

SUBJECT: 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).

AGENDA OF: March 16, 2021

ASSEMBLY ACTION:

Adopted without objection

4-6-21 (B)

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER:

MB

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>NC</i>	
	Community Development Director	<i>EP</i>	
	Finance Director	<i>OK</i>	
	Borough Attorney	<i>Agon N/S</i>	
	Borough Clerk	<i>KBS for km</i>	<i>03.08.21</i>

ATTACHMENT(S) : Fiscal Note: YES X NO _____
Parcel Area Overview Map (1 pp)
Ordinance Serial No. 21-026 (4 pp)

SUMMARY STATEMENT: Certain properties received by the Borough through tax foreclosure have been held for decades (some for over 30 years) which are identified as "Ten-Year Plus" properties. All property rights have been extinguished for the former record owners and these properties are not being retained, or needed, for public purpose. There has been recent public interest regarding the availability of these parcels to be sold, and it is proposed to offer them only to adjacent property owners under competitive sealed bid first with subsequent over-the-counter sales in accordance with Borough code.

The properties included herein range in size from less than one-quarter to three quarter acres and are considered sub-standard in size as they do not meet MSB Title 43 Area standards which states

a minimum lot size must be 40,000 square feet to satisfy useable area for building and septic. 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. 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.

An inter-department review was conducted with no objections or concerns received.

Parcel list:

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

RECOMMENDATION OF ADMINISTRATION: In accordance with MSB 23.10.220 and adopted Land and Resource Management Division Policy and Procedure, Part 60, Tax Foreclosed Properties, Extinguished Repurchase Rights (Matanuska-Susitna Borough Assembly Resolution 19-027), Matanuska-Susitna Borough Assembly approval is sought to sell to adjacent property owners sub-standard tax foreclosed properties that have been held by the Matanuska-Susitna Borough for over ten years in which all repurchase rights of former record owners have been extinguished.

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: March 16, 2021

SUBJECT: 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).

ORIGINATOR: Nancy Cameron

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>*</u>	FUNDING SOURCE <u>Sale of Land</u>
FROM ACCOUNT #	PROJECT
TO ACCOUNT: <u>203.000.000 3xx.xxx</u>	PROJECT #
VERIFIED BY: <u>Kune Wiland</u>	CERTIFIED BY:
DATE: <u>3-3-21</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		<u>*</u>				
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FUNDING: (Thousands of Dollars)

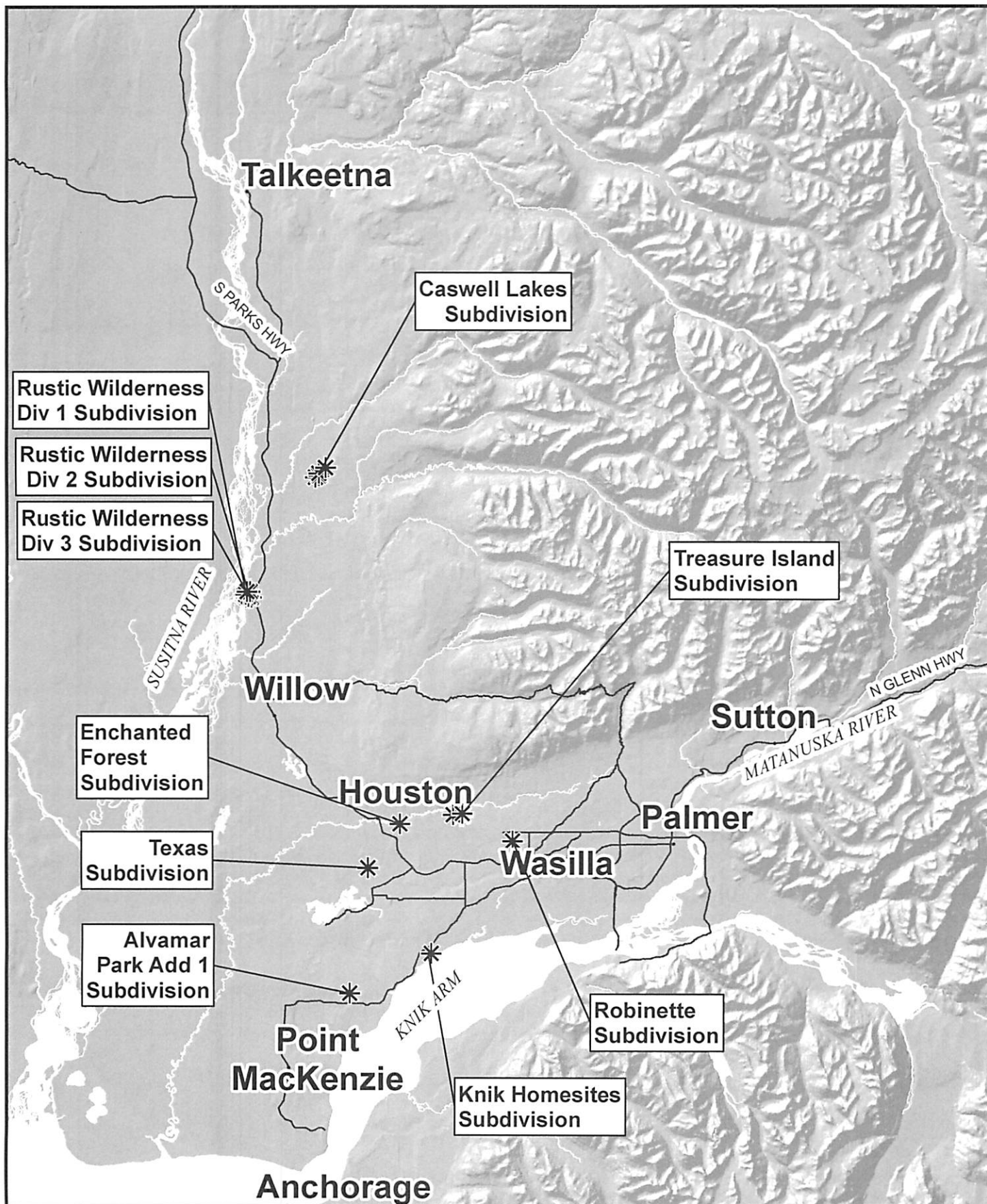
General Fund						
State/Federal Funds						
Other		<u>*</u>				
TOTAL		<u>*</u>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Depends on lots that are actually sold.

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: Cheyenne Deenard DATE: _____
 APPROVED BY: _____ DATE: 3/3/2021

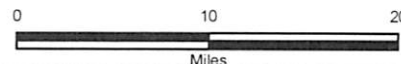


Overview Location Map

2021 Sale, Ten-Year Plus Properties to Adjacent Owners

Matanuska - Susitna Borough

Land and Resource Management Division



1M 21-053 OR 21-026