

SUBJECT: Ordinance authorizing financing and confirming the assessment roll for South Marina Circle road paving Local Improvement District No. 653.

AGENDA OF: April 16, 2024

ASSEMBLY ACTION: Adopted without objection 0/07/24 - BJH

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	Marcia vonEhr
Finance Director	1 / 19 / 2024 X L i e s e l W e i l a n d f o r C H Signed by: Liesel Weiland
Borough Attorney	1 / 19 / 2024 X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos
Borough Manager	Recoverable Signature X M i c h a e l B r o w n Signed by: Michael Brown
Borough Clerk	Recoverable Signature X L o n n i e M c K e c h n i e Signed by: Lonnie McKechie

ATTACHMENT (S) : Fiscal Note: YES _____ NO X
 Ordinance Serial No. 24-025 (4 pp)
 Exhibit "A" (3 pp)
 Ordinance Serial No. 24-026 (9 pp)
 Map (1 p)

SUMMARY STATEMENT:

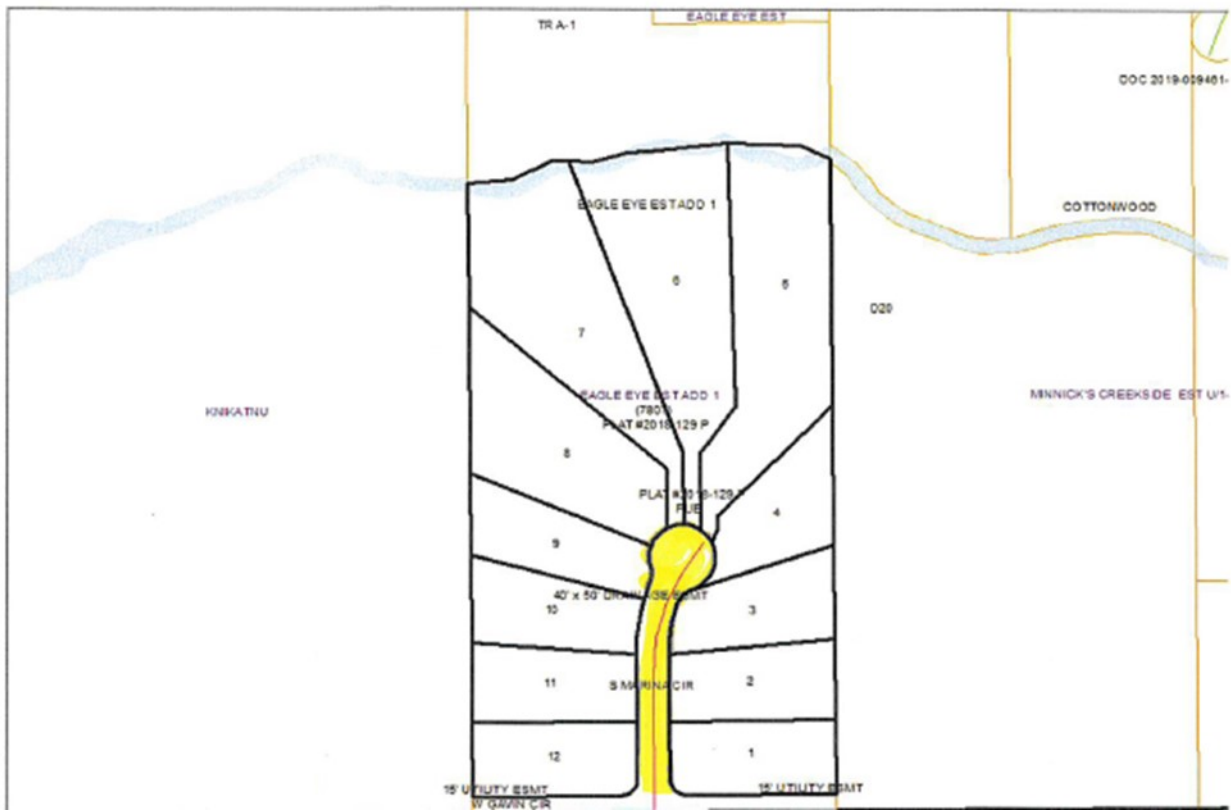
On November 22, 2022 the Assembly adopted Ordinance Serial No.23-041 creating South Marina Circle Road Paving Local Improvement District. The construction has been completed and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 24-025 confirms the assessment roll and Ordinance Serial No. 24-026 authorizes the financing for South Marina Circle Local Improvement District No. 653 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 South Marina Circle Road Paving Local Improvement District is located in Assembly District #3.



IM No. 24-040
 Ordinance Serial No. 24-025
 Ordinance Serial No. 24-026

EXHIBIT A SPECIAL ASSESSMENT \$4,899.23 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID653 SOUTH MARINA CIRCLE

<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>
57807000L001 ADJ DEVELOPMENT LLC %NIKOLAY FONOV PO BOX 872963 WASILLA AK 99687-2963	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$0.00	\$38,000.00	0.92
57807000L002 ADJ DEVELOPMENT LLC %NIKOLAY FONOV PO BOX 872963 WASILLA AK 99687-2963	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$0.00	\$38,000.00	0.92
57807000L003 FONOV ARTYOM & ANASTASIA 2277 S MARINA CIR WASILLA AK 99654	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$359,200.00	\$397,200.00	0.92
57807000L004 HORWATH MARIA K 2261 S MARINA CIR WASILLA AK 99654	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$387,200.00	\$425,200.00	0.92
57807000L005	0008	12		\$48,900.00	\$420,300.00	\$469,200.00	2.50

IM 24-040

OR 24-025

OR 24-026

EXHIBIT A

SPECIAL ASSESSMENT \$4,899.23 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID653 SOUTH MARINA CIRCLE

<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>
PETTY JOHNNY JR 2255 S MARINA CIR WASILLA AK 99654			EAGLE EYE EST ADD 1				
57807000L006 WARNKE SCOTT 2244 S MARINA CIR WASILLA AK 99654	0008	12	EAGLE EYE EST ADD 1	\$50,000.00	\$422,100.00	\$472,100.00	2.46
57807000L007 MUNSON BENJAMIN & HARMONY 2248 S MARINA CIR WASILLA AK 99654-0031	0008	12	EAGLE EYE EST ADD 1	\$48,900.00	\$392,300.00	\$441,200.00	2.50
57807000L008 KRATOCHVIL MATTHEW S & PENNY A 2250 S MARINA CIR WASILLA AK 99654	0008	12	EAGLE EYE EST ADD 1	\$45,000.00	\$401,400.00	\$446,400.00	1.83
57807000L009 JOHNSON BRENDA SUE 2270 S MARINA CIR WASILLA AK 99654	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$355,400.00	\$393,400.00	0.92

IM 24-040

OR 24-025

OR 24-026

EXHIBIT A SPECIAL ASSESSMENT \$4,899.23 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID653 SOUTH MARINA CIRCLE

<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>
57807000L010 SHANNON SHANE T PO BOX 870614 WASILLA AK 99687-0614	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$349,200.00	\$387,200.00	0.92
57807000L011 AFEMATA-MARASCO TALILOA USCOLA MORGAN J 2310 S MARINA CIR WASILLA AK 99654-0031	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$401,200.00	\$439,200.00	0.92
57807000L012 ADJ DEVELOPMENT LLC %NIKOLAY FONOV PO BOX 872963 WASILLA AK 99687-2963	0008	12	EAGLE EYE EST ADD 1	\$38,000.00	\$0.00	\$38,000.00	0.92
Total Parcels in LID653: 12				\$496,800.00	\$3,488,300.00	\$3,985,100.00	16.65

IM 24-040

OR 24-025

OR 24-026