

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF BOROUGH-OWNED LAND IDENTIFIED AS 8784 E. D STREET AND 8778 E. D STREET, TO THE ADJACENT PROPERTY OWNER, MICHAEL BARNES, AND REPEALING THE PUBLIC PURPOSE DEDICATION PLACED ON THE BOROUGH LOTS (MSB008109).

AGENDA OF: June 18, 2024

ASSEMBLY ACTION:

Adopted without objection. 07/16/24 - *emw*

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	<div>5/28/2024</div> <div>X Jill Irsik</div> <div>Signed by: Jill Irsik</div>
Division Manager	<div>Recoverable Signature</div> <div>X Joe Metzger</div> <div>Signed by: Joe Metzger</div>
Department Director	<div>5/31/2024</div> <div>X Jillian Morrissey</div> <div>Signed by: Jillian Morrissey</div>
Finance Director	<div>6/3/2024</div> <div>X Cheyenne Heindel</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>Recoverable Signature</div> <div>X John Aschenbrenner</div> <div>Signed by: John Aschenbrenner</div>
Borough Manager	<div>Recoverable Signature</div> <div>X Michael Brown</div> <div>Signed by: Michael Brown</div>
Borough Clerk	<div>Recoverable Signature</div> <div>X Lonnie McKechnie</div> <div>Signed by: Lonnie McKechnie</div>

ATTACHMENT (S): Vicinity Map (1 pp)
Ordinance Serial No. 24-059 (2 pp)

SUMMARY STATEMENT: The Matanuska-Susitna Borough Land & Resource Management received application from Michael Barnes to purchase Borough-owned Lots 8 and 9, Block 1, Matanuska Townsite, US Survey 1169, which lie adjacent to his property. The sale is allowed under MSB 23.10.230.

The Borough parcels lie within the Matanuska Townsite (USS 1169) which was platted in 1916. Access to the subdivision is via S.

East Matanuska Spur Road just off the Glenn Highway at MP 36, across from Matanuska and Kepler Lakes.

The Borough received the property in 1976 through tax foreclosure for non-payment of taxes for years 1972 and prior. The former record owners were provided notice as statutorily required when the Borough was going through foreclosure proceedings. In 1984 Matanuska-Susitna Borough Ordinance Serial No. 84-008 retained these properties and classified them as "public purpose" due to their sub-standard size of .06 acres and their inability to be developed as stand-alone parcels. At that time, Borough policy was to retain for "public purpose" those lots that were substandard in size and undevelopable as stand-alone lots. The Borough has since revised their policy and only retains parcels when it is in the best interest of the public and makes sense to hold onto the property for public use and/or public facilities. In accordance with Land and Resource policy and procedures, tax foreclosed properties held over ten years do not require classification prior to sale; therefore, the subject parcel will not be re-classified for purpose of this sale.

The public purpose adopted in Ordinance Serial No. 84-008 was for "public parks and recreation areas not otherwise provided" and the lots were classified as "resource management lands due to high water table and inclusion within the Palmer Hay flats Game Refuge". Such purpose is unrealistic for these .06 acre parcels and no public use has been determined or invoked in 48 years with regard to these parcels. The parcels can not be expanded into the Palmer Hay Flats Game Refuge due to their location and distance from the Refuge.

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

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. Barnes has submitted an application and qualifies to purchase the properties in accordance with MSB Title 23 and Land and Resource Management policy and procedures.

RECOMMENDATION OF ADMINISTRATION: Matanuska-Susitna Borough Assembly repeal the public purpose dedication placed on Lot 8 and 9, Block 1, Matanuska Townsite, US Survey 1169, located in the Palmer Recording District, and approve conveyance of said lots to the adjacent landowner, Michael Barnes, pursuant to MSB 23.10.230(A)(1)(d).

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: 6/18/2024

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$200	FUNDING SOURCE Land Sale
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY: X <u>L i e s e l W e i l a n d</u> Signed by: L i e s e l W e i l a n d	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	0.2					
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FUNDING:

(Thousands of Dollars)

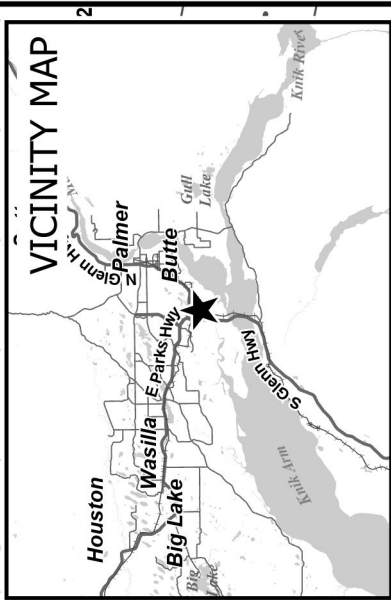
General Fund						
State/Federal Funds						
Other	0.2					
TOTAL	0.2					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 X <u>C h e y e n n e H e i n d e l</u> Signed by: C h e y e n n e H e i n d e l
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AFFECTED PARCEL
ID: 56210B01L008

AFFECTED PARCEL
ID: 56210B01L009

MSB #008109

Proposed Sale of MSB Parcels
by Application

S 17N01E26 - Tax Map WA 16
MSB/LRMD April 2024

US Feet
0 50 100