

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF BOROUGH-OWNED PROPERTY IDENTIFIED AS LOT 99 RUSTIC WILDERNESS DIVISION 2 TO THE ADJACENT PROPERTY OWNER, ROAR INGEBRETSEN.

AGENDA OF: January 16, 2024

ASSEMBLY ACTION: Adopted without objection - 02/06/24 - BJH

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	12/28/2023 X Jill Irsik <small>Signed by: Jill Irsik</small>
Department Director	12/28/2023 X Eric Phillips <small>Signed by: Eric Phillips</small>
Finance Director	12/28/2023 X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	12/28/2023 X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X Michael Brown <small>Signed by: Michael Brown</small> <small>Recoverable Signature</small>
Borough Clerk	X Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small> <small>Recoverable Signature</small>

ATTACHMENT (S): Vicinity Map (1 pp)
Ordinance Serial No. 24-017 (2 pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough Land and Resource Management Division received an application from Roar Ingebretsen to purchase Borough-owned property, Lot 99, Rustic Wilderness Division 2, which lies adjacent to his property. The sale is allowed under Mat-Su Borough code 23.10.230.

The Borough-owned parcel lies within the Rustic Wilderness Division 2 subdivision which was platted in 1975. 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 1990 through tax foreclosure for non-payment of taxes for years 1986

and earlier, Clerk's Deed dated July 12, 1990, recorded Book 624 Page 959 on July 26, 1990, Palmer Recording District (Case No. 3PA-88-00410). All re-purchase rights of the former record owner have been extinguished and there is no public purpose for retention of Lot 99.

The subject parcel, Lot 99, is considered "sub-standard" (MSB 43.20.281) for individual development of building/septic area due to it being only 0.47 acres (20,473.2 sq ft) in size. The adjacent property owner, Roar Ingebretsen, owns Lot 45 and Lot 46. 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. Mr. Ingebretsen's lots are also substandard in size at .46 acres, thereby making Mr. Ingebretsen eligible to purchase Lot 99 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.

In accordance with MSB 23.10.060, fair market value of Lot 99 is determined by the 2023 certified tax assessment roll. The tax assessed value of Lot 99 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. Mr. Ingebretsen will pay for all associated costs, to include public notice mailing and advertising, and recording costs. Through conveyance, Lot 99 will be placed on the tax rolls after 34 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. 24-017 of the cash sale of Borough-owned property identified as Lot 99, Rustic Wilderness Division 2, to adjacent property owner Roar Ingebretsen, pursuant to MSB 23.10.230, Agreements by Application.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: 1-16-2024

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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: 1 2 / 2 8 / 2 0 2 3 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	40					
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	40					
TOTAL	40					

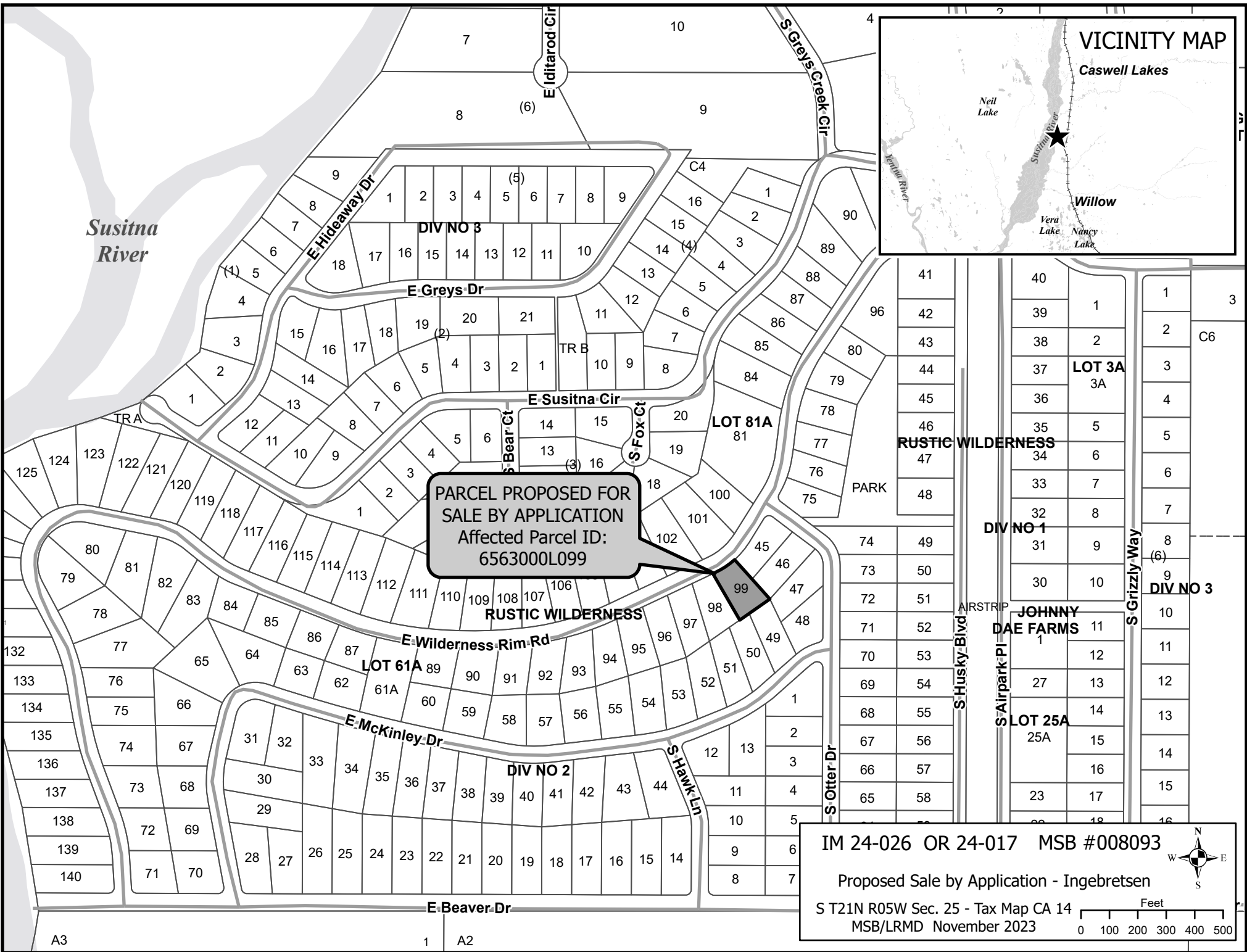
POSITIONS:

Full-Time						
Part-Time						
Temporary						

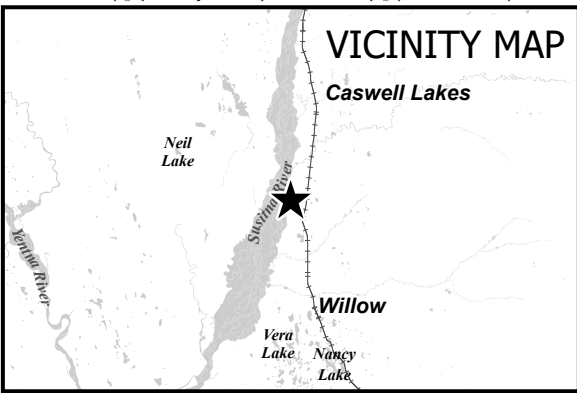
ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	1 2 / 2 8 / 2 0 2 3
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



PARCEL PROPOSED FOR SALE BY APPLICATION
 Affected Parcel ID:
 6563000L099



IM 24-026 OR 24-017 MSB #008093
 Proposed Sale by Application - Ingebretsen
 S T21N R05W Sec. 25 - Tax Map CA 14
 MSB/LRMD November 2023

