

SUBJECT: INFORMING THE ASSEMBLY OF THE SALE OF BOROUGH-OWNED PROPERTY IDENTIFIED AS LOT 247 CASWELL LAKES TO THE ADJACENT PROPERTY OWNERS, ARMAND NYBORG AND ANJA DUBBERKE.

AGENDA OF: March 17, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	<div style="text-align: right;">2 / 6 / 2 0 2 6</div> <p>X Jill Irsik</p> <p>Signed by: Jill Irsik</p>
Division Manager	<p> Recoverable Signature</p> <p>X Joe Metzger</p> <p>Signed by: Joe Metzger</p>
Department Director	<p> Expired certificate</p> <p>X Jillian Morrissey</p> <p>Signed by: Jillian Morrissey</p>
Finance Director	<p> Recoverable Signature</p> <p>X Cheyenne Heindel</p> <p>Signed by: Cheyenne Heindel</p>
Borough Attorney	<div style="text-align: right;">2 / 1 7 / 2 0 2 6</div> <p>X Nicholas Spiropoulos</p> <p>Signed by: Nicholas Spiropoulos</p>
Borough Manager	<div style="text-align: right;">2 / 1 7 / 2 0 2 6</div> <p>X Michael Brown</p> <p>Signed by: Mike Brown</p>
Borough Clerk	<p> Recoverable Signature</p> <p>X Lonnie McKechnie</p> <p>Signed by: Lonnie McKechnie</p>

ATTACHMENT (S): Vicinity Map (1pp)  
 Manager's Decision (2pp)

**SUMMARY STATEMENT:**

The Matanuska-Susitna Borough Land and Resource Management Division received an application from Armand Nyborg and Anja Dubberke to purchase Borough-owned property, Lot 247, Caswell Lakes, which lies adjacent to their property.

The Borough received Lot 247 in 1995 through foreclosure for non-

payment of property taxes for years 1989 and prior, Clerk's Deed dated November 22, 1995, recorded Book 829 Page 175, on November 22, 1995, Palmer Recording District (Case No. 3PA-91-00925 CI). All repurchase rights of the former record owner have been extinguished and there is no retention for a public purpose of Lot 247.

The applicant's parcel is considered "sub-standard" (MSB 43.20.281) for individual development of building/septic area due to it being only 0.58 acres (25,265 sq ft) in size. MSB 23.10.230, Agreements by Application, subsection (A)(1)(d) allows for the sale of Borough property to an adjacent property owner to address a substandard or unusable lot condition. The borough-owned lot is .94 acres (40,946.4 sq ft). If the sale is approved, the purchase of the borough-owned lot will provide the adjacent property owners greater potential to develop their lot without encroachment or overlap of septic area/well radius affecting other lots.

The Borough-owned property has been offered in nine different competitive and over-the-counter sales, with no bids or purchase requests received for the property.

Inter-department review was initiated and received no objection or concern from Borough departments. Public notice was provided in accordance with MSB 23.05.25 with no objections received from the public.

MSB 23.10.020, Assembly Approval of Disposal, subsection (A) states, in part, that "the manager is authorized to approve all disposal of interest in borough-owned real property that has a fair market value equal to or less than \$25,000 per transaction". Subsection (B) states, in part, that "when disposing of any borough-owned real property having a fair market value equal to or less than \$25,000 the manager shall inform the assembly by informational memorandum of the proposed action".

On February 4, 2026, the Borough Manager signed a Manager's Decision approving the sale of the borough-owned lot (Lot 247) to the adjacent property owners.

In accordance with MSB 23.10.060, Consideration, subsection (B)(2), fair market value of Lot 247 is determined by the 2026 certified tax assessment roll. The appraised value of Lot 247 is \$6,500. The Borough parcel will be sold for cash and conveyed by quitclaim in "as-is, where-is" condition, without warranty expressed or implied. Mr. Nyborg and Ms. Dubberke will pay for all associated costs, to include public notice mailing and advertising, and recording costs. Through conveyance, Lot 247 will be placed on the tax rolls after 30 years of Borough-ownership.

**MATANUSKA-SUSITNA BOROUGH**

**FISCAL NOTE**

Agenda Date: 3/17/2026

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$6,500	FUNDING SOURCE Land Sale
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY:  X <u>Liesel Zanto</u> 2 / 1 3 / 2 0 2 6 Signed by: Liesel Zanto	

**EXPENDITURES/REVENUES: (Thousands of Dollars)**

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

CAPITAL						
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REVENUE	6.5					
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**FUNDING: (Thousands of Dollars)**

General Fund						
State/Federal Funds						
Other	6.5					
<b>TOTAL</b>	<b>6.5</b>					

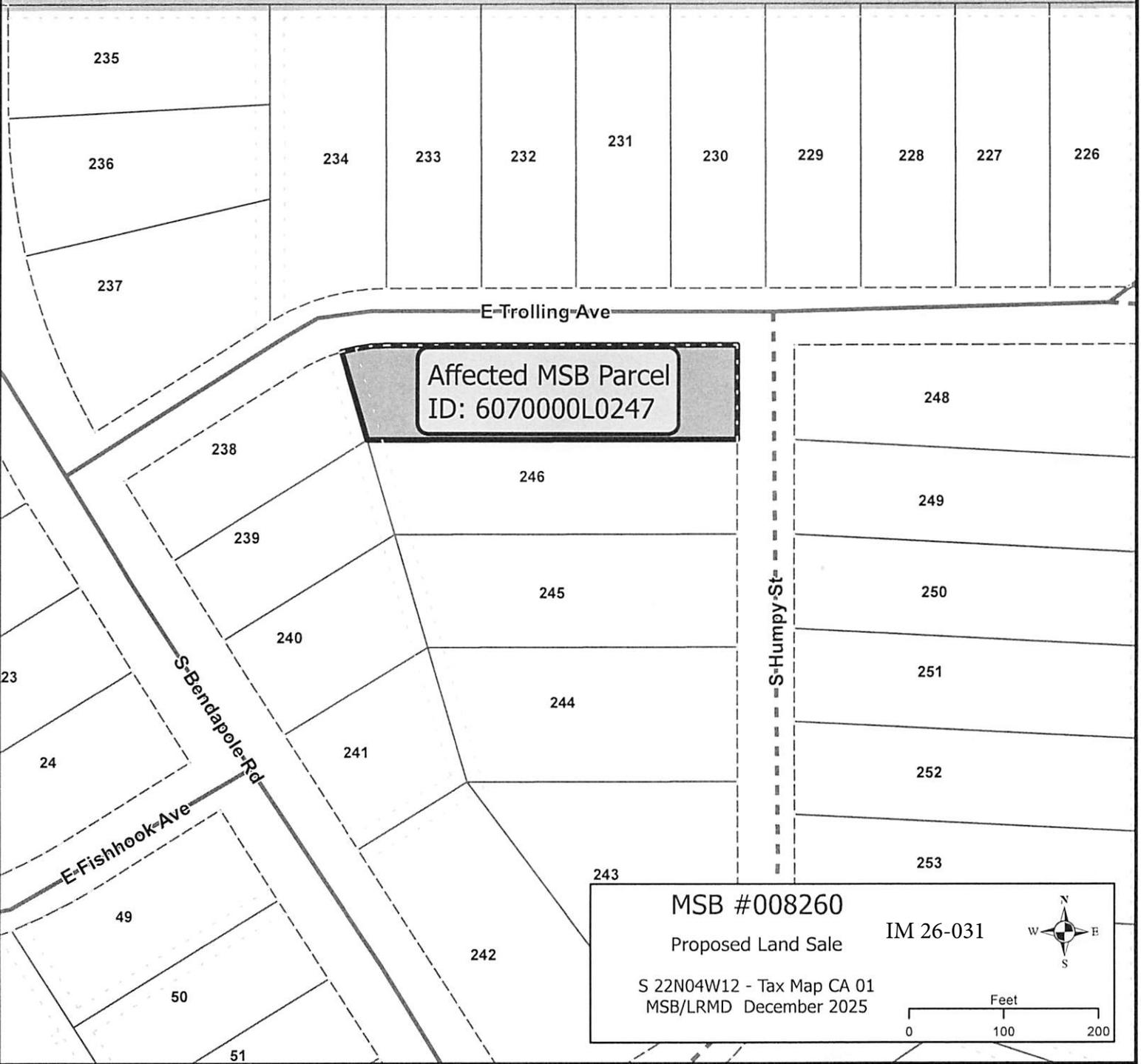
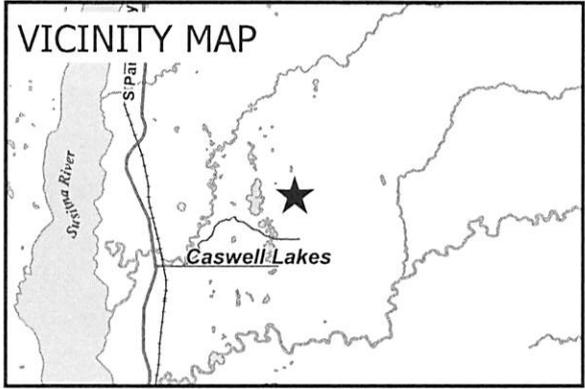
**POSITIONS:**

Full-Time						
Part-Time						
Temporary						

**ANALYSIS: (Attach a separate page if necessary)**

APPROVED BY:	 Recoverable Signature
	X <u>Cheyenne Heindel</u>

Signed by: Cheyenne Heindel



MSB #008260

Proposed Land Sale

IM 26-031

S 22N04W12 - Tax Map CA 01  
MSB/LRMD December 2025

0 100 200 Feet



# MATANUSKA-SUSITNA BOROUGH

## Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

E-mail: [lmb@matsu.gov](mailto:lmb@matsu.gov)

<https://matsu.gov>

### MEMORANDUM

Date: February 3, 2026

To: Michael Brown, Borough Manager

Thru: Jillian Morrissey, Community Development Director

Thru: Joe Metzger, Land Management Division Manager

From: Jill Irsik, Land Disposal and Foreclosure Specialist

Subject: Approval to sell a Borough-owned lot to adjacent property owners

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#### SUMMARY

The Matanuska-Susitna Borough Land and Resource Management Division received an application from Armand Nyborg and Anja Dubberke to purchase Borough-owned property, Lot 247, Caswell Lakes (6070000L0247), which lies adjacent to their property.

MSB 23.10.020, Assembly Approval of Disposal, subsection A states, in part, that “the manager is authorized to approve all disposal of interest in borough-owned real property that has a fair market value equal to or less than \$25,000 per transaction”. Subsection B states, in part, that “when disposing of any borough-owned real property having a fair market value equal to or less than \$25,000 the manager shall inform the assembly by informational memorandum of the proposed action”.

The Borough received Lot 247 in 1995 through foreclosure for non-payment of property taxes for years 1989 and prior, Clerk’s Deed dated November 22, 1995, recorded Book 829 Page 175, on November 22, 1995, Palmer Recording District (Case No. 3PA-91-00925 CI). All repurchase rights of the former record owner have been extinguished and there is no retention for a public purpose of Lot 247.

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*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

