

NONCODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 03/16/21  
Public Hearing: 04/06/21  
Adopted: 04/06/21

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 21-026**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A SALE TO ADJACENT PROPERTY OWNERS OF SUB-STANDARD TAX FORECLOSED PROPERTIES THAT HAVE BEEN HELD BY THE MATANUSKA-SUSITNA BOROUGH FOR OVER TEN YEARS IN WHICH REPURCHASE RIGHTS OF FORMER RECORD OWNERS HAVE BEEN EXTINGUISHED (MSB007706).

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WHEREAS, certain properties received by the Borough through tax foreclosure have been held for decades (some for over 30 years) and are identified as "ten-year plus" properties; and

WHEREAS, all property rights have been extinguished for the former record owners and these properties are not being retained, or needed, for public purpose; and

WHEREAS, the properties included herein range in size from less than one-quarter to three quarter acres and are considered substandard in size as they do not meet Title 43 Area standards, which states a minimum lot size must be 40,000 square feet to satisfy useable area for building and septic; and

WHEREAS, the lots proposed for inclusion have not been previously offered for sale and shall only be offered to adjacent property owners who may utilize them for development in conjunction with their privately owned lots; and

WHEREAS, the Borough's interest will be conveyed by quitclaim deed in "as-is" condition without warranty, and will be sold on a cash only basis for current assessed value based on the certified tax roll.

BE IT ENACTED:

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

Section 2. List of parcels included in sale.

SUBDIVISION PARCEL	TAX ACCOUNT #	TAX ASSESSED VALUE
Alvamar Park Add 1		
Block 8, Lot 7	6132B08L007	\$5,000.00
Caswell Lakes		
Lot 130	6070000L0130	\$3,800.00
Lot 181	6070000L0181	\$3,800.00
Lot 329	6070000L0329	\$2,500.00
Lot 330	6070000L0330	\$2,500.00
Lot 673	6070000L0673	\$3,800.00
Enchanted Forest		
Block 12, Lot 5	6100B12L005	\$7,200.00
Knik Homesites		
Block 1, Lot 23	6165B01L023	\$8,000.00
Robinette		
Lot 19	1051000L019	\$3,300.00
Lot 20	1051000L020	\$3,300.00
Rustic Wilderness Div 1		
Lot 63	6274000L063	\$3,000.00
Lot 64	6274000L064	\$3,000.00
Rustic Wilderness Div 2		
Lot 8	6563000L008	\$3,000.00
Lot 15	6563000L015	\$3,000.00
Lot 26	6563000L026	\$3,400.00
Lot 41	6563000L041	\$3,000.00
Lot 58	6563000L058	\$3,000.00
Lot 79	6563000L079	\$4,500.00
Lot 119	6563000L119	\$4,000.00
Rustic Wilderness Div 3		
Block 4, Lot 16	1230B04L016	\$1,500.00
Block 5, Lot 1	1230B05L001	\$1,500.00

Texas

Block 4, Lot 1-2	6314B04L001-2	\$1,000.00
Block 8, Lot 2	6314B08L002	\$4,000.00

Treasure Island

Block 2, Lot 28	6319B02L028	\$4,500.00
Block 7, Lot 29	6319B07L029	\$ 500.00
Block 7, Lot 36	6319B07L036	\$ 500.00
Block 7, Lot 38	6319B07L038	\$ 500.00
Block 7, Lot 39	6319B07L039	\$ 500.00
Block 7, Lot 41	6319B07L041	\$ 500.00
Block 7, Lot 45	6319B07L045	\$ 500.00
Block 7, Lot 47	6319B07L047	\$ 500.00
Block 8, Lot 17	6319B08L017	\$ 500.00


Section 3. Authorization. Assembly approval to sell to adjacent property owners the above listed substandard, tax foreclosed properties that have been held by the Borough for over ten years in which all repurchase rights of former record owners have been extinguished in accordance with MSB 23.10.220 and Land and Resource Management Division Policy and Procedure, Part 60, Tax Foreclosed Properties, Extinguished Re-purchase Rights (adopted by Matanuska-Susitna Borough Assembly Resolution 19-027).

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

ADOPTED by the Matanuska-Susitna Borough Assembly this 6 day  
of April, 2021.

  
VERN HALTER, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Hale, Nowers, McKee, Yundt, Tew, Sumner, and  
Boeve