

SUBJECT: Approval by the Matanuska Susitna Borough Assembly to retain for public purpose Lots 13 and 14, Block 2 Triple Crown Estates and the South one-half of the South one-half of the South one-half of the Northeast one-quarter (S1/2 S1/2 S1/2 NE1/4), Section 11, Township 19 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, identified as borough tax parcels 52041B02L013, 52041B02L014 and 219N04W11A006, which were acquired through tax foreclosure.

AGENDA OF: May 16, 2017

ASSEMBLY ACTION:

Adopted without objection 6-6-17

[Signature]

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
1	Originator	<i>LD</i>	
2	Community Development Manager <i>Order</i>	<i>EP</i>	
3	Finance Director	<i>qj</i>	
4	Borough Attorney	<i>NS</i>	
5	Borough Clerk	<i>JM</i>	<i>5/8/17</i>

ATTACHMENT (S): Fiscal Note: Yes ☒ No ☐
Exhibit Map (2 pp)
Ordinance Serial No. 17-064 (4 pp)

SUMMARY STATEMENT: The borough acquired the subject parcels through tax foreclosure for non-payment of taxes. Because of their location and physical characteristics it is recommended they are retained for a public purpose. Such retention is pursuant to A.S. 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 and 2 - Triple Crown Estates:

Tax Account No.: 52041B02L013

Former Record Owner: Charles L. Webster and Barbara J. Webster

Lot Size: 4.95 acres

2017 Tax Assessed Value: \$44,600.00

Location: 15805 E. Secretariat Dr.

Legal Description: Lot 13, Block 2, Triple Crown Estates, according to Refiled Plat No. 2004-178, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Tax Account No.: 52041B02L014

Former Record Owner: Charles L. Webster and Barbara J. Webster

Lot Size: 8.68 acres

2017 Tax Assessed Value: \$55,300.00

Location: 15855 E. Secretariat Dr.

Legal Description: Lot 14, Block 2, Triple Crown Estates, according to Refiled Plat No. 2004-178, located in the Palmer Recording District, Third Judicial District, State of Alaska.

These parcels are located in the Butte Area adjacent to the Matanuska River. This area is prone to severe erosion and a portion of the parcels could be subject to the erosion.

The record owners failed to pay the taxes on the subject parcels, and the borough foreclosed. Clerk's Deed for delinquent taxes on the lots in Triple Crown Estates was recorded March 12, 2013, as Superior Court Case No. 3PA-11-1184 CI.

The subject parcels should be retained for public purpose in federal, state, borough, municipal, or city ownership as open space for flood and erosion protection.

PARCEL No. 3 - located in the Hatcher Pass Area:

Tax Account No.: 219N04W11A006

Former Record Owner: Ronald L. Dougherty Junior

Lot Size: 20 acres

2017 Tax Assessed Value: \$87,900.00

Location: 14316 N. Four Mile Rd.

Legal Description: The South one-half of the South one-half of the South one-half of the Northeast one-quarter (S1/2 S1/2 S1/2 NE1/4), Section 11, Township 19 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska.

This parcel is located in the Willow Area south of Willow Fishhook Road. The Haessler-Norris trail currently crosses the parcel and the parcel provides access to Deception Creek. Land & Resource Management is in the process of rerouting Haessler-Norris trail in this area to avoid trespass on adjacent private property. The rerouted trail will still be located within the retained parcel. This parcel will also be used for a future public trailhead and will preserve access to existing trails.

The record owner failed to pay the taxes on the subject parcel, and the borough foreclosed. Clerk's Deed for delinquent taxes on tax parcel account 219N04W11A006 was recorded March 28, 2014, as Superior Court Case No. 3PA-12-01447 CI.

Land Management must pay the delinquent taxes, penalties, interest, and foreclosure cost up to clerk's deed for parcels described herein. Total cost to retain all three parcels is \$16,240.29 and paid out of the approved fiscal year 2017 Land Management operating budget.

RECOMMENDATION OF ADMINISTRATION:

Retain property in federal, state, municipal, or city ownership for public purpose and for protection of public's health, safety, welfare, and the former record owners repurchase rights per AS 29.45.470(b) will be forever terminated upon adoption of ordinance.

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: June 6, 2017

ORIGINATOR: Community Development

SUBJECT: Approval by the Matanuska Susitna Borough Assembly to retain for public purpose Lots 13 and 14, Block 2 Triple Crown Estates and The South one-half of the South one-half of the South one-half of the Northeast one-quarter (S1/2 S1/2 S1/2 NE1/4), Section 11, Township 19 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, identified as borough tax parcels 52041B02L013, 52041B02L014 and 219N04W11A006, which were acquired through tax foreclosure.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>(YES)</u> NO
AMOUNT REQUESTED <u>\$16,240.29</u>	FUNDING SOURCE <u>Land next Oper Budget Fund 203</u>
FROM ACCOUNT # <u>203.170.141.426.810</u>	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>Subana Aremingot</u>	CERTIFIED BY:
DATE: <u>4/26/17</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous	<u>16</u>					
TOTAL OPERATING	<u>16</u>					

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

REVENUE						
---------	--	--	--	--	--	--

FUNDING:

(Thousands of Dollars)

State/Federal Funds						
Other	<u>16</u>					
TOTAL	<u>16</u>					

POSITIONS:

Error! Bookmark not defined.Full-						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: Chapman Hendall DATE: 4/27/17

R02E

Matanuska River

52041B02L014
Flood / Erosion Hazard
Parcel Size: 8.68 acres
Hazard Area: 6.34 acres

52041B02L013
Flood / Erosion Hazard
Parcel Size: 4.95 acres
Hazard Area: 3.32 acres

TRIPLE CROWN ESTS
(2011)

VALLEY
MEMORIAL
PARK
TRACT 1

TRACT 2

FALK LAKE
(2009)
Falk
Lake LAKE

FALK LAKE

RICHMOND VANOVER

GRIMES ACRES

GRIMES ACRES

GRIMES ACRES

GRIMES ACRES

GRIMES ACRES

GRIMES ACRES

Matanuska - Susitna Borough Land and Resource Management Division



Tax Foreclosed Properties Proposed Retention for Public Purpose (52041B02L013 & 52041B02L014)

Legend

- | | |
|--------------------|------------------------|
| TRAILS | MENTAL HEALTH |
| SELECTED PARCELS | NA |
| FLOOD HAZARD | NATIVE CORP |
| Land Status | PRIVATE |
| BOROUGH | PUBLIC UNIVERSITY |
| CITY | STATE |
| COOPERATIVE | NO DATA - LIKELY STATE |
| FEDERAL | TAXID MISMATCH |



0 200 400 600 800 1,000
Feet

Date: April 2017
Sources: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN Z4
Location: MSB
Author: MSB LRMD

T17N

T17N

R02E

Im17-093
0R17-004

R04W

Trespass Trail Crossing
Private Property

N FOUR MILE RD

219N04W11A006
Proposed Trailhead
Location for Haessler-
Norris Trail System
Parcel Size: 20 acres

Proposed Reroute Trail
North of Deception Creek
on Subject Property

CREEK

Deception Creek

T19N

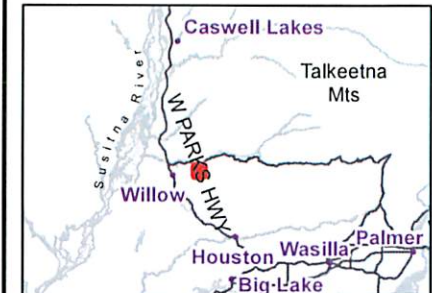
Matanuska - Susitna Borough Land and Resource Management Division



Tax Foreclosed Property Proposed Retention for Public Purpose (219N04W11A006)

Legend

- | | |
|--------------------|------------------------|
| TRAILS | MENTAL HEALTH |
| REROUTE TRAIL | NA |
| TRESPASS TRAIL | NATIVE CORP |
| SELECTED PARCEL | PRIVATE |
| Land Status | PUBLIC UNIVERSITY |
| BOROUGH | STATE |
| CITY | NO DATA - LIKELY STATE |
| COOPERATIVE | TAXID MISMATCH |
| FEDERAL | |



Date: April, 2017
Sources: MSB GIS, MSB LRMD, AK DOT
Projection: NAD 83 AK ST PLN Z4
Location: MSB
Author: MSB LRMD

R04W

Im17-093
0R17-004