

**SUBJECT:** Ordinance authorizing financing and confirming the assessment roll for Homestead Drive natural gas Local Improvement District No. 667.

**AGENDA OF:** May 6, 2025

**ASSEMBLY ACTION:**

Adopted without objection. 05/20/25 - EMW

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing on May 20, 2025.

| Route To         | Signatures                                                                                                                                                                            |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Originator       | Marcia vonEhr                                                                                                                                                                         |
| Finance Director | <br>X C h e y e n n e H e i n d e l<br>Signed by: Cheyenne Heindel<br>3 / 1 8 / 2 0 2 5              |
| Borough Attorney | <br>X N i c h o l a s S p i r o p o u l o s<br>Signed by: Nicholas Spiropoulos<br>3 / 2 1 / 2 0 2 5 |
| Borough Manager  | <br>X M i c h a e l B r o w n<br>Signed by: Michael Brown<br>3 / 2 1 / 2 0 2 5                     |
| Borough Clerk    | <br>X L o n n i e M c K e c h i e<br>Signed by: Lonnie McKechie<br>3 / 2 1 / 2 0 2 5               |

**ATTACHMENT (S) :** Ordinance Serial No. 25-037 (5 pp)  
 Exhibit "A" (4 pp)  
 Ordinance Serial No. 25-038 (10 pp)  
 Map (1 pp)

**SUMMARY STATEMENT:**

On October 1, 2024 the Assembly adopted Ordinance Serial No.24-079 creating Homestead Drive Natural Gas Local Improvement District as shown on the attached map. The construction has been completed and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 25-037 confirms the assessment roll and Ordinance Serial No. 25-038 authorizes the financing for Homestead Drive Local Improvement District No. 667 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 Homestead Drive Natural Gas Local Improvement District is located in Assembly District #5

**RECOMMENDATION OF ADMINISTRATION:**

**Exhibit A                      \$4,563.73 per lot**  
**Matanuska-Susitna Borough**  
*Real Property Selection List by Account Number*  
 LID667 HOMESTEAD DRIVE

February 24, 2025

| <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> |
|-----------------------------------------------------------------------------------------|-------------|--------------|-----------------------------|-----------------------|------------------------|------------------------|-------------|
| 52184B01L009<br>KKM REV TR<br>% SCOTT K MOORE<br>9040 AMANDA CIR<br>ANCHORAGE AK 99502  | 0030        | 8            |                             | \$19,000.00           | \$87,700.00            | \$106,700.00           | 1.41        |
|                                                                                         |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B01L010<br>HOGUE RICHARD G<br>10967 S HOMESTEAD DR<br>WASILLA AK 99623-8829        | 0030        | 8            |                             | \$15,000.00           | \$235,300.00           | \$250,300.00           | 0.97        |
|                                                                                         |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B01L011<br>RICE MAIA S<br>11001 S HOMESTEAD DR<br>WASILLA AK 99623-8829            | 0030        | 8            |                             | \$15,000.00           | \$11,100.00            | \$26,100.00            | 1.13        |
|                                                                                         |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B01L012<br>VARVARYUK ALEKSANDER V<br>11035 S HOMESTEAD DR<br>WASILLA AK 99623-8829 | 0030        | 8            |                             | \$15,000.00           | \$583,600.00           | \$598,600.00           | 0.93        |
|                                                                                         |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B01L013<br>WILFERT PAUL R                                                          | 0030        | 8            |                             | \$15,000.00           | \$0.00                 | \$15,000.00            | 0.93        |
|                                                                                         |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |

OR 25-037  
 OR 25-038  
 IM 25-067

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February 24, 2025

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|--------------------------------------------------------------------------------------------------|-------------|--------------|-----------------------------|-----------------------|------------------------|------------------------|-------------|
| PO BOX 246<br>LYONS, WI 53148-0246                                                               |             |              |                             |                       |                        |                        |             |
| 52184B01L014<br>COMBS ROBT<br>COMBS WALTER<br>PO BOX 877363<br>WASILLA, AK 99687-7363            | 0030        | 8            |                             | \$11,300.00           | \$0.00                 | \$11,300.00            | 0.97        |
|                                                                                                  |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B01L015<br>BROADWELL COLTER<br>ALLEN SIENA ROSE<br>PO BOX 879377<br>WASILLA AK 99687        | 0030        | 8            |                             | \$10,500.00           | \$401,200.00           | \$411,700.00           | 1.09        |
|                                                                                                  |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B01L016<br>KAINZ MONTIE M TR<br>KAINZ MONTIE M TRE<br>1984 TIFFANY CT<br>CAMARILLO CA 93010 | 0030        | 8            |                             | \$12,000.00           | \$153,600.00           | \$165,600.00           | 0.95        |
|                                                                                                  |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B01L017<br>LEE MELVIN HAROLD II                                                             | 0030        | 8            |                             | \$15,000.00           | \$183,800.00           | \$198,800.00           | 1.10        |
|                                                                                                  |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |

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|-----------------------------------------------------------------------|-------------|--------------|-----------------------------|-----------------------|------------------------|------------------------|-------------|
| LEE BARBARA ANN<br>11209 S HOMESTEAD DR<br>WASILLA AK 99623           |             |              |                             |                       |                        |                        |             |
| 52184B02L001                                                          | 0030        | 8            |                             | \$16,500.00           | \$0.00                 | \$16,500.00            | 1.23        |
| MALLARS DAVID & RUNAE<br>PO BOX 773253<br>EAGLE RIVER, AK 99577-3253  |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B02L002                                                          | 0030        | 8            |                             | \$15,000.00           | \$0.00                 | \$15,000.00            | 1.10        |
| BAYLESS JEFFREY W<br>11885 CLAIM STAKE DR<br>RENO NV 89506            |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B02L003                                                          | 0030        | 8            |                             | \$19,000.00           | \$269,200.00           | \$288,200.00           | 1.45        |
| LATZ ANDREW<br>PO BOX 873945<br>WASILLA AK 99687-3945                 |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |
| 52184B02L006                                                          | 0030        | 8            |                             | \$16,500.00           | \$715,500.00           | \$732,000.00           | 1.40        |
| KOLESNIKOV YEVGENIY N<br>KOLESNIKOV NATALYA V<br>11016 S HOMESTEAD DR |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |             |

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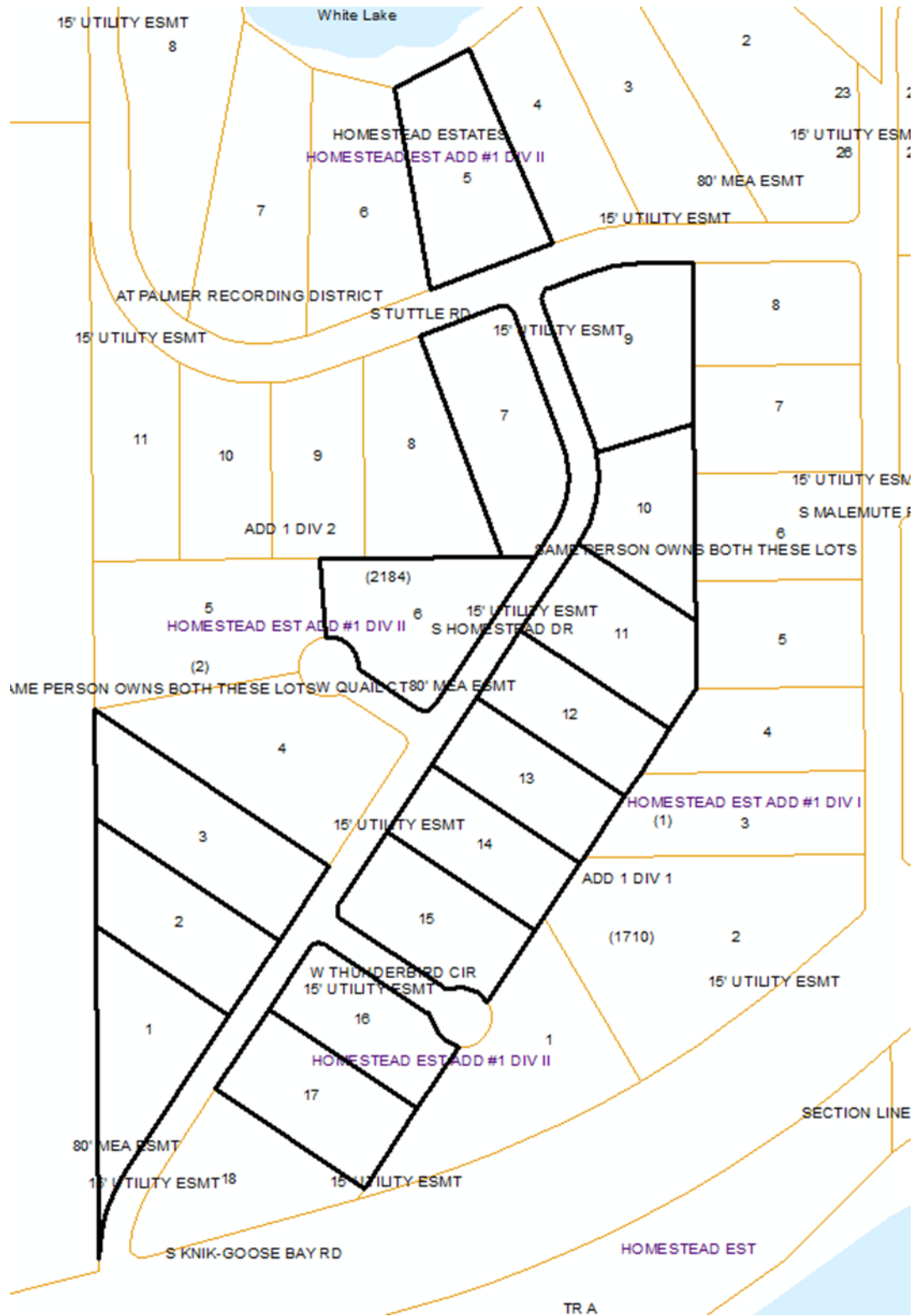
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|-------------------------------------------|-------------|--------------|-----------------------------|-----------------------|------------------------|------------------------|--------------|
| WASILLA AK 99623-8829                     |             |              |                             |                       |                        |                        |              |
| 52184B02L007                              | 0030        | 8            |                             | \$16,500.00           | \$38,800.00            | \$55,300.00            | 1.40         |
| COUCH LINN                                |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |              |
| % AKA LINDA COUCH                         |             |              |                             |                       |                        |                        |              |
| %OFFICE OF PUBLIC ADVOCACY                |             |              |                             |                       |                        |                        |              |
| 900 W 5TH AVE # 525                       |             |              |                             |                       |                        |                        |              |
| ANCHORAGE AK 99501                        |             |              |                             |                       |                        |                        |              |
| 52184B03L005                              | 0030        | 8            |                             | \$28,800.00           | \$341,800.00           | \$370,600.00           | 1.42         |
| LOFLAND DAVID K & CATHERINE J             |             |              | HOMESTEAD EST ADD #1 DIV II |                       |                        |                        |              |
| 10863 S TUTTLE RD                         |             |              |                             |                       |                        |                        |              |
| WASILLA AK 99623-4922                     |             |              |                             |                       |                        |                        |              |
| <b>Total Parcels in LID667: 15</b>        |             |              |                             | <b>\$240,100.00</b>   | <b>\$3,021,600.00</b>  | <b>\$3,261,700.00</b>  | <b>17.48</b> |

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