	10/20/2023 X Michael Brown <small>Signed by: Michael Brown</small>
Borough Manager	10/20/2023 X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos</small>
Borough Clerk	10/23/2023 X Lonnie R. McKechnie <small>Signed by: Lonnie McKechnie</small>

ATTACHMENT (S): Vicinity Map (1 pp)
Ordinance Serial No. 23-101 (2 pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough Land and Resource Management Division received an application from Curtis and Amy Woods to purchase Borough-owned property, Lot 77, Rustic Wilderness Division 1, which lies adjacent to their property. The sale is allowed under Mat-Su Borough code 23.10.230.

The Borough-owned parcel lies within the Rustic Wilderness Division 1 subdivision which was platted in 1972. The subdivision is located between the Susitna River and the west side of the Parks Highway at mile post 80. The Borough received the property in 1983 through tax foreclosure for non-payment of taxes for years

1981 and earlier, Clerk's Deed dated November 28, 1983, recorded Book 334 Page 762 on December 5, 1983, Palmer Recording District (Case No. 3PA-82-505). All re-purchase rights of the former record owner have been extinguished and there is no public purpose for retention of Lot 77.

The subject parcel, Lot 77, is considered "sub-standard" (MSB 43.20.281) for individual development of building/septic area due to it being only 0.43 acres (20,000 sq ft) in size. The adjacent property owners, Curtis and Amy Woods, own Lot 78. Under MSB 23.10.230, Agreements by Application, subsection (A)(1)(d) allows for the sale of Borough property to an adjacent property owner to address a substandard or unusable lot condition. The Woods' lot is also substandard in size at 0.52 acres, thereby making the Woods eligible to purchase Lot 77 as an adjacent property owner to provide greater potential to develop the lot without encroachment or overlap of septic area/well radius affecting other lots.

The Borough-owned property has been offered twice for sale, with no bids received for the property.

In accordance with MSB 23.10.060, fair market value of Lot 77 is determined by the 2023 certified tax assessment roll. The tax assessed value of Lot 77 is \$4,000. The Borough parcel will be sold for cash and conveyed by quitclaim in "as-is, where-is" condition, without warranty expressed or implied. The Woods will pay for all associated costs, to include public notice mailing and advertising. Through conveyance, Lot 77 will be placed on the tax rolls after 40 years of Borough-ownership.

Inter-department review was initiated and received no objection or concern from Borough departments. Public notice was provided in accordance with MSB 23.05.25 with no objections received from the noticing.

RECOMMENDATION OF ADMINISTRATION: Approval under Ordinance Serial No. 23-101 of the cash sale of Borough-owned property identified as Lot 77, Rustic Wilderness Division 1, to adjacent property owners Curtis and Amy Woods, pursuant to MSB 23.10.230 Agreements by Application.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: 11/21/2023

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$4,000	FUNDING SOURCE Land Sale
FROM ACCOUNT #	PROJECT
TO ACCOUNT : 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY: _____ X Liesel Weiland Signed by: Liesel Weiland 10/18/2023	CERTIFIED BY:
DATE: 10/18/2023	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		40				
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		40				
TOTAL		40				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

1 0 / 1 9 / 2 0 2 3

APPROVED BY:

X

C h e y e n n e H e i n d e l

DATE:

S i g n e d b y : C h e y e n n e H e i n d e l

