

NONCODE ORDINANCE

By: Borough Manager
Introduced: 06/04/19
Public Hearing: 06/11/19
Adopted: 06/11/19

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 19-080**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF BOROUGH-OWNED REAL PROPERTY IDENTIFIED AS LOT 1, SMITH EXTENSION, Y2K ADDITION SUBDIVISION LOCATED AT 553 EAST AUKLET AVENUE, PALMER (TAX ID #5053000L001); AND AUTHORIZATION FOR THE BOROUGH MANAGER TO NEGOTIATE THE FAIR MARKET VALUE SALE OF THE PROPERTY (MSB007351).

WHEREAS, the new Borough Parks and Recreation maintenance shop is now open for business in the Jim Creek Recreation Area and all equipment and personnel have moved out of the old parks shop located at 553 East Auklet Avenue in Palmer; and

WHEREAS, Community Development is seeking Assembly approval to sell the property and authorize the Manager to negotiate the deal; and

WHEREAS, the 2019 Borough assessed value of the land and improvements is \$212,000 (land \$166,000 / building \$46,000) and Land Management obtained a third-party appraisal report in December 2018, which valued the property "as vacant" and determined a fair market value of \$232,000 for the land only; and

WHEREAS, the building was not included in the appraisal valuation due to the end of its economic/useful life span (built in 1955), the highly likely but unknown asbestos content, and demolition cost of the building exceeding \$100,000, which is far greater than the current assessed building value of \$46,000; and

WHEREAS, the current use of the property is allowed only by a conditional use permit authorized specifically to and for the Borough's park shop and the conditional use permit issued by the city to the Borough is not transferrable to a new owner; and

WHEREAS, the property, also known as the old Borough Parks and Recreation maintenance shop, will be offered through a sealed bid sale in "as is-where is" and without warranty, based upon an opening bid price of \$232,000.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. Approval of Sale. The Assembly hereby approves the sale of Borough-owned real property identified as lot 1, Smith Extension, Y2k Addition Subdivision located at 553 East Auklet Avenue, Palmer (Tax Id #50530001001); and authorizes the Borough Manager to negotiate the fair market value sale of the property.

Effective Date. This ordinance shall take effect upon adoption.

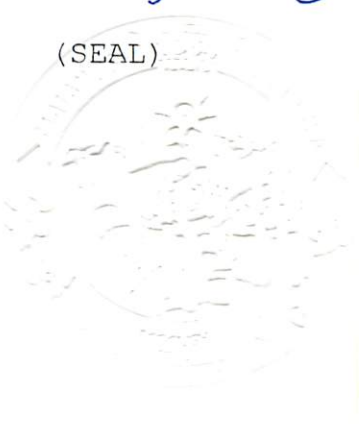
ADOPTED by the Matanuska-Susitna Borough Assembly this 11 day
of June, 2019.


VERN HALTER, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



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