

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING THE PUBLIC PURPOSE DEDICATION PLACED ON A BOROUGH-OWNED LOT IDENTIFIED AS 49715 S BENDAPOLE RD., AND APPROVING THE SALE OF THE BOROUGH PARCEL TO THE ADJACENT PROPERTY OWNER, CARLOS PEREZ (MSB008127).

AGENDA OF: September 2, 2025

ASSEMBLY ACTION: Adopted without objection 09/16/25 - BJH

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	8/11/2025 X Jill Irsik Signed by: Jill Irsik
Division Manager	8/13/2025 X Joe Metzger Signed by: Joe Metzger
Department Director	8/12/2025 X Jillian Morrissey Signed by: Jillian Morrissey
Finance Director	 Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	8/12/2025 X John Aschenbrenner Signed by: John Aschenbrenner
Borough Manager	8/12/2025 X Michael Brown Signed by: Mike Brown
Borough Clerk	8/13/2025 X Lonnie McKechnie Signed by: Lonnie McKechnie

ATTACHMENT(S): Vicinity Map (1 pp)
Ordinance Serial No. 25-093 (2 pp)

SUMMARY STATEMENT: The Matanuska-Susitna Borough Land & Resource Management Division received an application from Carlos Perez to purchase a Borough-owned property, Lot 1315, Caswell Subdivision, which lies adjacent to his property. The sale is allowed under MSB 23.10.230.

The Borough received the property through tax foreclosure for non-payment of taxes for years 1973 and prior, Clerk's Deed dated March

5, 1976, recorded at Book 111, Page 984, on March 9, 1976, Palmer Recording District (Civil Action 74-3632). The former record owners were provided notice as statutorily required when the Borough was going through foreclosure proceedings. All repurchase rights of the former record owner have been extinguished.

In 1978, Matanuska-Susitna Borough Ordinance Serial No. 78-45 retained four properties in the Caswell subdivision for a public purpose. The reasons given for the retention were that the lots could be made available for lake access, parks and recreation purposes, community center, and a maintenance shop to accommodate its road service area. In the past 47 years, three of the properties have been sold, and the remaining lot, Lot 1315, has not been used for a public purpose.

At 0.67 acres, the Borough-owned property is considered "sub-standard" for individual development. The applicant's property is also 0.67 acres and is considered substandard. Pursuant to MSB 23.10.230(A)(1)(d), the Manager may, with Assembly approval by Ordinance, approve a sale of Borough-owned real property by application if the purchase is for an adjacent property owner to address a substandard or unusable lot condition. Mr. Perez has submitted an application and qualifies to purchase the property in accordance with MSB Title 23 and Land and Resource Management policy and procedures.

In accordance with MSB 23.10.060(B)(2), fair market value of Lot 1315 is determined by the 2025 certified tax roll with an assessed value of \$5,000.00. The Borough-owned property will be sold for cash and conveyed by quitclaim deed in "as-is where-is" condition, without any warranty expressed or implied. Mr. Perez will pay for all associated costs, to include application fee, public notice and advertising costs, and document recording. Through conveyance, Lot 1315 will be placed on the tax rolls after 47 years of Borough ownership.

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

RECOMMENDATION OF ADMINISTRATION: Matanuska-Susitna Borough Assembly approval of the repeal the public purpose dedication placed on Lot 1315, Caswell Subdivision (MSB Tax Account #6070000L1315) located in the Palmer Recording District, and approve the cash sale of said lot to the adjacent landowner, Carlos Perez, pursuant to MSB 23.10.230 Agreements by Application.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: 9/2/2025

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING THE PUBLIC PURPOSE DEDICATION PLACED ON A BOROUGH-OWNED LOT IDENTIFIED AS 49715 S BENDAPOLE RD., AND APPROVING THE SALE OF THE BOROUGH PARCEL TO THE ADJACENT PROPERTY OWNER, CARLOS PEREZ (MSB008127).

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$5,000	FUNDING SOURCE Land Sale Revenue
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY:  Recoverable Signature X Liesel Zanto Signed by: Liesel W alland	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE		5.0				
---------	--	-----	--	--	--	--

FUNDING:

(Thousands of Dollars)

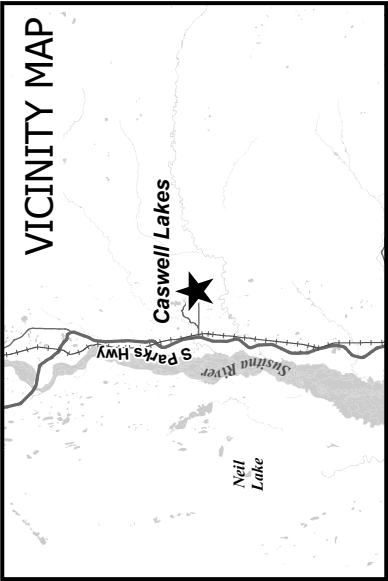
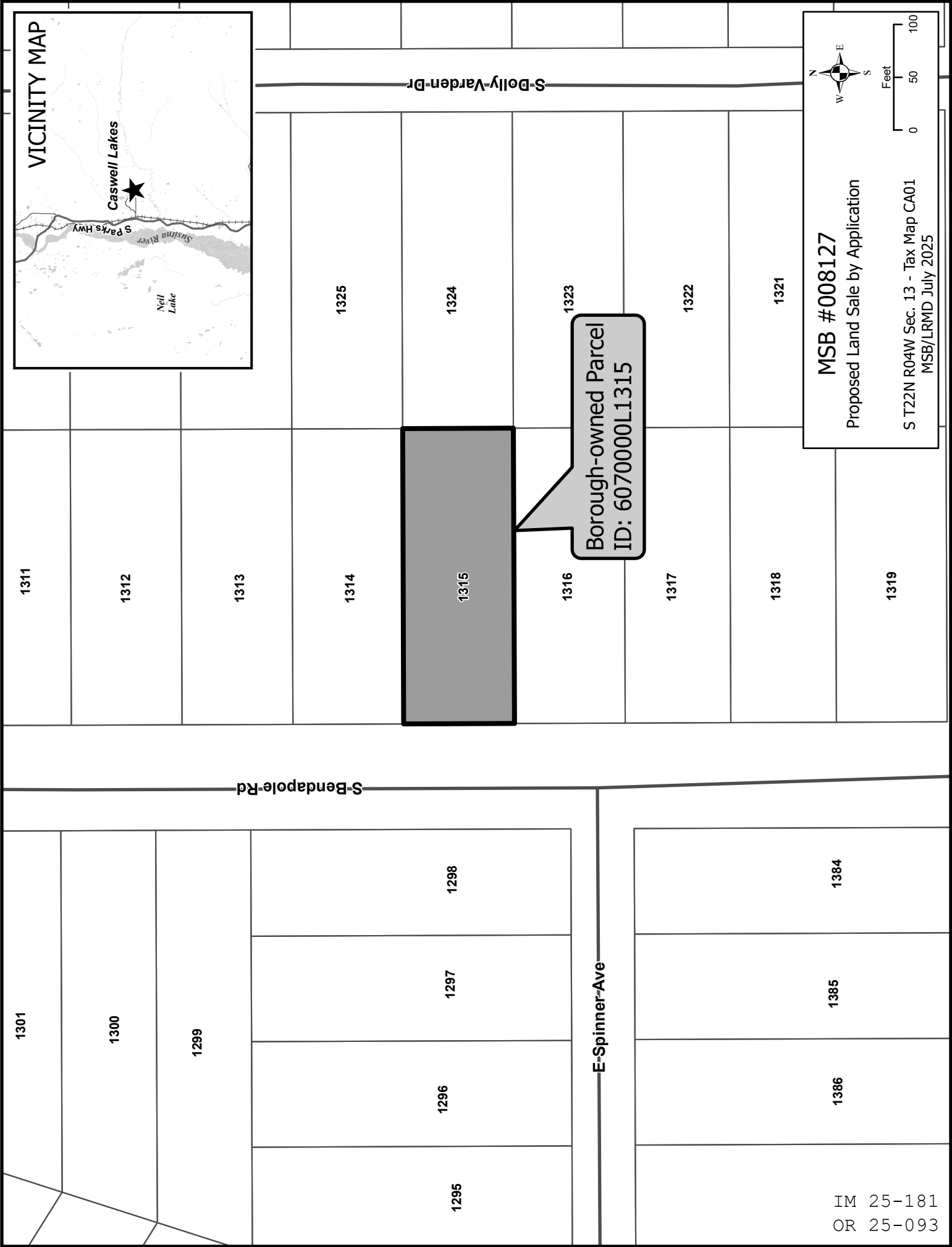
General Fund						
State/Federal Funds						
Other		5.0				
TOTAL		5.0				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel
--------------	--



MSB #008127

Proposed Land Sale by Application

S T22N R04W Sec. 13 - Tax Map CA01

MSB/LRMD July 2025

Feet

0 50 100

IM 25-181
OR 25-093