

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO RETAIN FOR PUBLIC PURPOSE THREE PARCELS WHICH WERE ACQUIRED BY THE BOROUGH THROUGH TAX FORECLOSURE (MSB008305).

AGENDA OF: August 4, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	7 / 20 / 2026 X <u>Jill Irsik</u> Signed by: Jill Irsik
Division Manager	7 / 20 / 2026 X <u>Joe Metzger</u> Signed by: Joe Metzger
Department Director	7 / 20 / 2026 X <u>Jillian Morrissey</u> Signed by: Jillian Morrissey
Finance Director	Recoverable Signature X <u>Cheyenne Heindel</u> Signed by: Cheyenne Heindel
Borough Attorney	7 / 21 / 2026 X <u>Nicholas Spiropoulos</u> Signed by: Nicholas Spiropoulos
Borough Manager	7 / 21 / 2026 X <u>Michael Brown</u> Signed by: Mike Brown
Borough Clerk	7 / 22 / 2026 X <u>Lonnie McKee</u> Signed by: Lonnie McKee

ATTACHMENT (S): Exhibit Maps (6pp)
Ordinance Serial No. 26-088 (2pp)

SUMMARY STATEMENT: The Borough acquired three parcels through tax foreclosure. Because of their location and physical characteristics, it is recommended they be retained for a public purpose. Such retention is pursuant to Alaska Statute 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 - Wasilla area:

Tax Account No.: 1341000T003

Former Record Owner: Allan & Wythle Gershmel

Parcel Size: 0.12 acres

2026 Tax Assessed Value: \$1,700.00

Site Address: NA

Legal Description: GERSHMEL HAROLD T/1-3 TRACT 003 PLAT 77-96, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

This parcel is located in the Wasilla area, off E. Fairview Loop. It is a small remnant located between E. Fairview Loop and the Alaska Railroad. Staff requested retaining this parcel for future road realignment. Staff also noted that existing easements on the property would prevent any possibility for development.

The former record owners failed to pay taxes on the subject parcel, and the Borough foreclosed. The Clerk's Deed transferring ownership of the parcel to the Borough was recorded September 5, 2024, as Serial No. 2024-015607-0, Palmer Recording District, Superior Court Case No. 3PA-21-01833 CI.

The subject parcel should be retained for a public purpose for possible future road realignment.

Parcel No. 2 - Bulchitna Lake Area

Tax Account No.: 1233000T00C

Former Record Owner: Karen Leeds

Parcel Size: 4.62 acres

2026 Tax Assessed Value: \$3,700.00

Site Address: NA

Legal Description: ASLS 73-147 TRACT C PLAT 76-34, SEWARD MERIDIAN, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Parcel No. 3 - Bulchitna Lake Area

Tax Account No.: 2154000T00A

Former Record Owner: Karen Leeds

Parcel Size: 4.91 acres

2026 Tax Assessed Value: \$5,900.00

Site Address: NA

Legal Description: ASLS 75-085 TRACT A PLAT 81-94, SEWARD MERIDIAN, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

These two parcels are located on the Yentna River in the Bulchitna Lake area, approximately 10 miles southeast of the community of

Skwentna. It appears that the Yentna River has encroached on the majority of the parcels, leaving little to no developable land.

The former record owner failed to pay taxes on the subject parcels, and the Borough foreclosed. The Clerk's Deed transferring ownership of the parcels to the Borough was recorded September 4, 2024, as Serial No. 2024-023997-0, Anchorage Recording District, Superior Court Case No. 3PA-21-01833 CI, and re-recorded on May 27, 2025, as Serial No. 2025-013740-0, Anchorage Recording District.

The subject parcels should be retained for a public purpose due to the Yentna River apparently taking most of the land, leaving little to no developable land.

RECOMMENDATION OF ADMINISTRATION: Retain the subject parcels for public purpose pursuant to Alaska Statute 29.45.460(a) and (c) thereby terminating the former record owner's rights pursuant to Alaska Statute 29.45.470(b) upon adoption of the accompanying Ordinance.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: 8/4/2026

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO RETAIN FOR PUBLIC PURPOSE THREE PARCELS WHICH WERE ACQUIRED BY THE BOROUGH THROUGH TAX FORECLOSURE.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *	FUNDING SOURCE Tax Revenue
FROM ACCOUNT #	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: 7 / 2 0 / 2 0 2 6 X _____ L i e s e l Z a n t o S i g n e d b y : L i e s e l Z a n t o	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		*				
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FUNDING:

(Thousands of Dollars)

General Fund		*				
State/Federal Funds						
Other		*				
TOTAL		*				

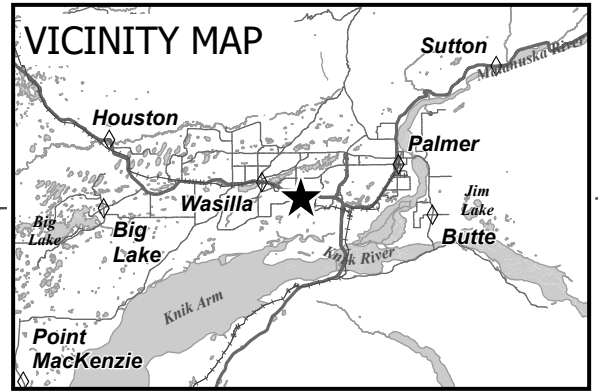
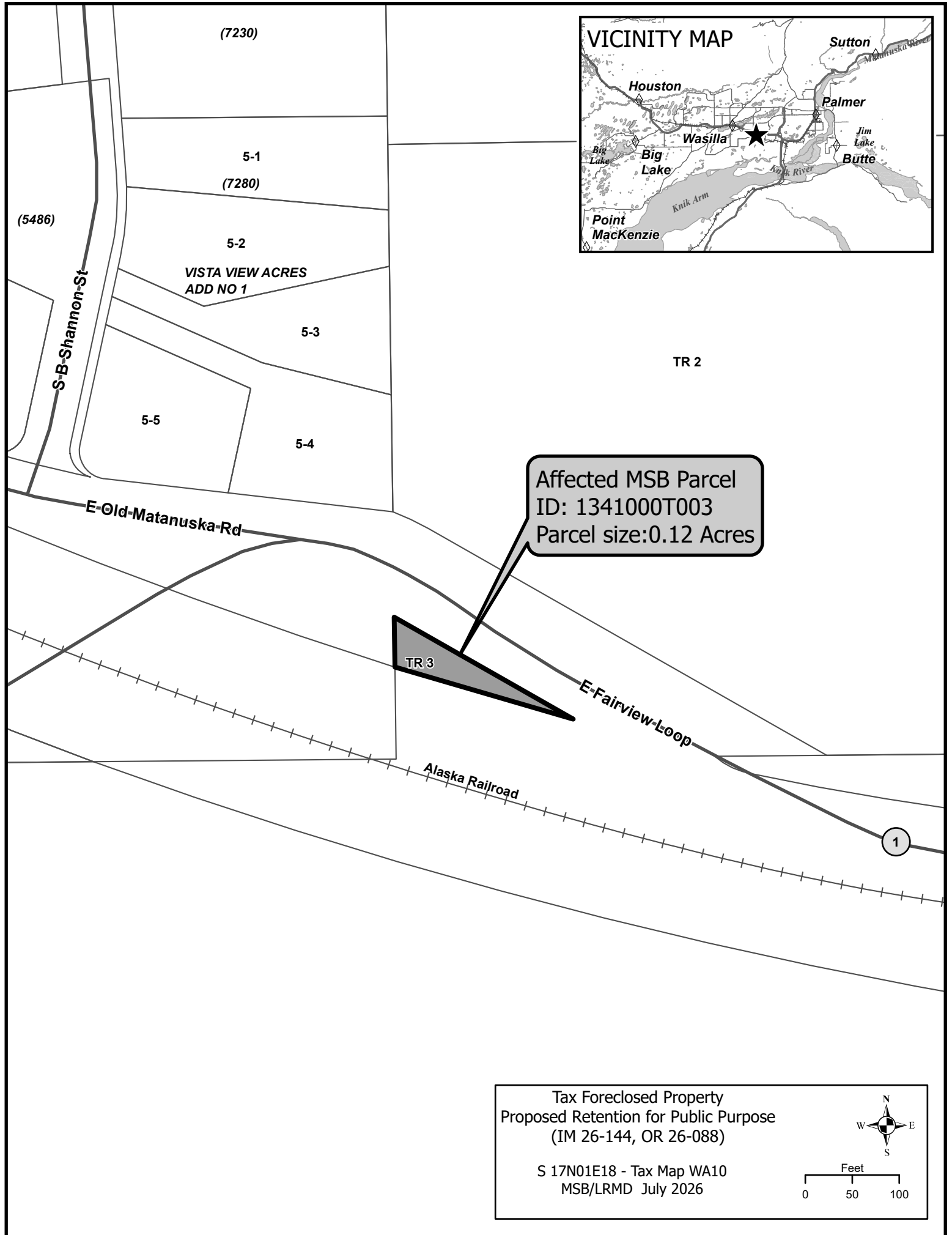
POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) *There will be no future tax revenue. Borough-owned properties are not taxed. Amt. per parcel TBD.

7 / 2 1 / 2 0 2 6

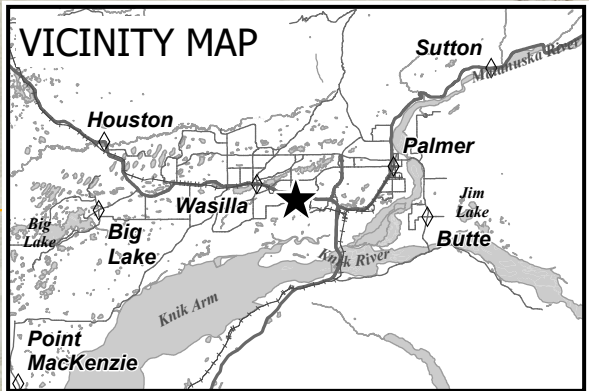
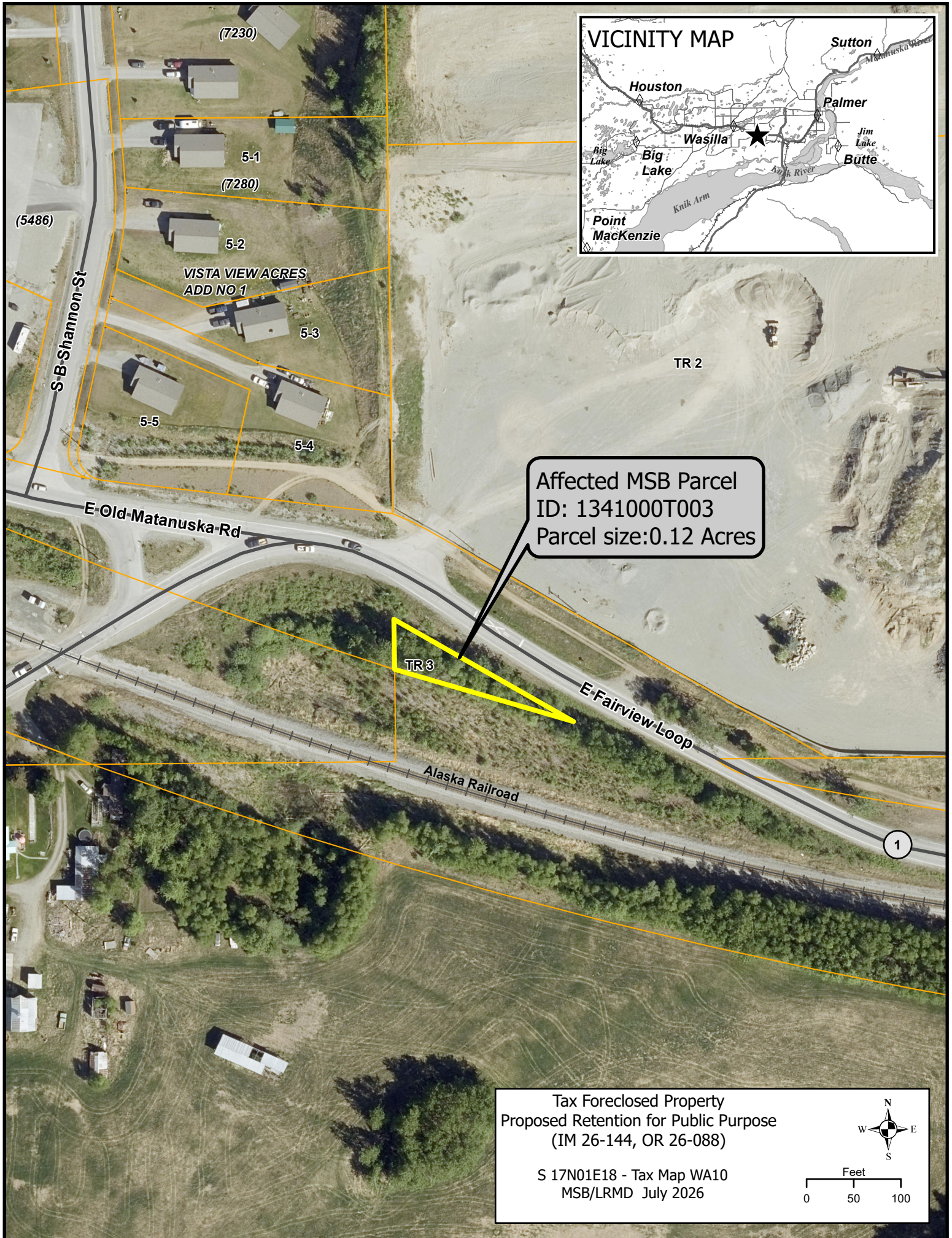
APPROVED BY:	X _____ C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l
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Tax Foreclosed Property
Proposed Retention for Public Purpose
(IM 26-144, OR 26-088)

S 17N01E18 - Tax Map WA10
MSB/LRMD July 2026

Feet
0 50 100

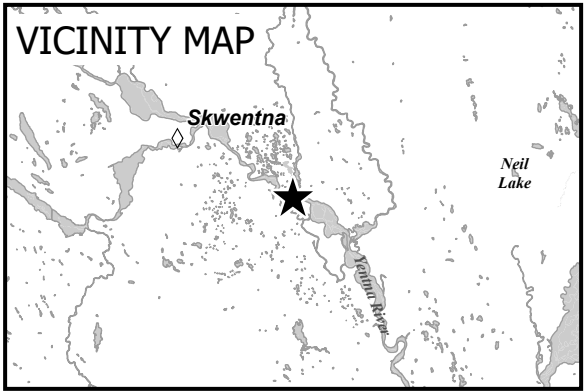


Affected MSB Parcel
ID: 1341000T003
Parcel size: 0.12 Acres

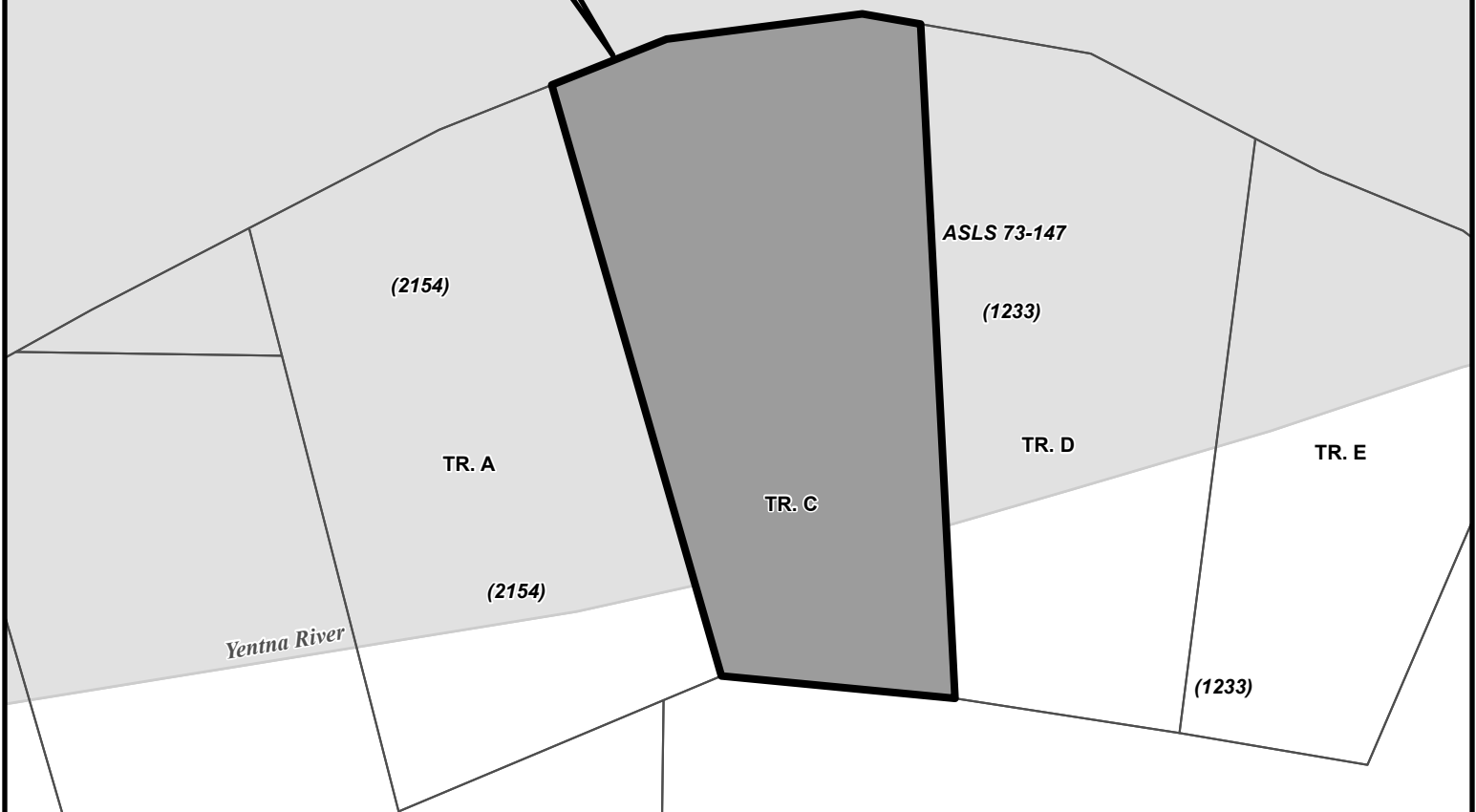
Tax Foreclosed Property
Proposed Retention for Public Purpose
(IM 26-144, OR 26-088)

S 17N01E18 - Tax Map WA10
MSB/LRMD July 2026

Feet
0 50 100



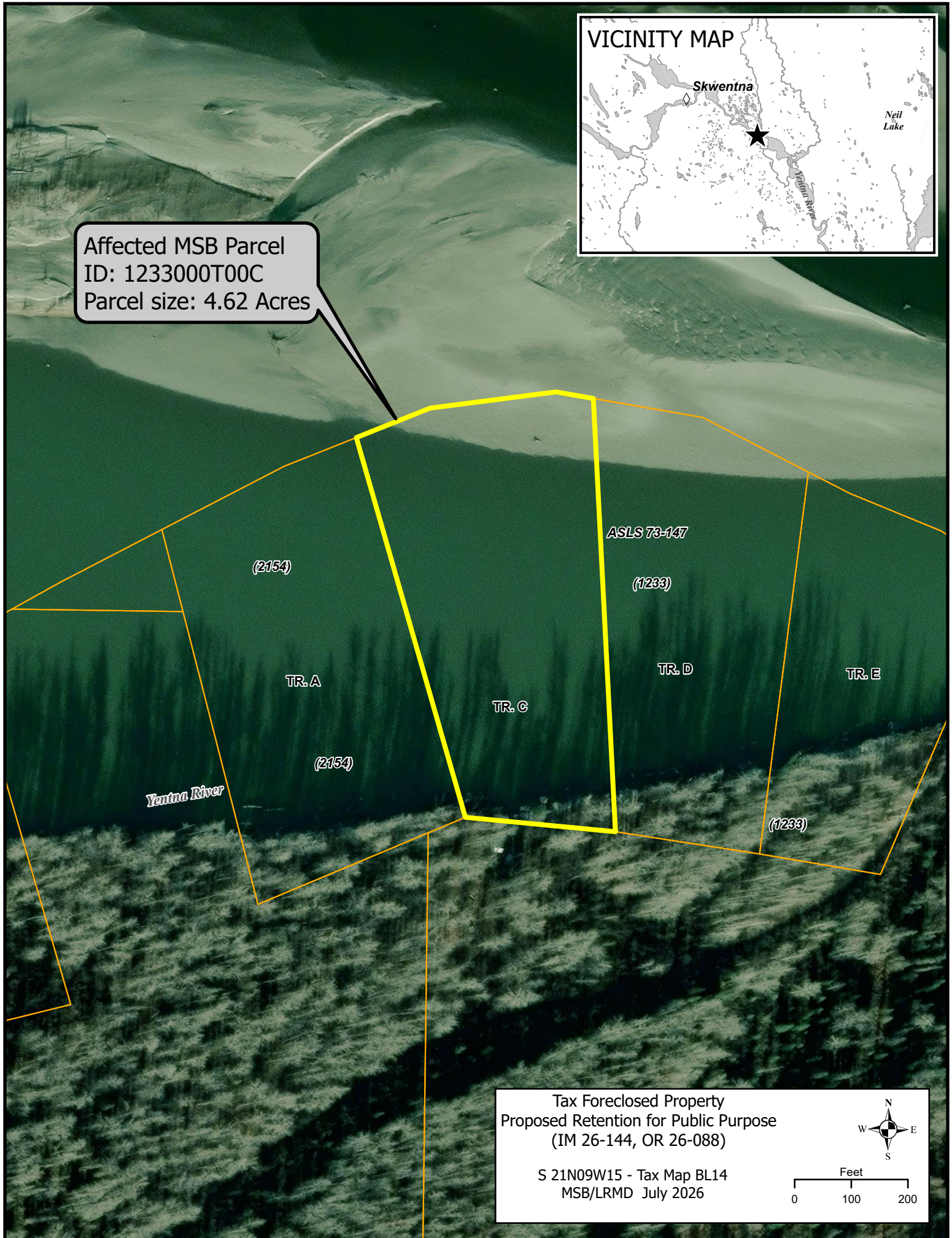
Affected MSB Parcel
ID: 1233000T00C
Parcel size: 4.62 Acres



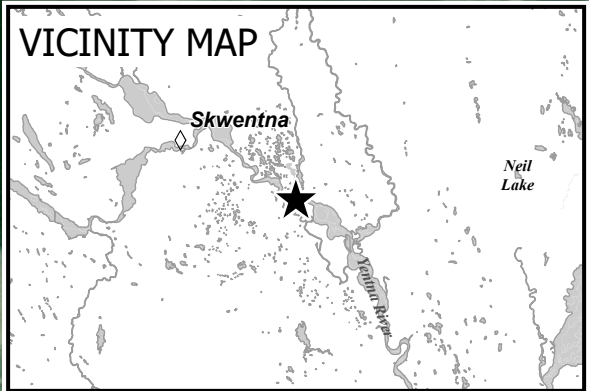
Tax Foreclosed Property
Proposed Retention for Public Purpose
(IM 26-144, OR 26-088)

S 21N09W15 - Tax Map BL14
MSB/LRMD July 2026

A north arrow pointing upwards and a scale bar indicating distances in feet (0, 100, 200).

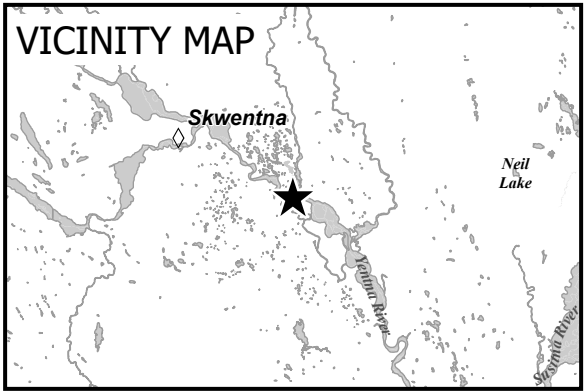


Affected MSB Parcel
ID: 1233000T00C
Parcel size: 4.62 Acres



Tax Foreclosed Property
Proposed Retention for Public Purpose
(IM 26-144, OR 26-088)

S 21N09W15 - Tax Map BL14
MSB/LRMD July 2026



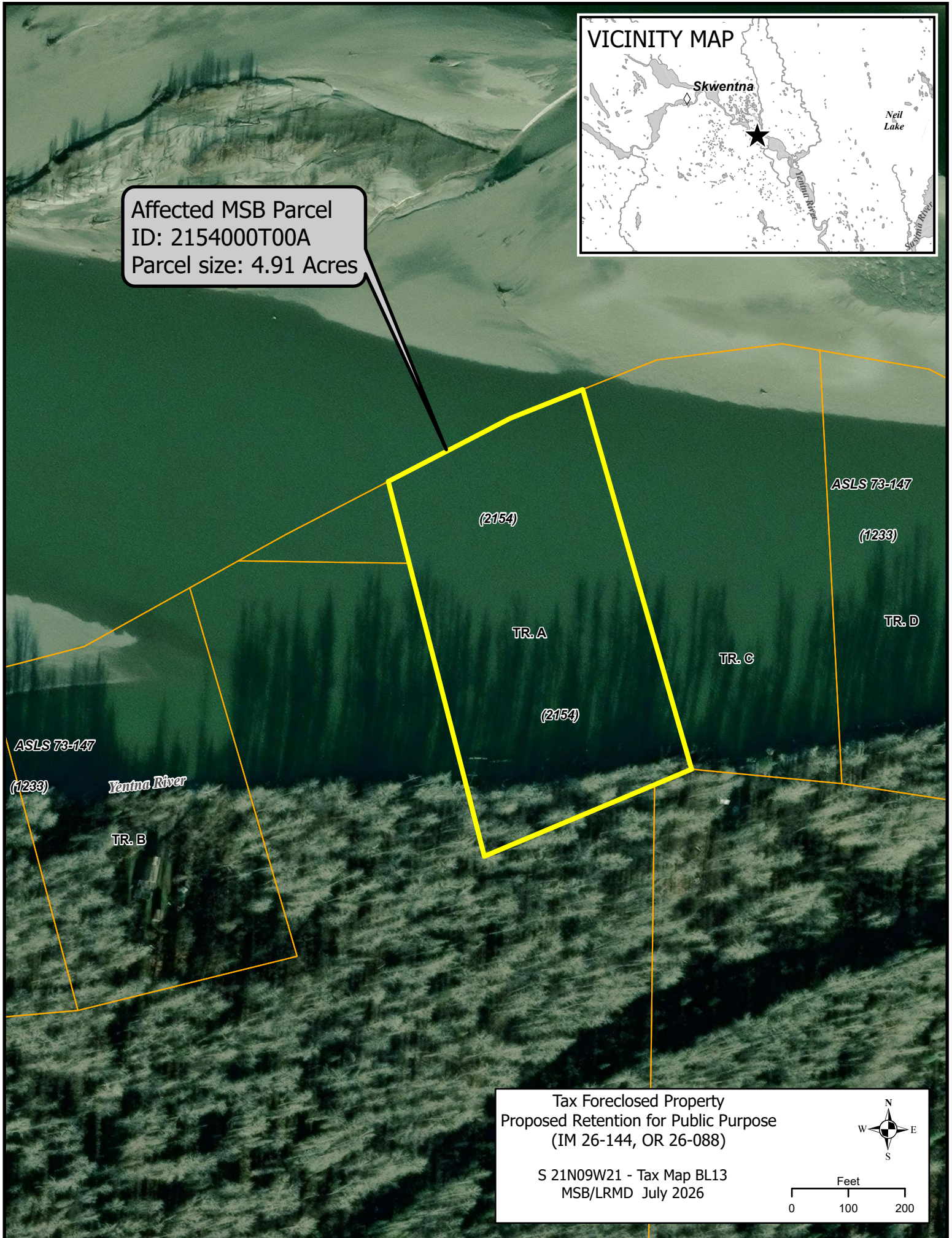
Affected MSB Parcel
ID: 2154000T00A
Parcel size: 4.91 Acres



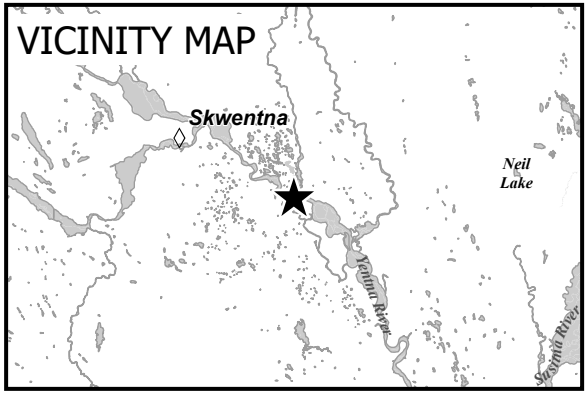
Tax Foreclosed Property
Proposed Retention for Public Purpose
(IM 26-144, OR 26-088)

S 21N09W21 - Tax Map BL13
MSB/LRMD July 2026

Feet
0 100 200



Affected MSB Parcel
ID: 2154000T00A
Parcel size: 4.91 Acres



ASLS 73-147

(1233)

Yentna River

TR. B

(2154)

TR. A

(2154)

TR. C

ASLS 73-147

(1233)

TR. D

Tax Foreclosed Property
Proposed Retention for Public Purpose
(IM 26-144, OR 26-088)

S 21N09W21 - Tax Map BL13
MSB/LRMD July 2026

