

NON-CODE ORDINANCE

Sponsored By: Borough Manager
Introduced: 05/21/19
Public Hearing: 06/04/19
Adopted: 06/04/19

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 19-070**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE SALE OF CERTAIN BOROUGHWIDE REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2011 AND PRIOR AND 2012 AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE.

WHEREAS, the Borough proposes a sale of properties acquired through foreclosure for taxes for which the Borough has held the Clerk's deed for more than two years and which are not needed for a public purpose; and

WHEREAS, those properties listed in the attached Exhibit A have been transferred by court order to the Borough due to delinquent real property taxes for the years 2011 and prior, 2012 and prior; and

WHEREAS, those properties listed in Exhibit A have not been repurchased by the former record owner or any party allowed by law to acquire their interest.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Properties for sale. The foreclosed properties authorized for sale by this ordinance are described in Exhibit A.

Section 3. Procedures. The following procedures are established for the sale of certain real property acquired through tax and special assessment foreclosure.

(A) Approval of sale. The Borough Assembly approves the sale of real properties described in attached Exhibit A, by sealed bid submitted to the Borough Manager, by outcry auction if the properties do not receive a responsive sealed bid, or by subsequent over-the-counter sales on a first-come, first-served basis until sold or the 10-year repurchase rights expire. Sealed bids shall be opened on October 22, 2019. Successful bidders will be announced on Saturday, October 26, 2019, at the Dorothy Swanda Jones Building, 350 East Dahlia Avenue, Palmer, Alaska, followed immediately by the outcry auction at the same location.

(B) Minimum sale price. The Borough Manager shall publish a list of properties for sale to include the minimum bid price for each property, in accordance with AS 29.45.470(a) (1-4). The minimum bid price shall not be less than the sum of:

(1) the full amount applicable under the judgement and decree plus interest as specified therein from the date of entry of the judgement of foreclosure to the date of repurchase; and

(2) delinquent taxes and special assessments assessed and levied against the property as though it had continued in private ownership; and

(3) penalties and interest associated with such delinquent taxes and special assessments; and

(4) costs of foreclosure, management, maintenance, and sale incurred by the Borough applicable to the property. The costs of sale may include:

(a) title reports, review, and due diligence; and
(b) notice letters and schedule of fees; and
(c) newspaper display advertisements and postal card mailings; and

(d) property inspections, photographs, and posting notices; and

(e) personnel costs associated with the sale including custodial, security, and facility costs; and

(f) deed preparation and recording fee.

(C) Conditions of sale. Property profiles and packets containing bid information will be available for review at the Dorothy Swanda Jones Building during regular Borough business hours September 27, 2019, through October 25, 2019. Sealed bids will be accepted during regular Borough business hours beginning September 27, 2019, and ending October 21, 2019 at 2 p.m. Outcry bid cards may be purchased during regular Borough business hours beginning September 27, 2019, and ending October 25, 2019 at 12 noon.

(D) Properties that do not sell may be offered in subsequent over-the-counter tax and special assessment foreclosure sales on a

first-come, first-served basis until sold or the 10-year repurchase rights expire.

(E) Terms of sale. All sales shall be on the following terms:

(1) A bid deposit in the form of a certified check, cashier's check, or money order in an amount based on the bid price as stated in the brochure.

(2) The successful bidder shall sign a promissory note for the balance due, to be paid by certified check, cashier's check, or money order not later than three Borough business days after the date of the tax foreclosure sale. After the payment in full has been received, the Borough Manager shall execute a Tax and LID Foreclosure Sale Deed in favor of the purchaser.

(3) A bidder shall forfeit the down payment to the Borough if a property is offered to the bidder and the bidder fails to fully comply with the terms and conditions of the sale. In the event of forfeiture, the property will be offered to the next highest bidder.

(4) All successful bidders or their agents are required to be present on Saturday, October 26, 2019, at 9 a.m., to accept the property and sign the promissory note. Low or non-responsive bids will be returned to the unsuccessful bidders on the day of the sale or may be picked up at the Borough offices during Borough business hours after the sale date.

(5) The date and time each bid is received shall be date and time stamped. In the event of a tie bid, the bid received first will be the successful bid.

(F) Outcry auction. Those properties not receiving a sealed bid will be offered at outcry auction immediately following the signing of the promissory notes for the sealed bids.

(1) All outcry bidders must purchase a bid card.

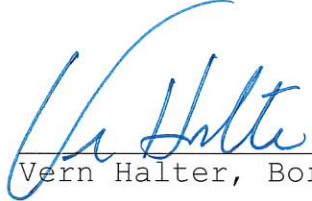
(2) Bid cards may be purchased for \$350.

(G) Qualification of bidders. A bidder shall meet the qualifications of MSB 23.10.090.

(H) Authority of the Manager. The Borough Assembly directs the Borough Manager to publish such sale procedures, as he shall deem advisable. All bidders must comply with said procedures to be considered responsive bidders. The Borough Manager shall have the sole discretion to determine if a bidder has complied with bid and sale procedures. The Borough Manager is hereby authorized to sell the properties described in Exhibit A, to disburse the funds received as required by AS 29.45.480, and if in the best interest of the Borough, reserve the right to withdraw any property from the sale.

Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 4 day
of June, 2019.


Vern Halter, Borough Mayor

ATTEST:


LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Sykes, McKee, Leonard, Mayfield, Sumner, and
Boeve

Matanuska-Susitna Borough - Tax/LID Sale Listing - TS039
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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
52167B03L006	TS039-01	ATWATER HARDING D	PV 37	PETERSVILLE AREA
ALASKA STATE LAND SURVEY NO. 80-143, KENNY CREEK SUBDIVISION, BLOCK 3, LOT 6, PLAT 81-67, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
55213B02L001	TS039-02	WEIDNER PHILLIP PAUL	MO 7	TALKEETNA SPUR AREA
SUNSHINE TOWNSITE, BLOCK 2, LOT 1, PLAT 2002-9, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
55629B04L002	TS039-03	HARTMAN PAUL	KA 6	SHEEP CRK AREA
HI-450 PHASE II, BLOCK 4, LOT 2, PLAT 2004-194, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA; EXCEPTING THEREFROM THE SUBSURFACE ESTATE CONVEYED TO COOK INLET REGION, INC. BY INTERIM CONVEYANCE RECORDED MARCH 12, 1980 IN BOOK 209 AT PAGE 272 AND REVISED INTERIM CONVEYANCE RECORDED APRIL 26, 1984 IN BOOK 355 AT PAGE 290 AND RESERVED IN QUIT CLAIM DEED RECORDED MAY 18, 1982 IN BOOK 262 AT PAGE 890.				
56562B01L009	TS039-04	MCCORMICK RONALD ALL	MO 15	MONTANA AREA
TIMBER PARK SUBDIVISION, BLOCK 1, LOT 9, PLAT 1979-431, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56602B01L002	TS039-05	FLORES PABLO EST	CA 2	CASWELL AREA
CHANDALAR, BLOCK 1, LOT 2, PLAT 1975-39, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56070000L0411	TS039-06	LINT LEWIS E EST LINT ELIZABETH N EST	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISION, LOT 411, PLAT 1968-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0412	TS039-07	LINT LEWIS E EST LINT BETTY I EST	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISION, LOT 412, PLAT 1968-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0457	TS039-08	HENRICKSON MARVEN A &	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISION, LOT 457, PLAT 1968-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0581	TS039-09	SIMS SUN SIL	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISION, LOT 581, PLAT 1968-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0621	TS039-10	CARTER ELGIN & HAZEL	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISION, LOT 621, PLAT 1968-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0657	TS039-11	CARTER ELGIN & HAZEL	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISION, LOT 657, PLAT 1968-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56070000L0825	TS039-12	BUSBY SUSAN ROBERTSC	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISION, LOT 825, PLAT 1968-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56598B05L002	TS039-13	HOM JOHN C WONG ELLEN L	CA 8	CASWELL AREA
HIDDEN HILLS ESTATES SUBDIVISION, BLOCK 5, LOT 2, PLAT 1975-43, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56434B01L004	TS039-14	SPAIN JAMIE JOANNE	WC 11	HATCHER PASS AREA
SUNNY ACRES SUBDIVISION, BLOCK 1, LOT 4, PLAT 1973-42, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56414B05L003	TS039-15	BAHSTETER SHIRLEY MICI	WI 10	WILLOW AREA
WILLOW BROOK ESTATES, BLOCK 5, LOT 3, PLAT 1973-31, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56100B28L006	TS039-16	LEIMAN ARTHUR H LEIMAN REV TR TRYON FA EILENE TRE	HO 6	CITY OF HOUSTON
ENCHANTED FOREST SUBDIVISION, BLOCK 28, LOT 6, PLAT 1971-50, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56172B02L001	TS039-17	KLORA JEFFREY S	HO 12	BEAVER LKS AREA
LAKE MOUNT ESTATES, BLOCK 2, LOT 1, PLAT 1971-30, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56516B04L016	TS039-18	SEIGMAN EDW DALE	HO 11	BIG LK AREA
BIG LAKE HIEGHTS SUBDIVISION, ADDITION NO. 1, BLOCK 4, LOT 16, PLAT 1974-38, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56073B06L011	TS039-19	CHENOWETH CYNTHIA TR CHENOWETH CYNTHIA TR ITY JOS P	HO 10	MEADOW LKS AREA
CAROUSEL LAKE SUBDIVISION, BLOCK 6, LOT 11, 1971-67, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56311B01L010	TS039-20	SMITH RICHIE C & PHYLLIS	HO 9	MEADOW LKS AREA
CHAR-DEE SUBDIVISION, BLOCK 1, LOT 10, PLAT 1974-66, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56385B04L003	TS039-21	MCCASKELL JAMES S	HO 15	KNIK-GOOSE BAY AREA
PTARMIGAN - VILLAGE UNIT NO. 2, BLOCK 4, LOT 3, PLAT 1972-100, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
56043B05L025	TS039-22	KNUTSON LYNN MARIE	HO 16	KNIK-GOOSE BAY AREA
BIRCH HILLS EST BLOCK 5 LOT 25 ACCORDING TO PLAT 1971-10 LOCATED IN PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA				
53264B01L019	TS039-23	NUNLEY JOHN M	HO 16	KNIK-GOOSE BAY AREA
MONTCLAIRE SUBDIVISION, PHASE I, BLOCK 1, LOT 19, PLAT 1986-114, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52993B05L008	TS039-24	ISHIKI RICKEY H EST	HO 16	KNIK-GOOSE BAY AREA
MONTCLAIRE SUBDIVISION, PHASE II, BLOCK 5, LOT 8, PLAT 1985-73, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51069B14L006	TS039-25	KIERNAN JOAN M	WA 11	BOGARD RD AREA
WILLIWAW SUBDIVISION NO. 2, BLOCK 14, LOT 6, PLAT W-76, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52975000L008	TS039-26	BROWN RANDALL A & TER	KG 4	KNIK RVR AREA
ECHO VALLEY I, LOT 8, PLAT 1985-116, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
52049B30L009	TS039-27	CARLSON BEVERLY J EST	PV 32	PETERSVILLE AREA
ALASKA STATE LAND SURVEY NO. 79-242, TRAPPER CREEK GLEN ALASKA SUBDIVISION, BLOCK 30, LOT 9, PLAT 1980-119, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52060B01L001-1	TS039-28	POHJOLA JOHN RITCHIE	CH 16	CHASE AREA
ALASKA STATE LAND SURVEY NO. 79-149, CHASE II ALASKA SUBDIVISION, UNIT IV A, BLOCK 1, LOTS 1 AND 2, PLAT 82-3, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
54072000000	TS039-29	WEIDNER PHILLIP PAUL	BA 10	SOCKEYE LK AREA
ALASKA STATE LAND SURVEY NO. 92-128, PLAT 1992-102, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52244B10L011	TS039-30	WELCH BETTY L	BA 40	LARSON LK AREA
ALASKA STATE LAND SURVEY NO. 80-176, BALD MOUNTAIN SUBDIVISION, BLOCK 10, LOT 11, PLAT 1981-116, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53807000T00C	TS039-31	SOUTH VICTOR	MP 1	KICHATINA RVR AREA
ALASKA STATE LAND SURVEY 90-141, TRACT C, ACCORDING TO PLAT NO. 91-17, LOCATED IN THE TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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<u>Tax Account</u>	<u>Sale ID</u>	<u>Former Record Owner</u>	<u>Map</u>	<u>Location</u>
51608000T00C	TS039-32	OCCIDENTAL COLLEGE	LS 12	SUSITNA AREA

ALASKA STATE LAND SURVEY NO. 75-066, TRACT C, PLAT 1979-7, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56252B03L001	TS039-33	PORT MACKENZIE CO	PM 12	POINT MACKENZIE AREA
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PORT MACKENZIE SUBDIVISION, BLOCK 3, LOT 1, PLAT 1971-29, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56252B03L002	TS039-34	PORT MACKENZIE CO	PM 12	POINT MACKENZIE AREA
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PORT MACKENZIE SUBDIVISION, BLOCK 3, LOT 2, PLAT 1971-29, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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