

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO RETAIN FOR PUBLIC PURPOSE THREE PARCELS WHICH WERE ACQUIRED BY THE BOROUGH THROUGH TAX FORECLOSURE.

**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	<div>11/2/2023</div> <div>X Jill Irsik</div> <div>Signed by: Jill Irsik</div>
Department Director	<div>11/3/2023</div> <div>X Eric Phillips</div> <div>Signed by: Eric Phillips</div>
Finance Director	<div>11/6/2023</div> <div>X Liesel Weiland for C.H.</div> <div>Signed by: Liesel Weiland</div>
Borough Attorney	<div>11/7/2023</div> <div>X Nicholas Spiropoulos</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>11/7/2023</div> <div>X Michael Brown</div> <div>Signed by: Michael Brown</div>
Borough Clerk	<div>11/7/2023</div> <div>X Brenda J. Henry for</div> <div>Signed by: Brenda Henry</div>

**ATTACHMENT (S):** Exhibit Maps (4 pp)  
Ordinance Serial No. 23-103 (2 pp)

**SUMMARY STATEMENT:** The Borough acquired three lots through tax foreclosure. Because of their location and physical characteristics, it is recommended they be retained for a public purpose. Such retention is pursuant to Alaska Statute 29.45.460(a) and (c) whereby the Assembly must declare by ordinance that the property is needed for a public purpose. By taking this action, the land will be retained in public ownership and will not be available for repurchase by the former owner of record or for sale at future tax foreclosure sales.

**PARCEL No. 1 - Talkeetna Townsite:**

**Tax Account No.:** 54794B23L002A

**Former Record Owner:** Nagley Properties, LLC

**Lot Size:** 0.34 acres

**2023 Tax Assessed Value:** \$73,500

**Location:** 13740 E. First Street, Talkeetna

**Legal Description:** TALKEETNA TWNST B/17-20& 23-25 BK 23 LT 002A PLAT 1998-17, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

This parcel is located in Talkeetna, off East First Street, which has direct access from the Talkeetna Spur Road after mile post 14. Though this parcel is not located in the Special Flood Hazard Area, staff requested this parcel be retained for public purpose due to the parcel's significant impact on the drainage path from the east side of railroad tract to the west side (see attached hill shade and topo map). Preserving the existing drainage features on this parcel is in the best interest of the public. Development on this parcel could significantly alter the surface drainage in the area and have a negative effect on surrounding infrastructure.

The former record owners failed to pay taxes on the subject parcel, and the Borough foreclosed. Clerk's Deed for delinquent taxes on this lot was recorded February 4, 2021, as Serial No. 2021-000130-0, Talkeetna Recording District, Superior Court Case No. 3PA-18-01585 CI.

The subject parcel should be retained for public purpose as undeveloped land for drainage protection in Talkeetna.

**PARCEL No. 2 - Lake Shore Acres Subdivision No. 2:**

**Tax Account No.:** 56175000L025

**Former Record Owner:** The Estate of Rita Halverson

**Lot Size:** 0.33 acres

**2023 Tax Assessed Value:** \$6,500

**Location:** 20251 W. Lakes Blvd

**Legal Description:** LAKE SHORE AC #2 BK 00 LT 025 PLAT 1966-36, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

This parcel is located off West Lakes Boulevard, in the Big Lake area. Staff requested to retain this parcel for future right-of-way improvements. The right-of-way width for the subdivision plat is only 40-feet, the parcel is one third of an acre (legal, non-conforming lot), and the topography of the right-of-way is a steep hillside sloping south towards Big Lake. Retaining this property for a future road improvement project would allow the use of the parcel as right-of-way at no cost to the road project and therefore no cost to the residents of RSA 21.

The former record owners failed to pay taxes on the subject parcel, and the Borough foreclosed. Clerk's Deed for delinquent taxes on this lot was recorded February 4, 2021, as Serial No. 2021-002868-0, Palmer Recording District, as Superior Court Case No. 3PA-18-01585 CI.

The subject parcel should be retained for public purpose for future right-of-way improvements.

**PARCEL No. 3 - Big Lake area:**

**Tax Account No.:** 4U04671000L01

**Former Record Owner:** John W Hendrickson, the Estate of Evelyn McCutcheon, and June Hock Burke

**Lot Size:** 0.02 acres

**2023 Tax Assessed Value:** \$1,000

**Location:** no address

**Legal Description:** US SURVEY 4671, LOT 1, SITUATED ON A SMALL ISLAND IN AN UNNAMED LAKE, ALL OF WHICH IS IN THE MATANUSKA-SUSITNA BOROUGH, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

This property is located on an island in an unnamed lake in the Burma Road area of Big Lake. Staff recommend retaining this parcel due to its small size, remoteness, and the fact that the entire shoreland of the unnamed lake is Borough-owned land.

The former record owners failed to pay taxes on the subject parcel, and the Borough foreclosed. Clerk's Deed for delinquent taxes on this lot was recorded February 4, 2021, as Serial No. 2021-002868-0, Palmer Recording District, as Superior Court Case No. 3PA-18-01585 CI.

The subject parcel should be retained for public purpose due to the unusable lot size and location.

**RECOMMENDATION OF ADMINISTRATION:** Retain the subject parcels for public purpose pursuant to Alaska Statute 29.45.460(a) and (c) thereby terminating the former record owner's rights pursuant to Alaska Statute 29.45.470(b) upon adoption of the accompanying Ordinance.

# MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: 11/21/2023

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO RETAIN FOR PUBLIC PURPOSE THREE PARCELS WHICH WERE ACQUIRED BY THE BOROUGH THROUGH TAX FORECLOSURE.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <span style="background-color: yellow;">YES</span> NO
AMOUNT REQUESTED *	FUNDING SOURCE
FROM ACCOUNT #	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <span style="float: right;">11/6/2023</span> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>X</span> <span>M e r i s s a C a r r e l l</span> </div> <div style="font-size: small; margin-top: 5px;">Signed by: M e r i s s a C a r r e l l</div>	CERTIFIED BY:
DATE: 11/6/2023	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		*				
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### FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

### POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) \*There will be no future tax revenue. Borough-owned properties are not taxed. Tax cost and late fees to be paid by LMD. Amount not determined yet.

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

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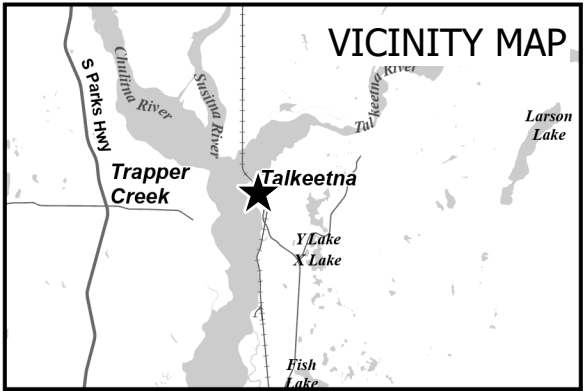
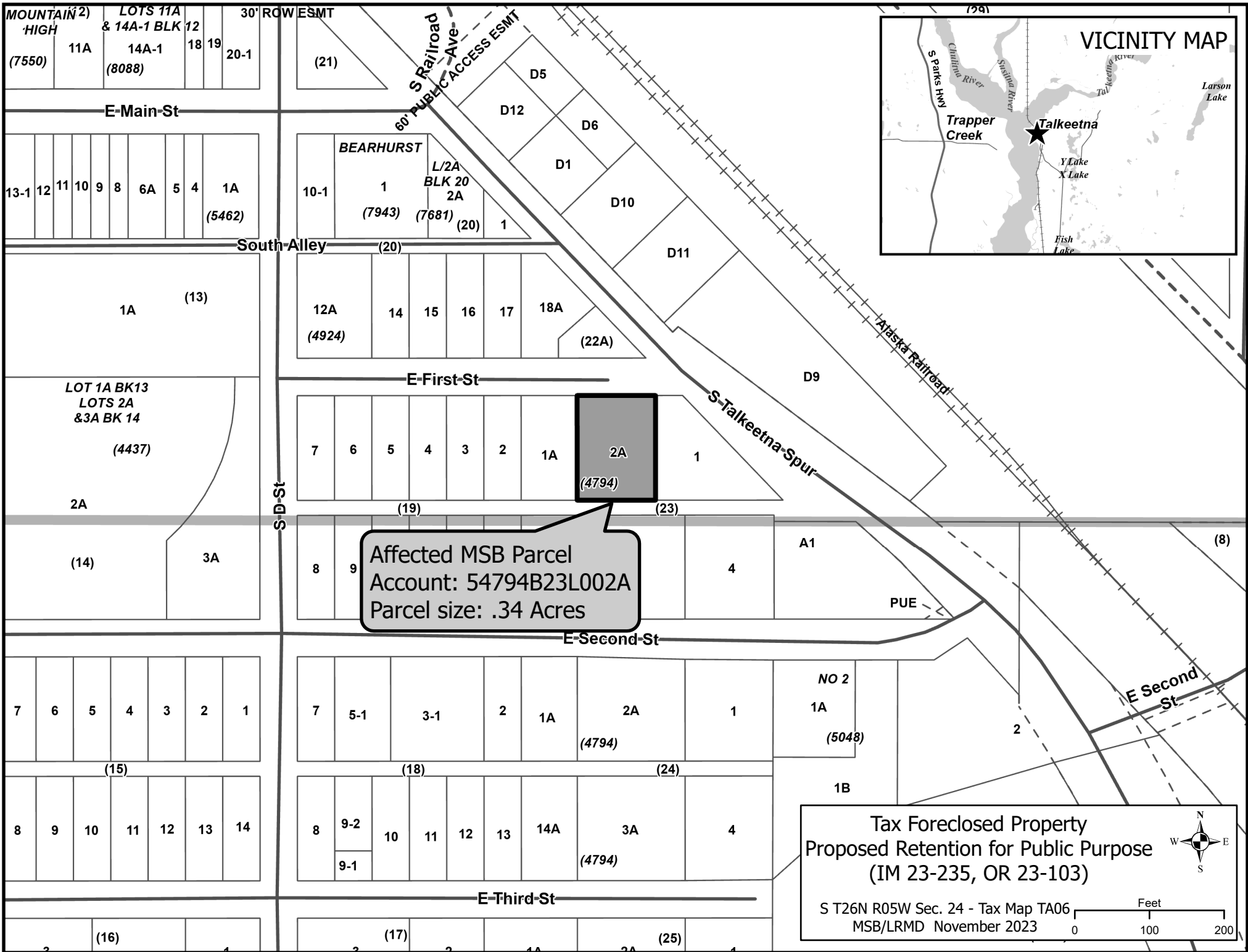
APPROVED BY:

X

L i e s e l W e i l a n d

DATE:

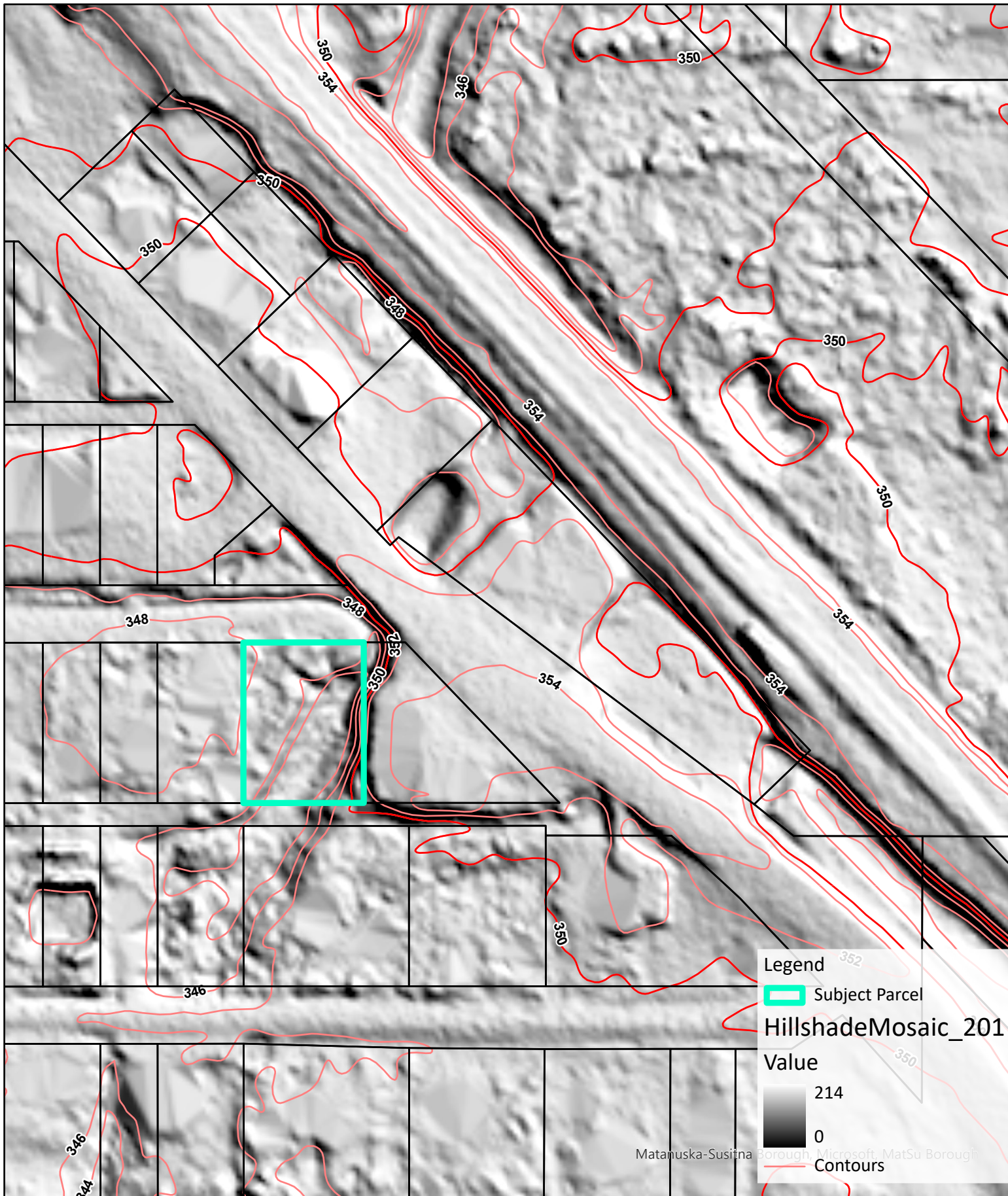
S i g n e d   b y : L i e s e l W e i l a n d



Tax Foreclosed Property  
Proposed Retention for Public Purpose  
(IM 23-235, OR 23-103)

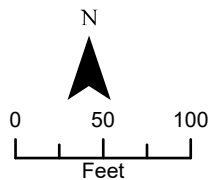
S T26N R05W Sec. 24 - Tax Map TA06  
MSB/LRMD November 2023

Feet  
0 100 200



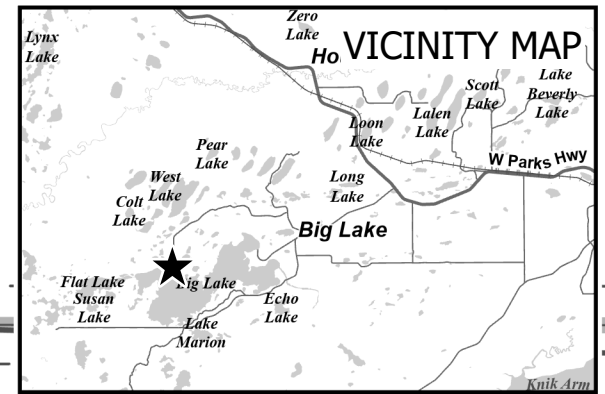
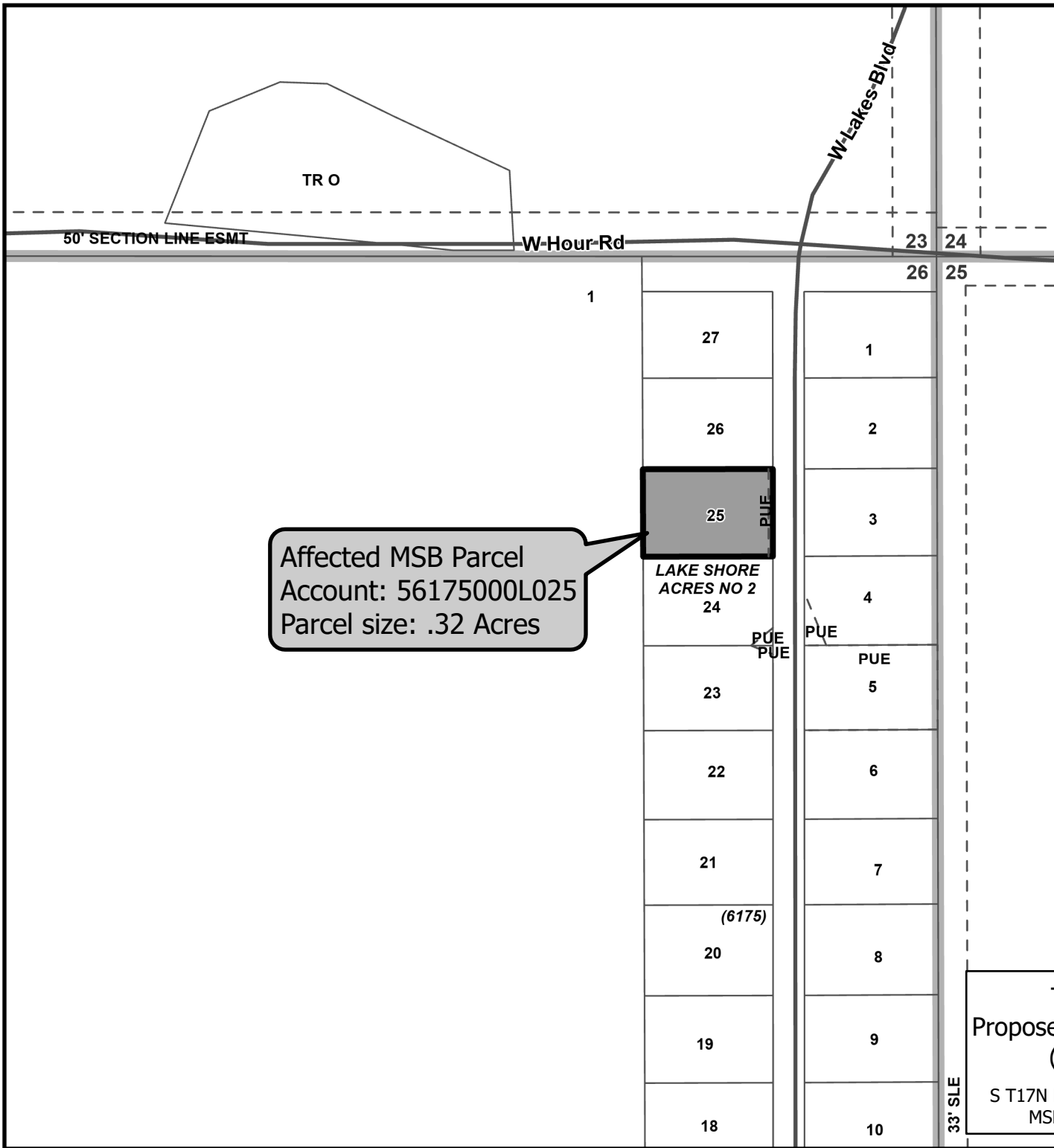
Hillshade map with Topo  
13740 E First St. Talkeetna  
Tax ID: 54794B23L002A

Map Produced by MSB Planning/ Development Svcs



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough.

**IM 23-235**  
**OR 23-103**



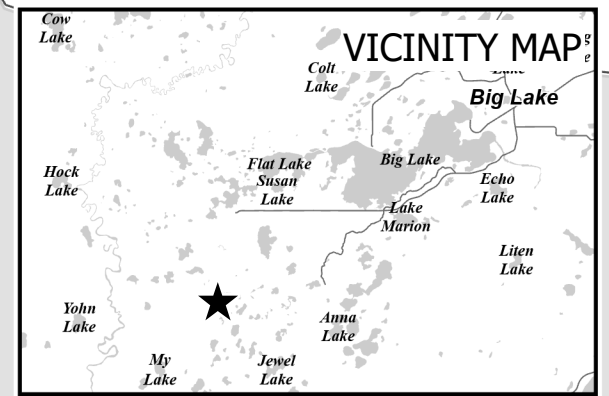
B19

**Tax Foreclosed Property**  
**Proposed Retention for Public Purpose**  
**(IM 23-235, OR 23-103)**

S T17N R04W Sec. 26 - Tax Map LS16  
 MSB/LRMD November 2023

Feet  
 0 100 200





U.S.S.

4671

1

Affected MSB Parcel  
Account: 4U04671000L01  
Parcel size: .02 Acres

Tax Foreclosed Property  
Proposed Retention for Public Purpose  
(IM 23-235, OR 23-103)

S T16N R04W Sec. 18 - Tax Map GB04  
MSB/LRMD November 2023

