

**ANCHORAGE, ALASKA
AO NO. 2023-80**

**AN ORDINANCE AUTHORIZING THE RETENTION OF TAX FORECLOSED
PROPERTIES FOR PUBLIC PURPOSES AND DISPOSAL FOR LESS THAN
FAIR MARKET VALUE TO ANCHORAGE COMMUNITY DEVELOPMENT
AUTHORITY.**

WHEREAS, pursuant to AMC 25.30.035B and in accordance with AS 29.45.460(a), the Municipality of Anchorage (MOA) may, by Ordinance, elect to retain tax foreclosed properties for public purposes; and

WHEREAS, all of the properties in the attached Appendix A were acquired via Clerk’s Deed and requested for retention by Anchorage Community Development Authority (ACDA); and

WHEREAS, pursuant to AMC 25.30.040B the MOA may transfer ownership of properties for less than fair market value upon a finding that the disposal will allow the use of the land for public purpose beneficial to the Municipality; and

WHEREAS, disposal of these parcels to ACDA will further the corporate purposes of that Authority, will allow the use of the land for a public purpose beneficial to the Municipality, and will be in the public interest; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The real properties described in Appendix A, attached hereto, deeded to the MOA for non-payment of real property taxes and/or special assessments pursuant to AMC 29.30.035 and under the provisions of AS 29.45.460 are hereby authorized for public purposes.

Section 2. The MOA is hereby authorized to dispose, at less than fair market value, the properties described in Appendix A to ACDA pursuant to AMC 25.30.040.

Section 3. The assessed 2023 property taxes, penalties, and interest against the parcels are hereby extinguished.

Section 4. ACDA will reimburse the MOA for prior year(s) delinquent taxes and/or special assessments, administrative fees, and code enforcement cost. Any current and/or future special assessments shall be assumed by ACDA.

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Section 5. This Ordinance shall become effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2023

Chair of the Assembly

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2023-80

Title: **AN ORDINANCE AUTHORIZING THE RETENTION OF TAX FORECLOSED PROPERTIES FOR PUBLIC PURPOSES AND DISPOSAL FOR LESS THAN FAIR MARKET VALUE TO ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY.**

Sponsor: **MAYOR**
 Preparing Agency: Real Estate Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	FY23	FY24	FY25	FY26	FY27
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor		-	-	-	
3900 Contributions					
4000 Debt Service		-	-	-	-
TOTAL DIRECT COSTS:	\$ 19	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ 19	\$ -	\$ -	\$ -	\$ -
REVENUES:	\$ 231	\$ -	\$ -	\$ -	\$ -
CAPITAL:	\$ -				
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

The proposed retention and disposal for less than fair market value have economic potential through redevelopment or other community development actions.

PRIVATE SECTOR ECONOMIC EFFECTS:

The proposed retention and disposal for less than fair market value have economic potential through redevelopment or other community development actions.

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 555-2023

Meeting Date: July 25, 2023

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AUTHORIZING THE RETENTION OF TAX**
4 **FORECLOSED PROPERTIES FOR PUBLIC PURPOSES AND**
5 **DISPOSAL FOR LESS THAN FAIR MARKET VALUE TO**
6 **ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY.**
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8 The Municipality of Anchorage (MOA), by Ordinance, may elect to retain tax
9 foreclosed properties for public purposes pursuant to AMC 25.30.035B and in
10 accordance with AS 29.45.460(a). This Ordinance authorizes the MOA, through
11 the Real Estate Department, to retain four (4) tax foreclosed parcels for public
12 purposes and transfer title to the Anchorage Community Development Authority
13 (ACDA) for less than fair market value.
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15 The properties in the attached Appendix A were acquired via Clerk's Deed, signed
16 on January 17, 2023, under case 3AN-19-06397CI and requested for retention by
17 ACDA for public purposes. Public purposes include but are not limited to parks,
18 wetlands, transportation, schools, affordable housing, planning or community
19 development goals, utility uses, and resale or lease subject to conditions designed
20 to serve a public purpose. These properties have economic potential through
21 redevelopment or other community development actions.
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23 The MOA may transfer ownership of properties for less than fair market value
24 upon a finding by the Assembly that the disposal will allow the use of the land for
25 a public purpose beneficial to the Municipality pursuant to AMC 25.30.040B.
26 Disposal of these parcels to ACDA will further the corporate purposes of that
27 Authority, will allow the use of the land for a public purpose beneficial to the
28 Municipality, and will be in the public interest.
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30 There have been no payments on the outstanding property taxes and/or special
31 assessments due the MOA to date from the previous owners of record.
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33 MOA proposes to extinguish 2023 property taxes, penalties, and interest which is
34 currently \$19,589.66 thru August 31, 2023. ACDA will reimburse the MOA for prior
35 year(s) delinquent taxes and/or special assessments, administrative fees, and
36 code enforcement costs in the amount of \$231,403.36.
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38 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

39
40 Prepared by: Real Estate Department/Real Estate Services
41 Approved by: Tiffany Briggs, Acting Real Estate Director
42 Concur: Lance Wilber, OECD Executive Director
43 Concur: Courtney Petersen, OMB Director

1 Concur: Alden Thern, Acting CFO
2 Concur: Anne Helzer, Municipal Attorney
3 Concur: Kent Kohlhase, Municipal Manager
4 Respectfully submitted: Dave Bronson, Mayor
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6 Appendix A – Public Purpose Properties List and Vicinity Maps
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Public Purpose Properties List

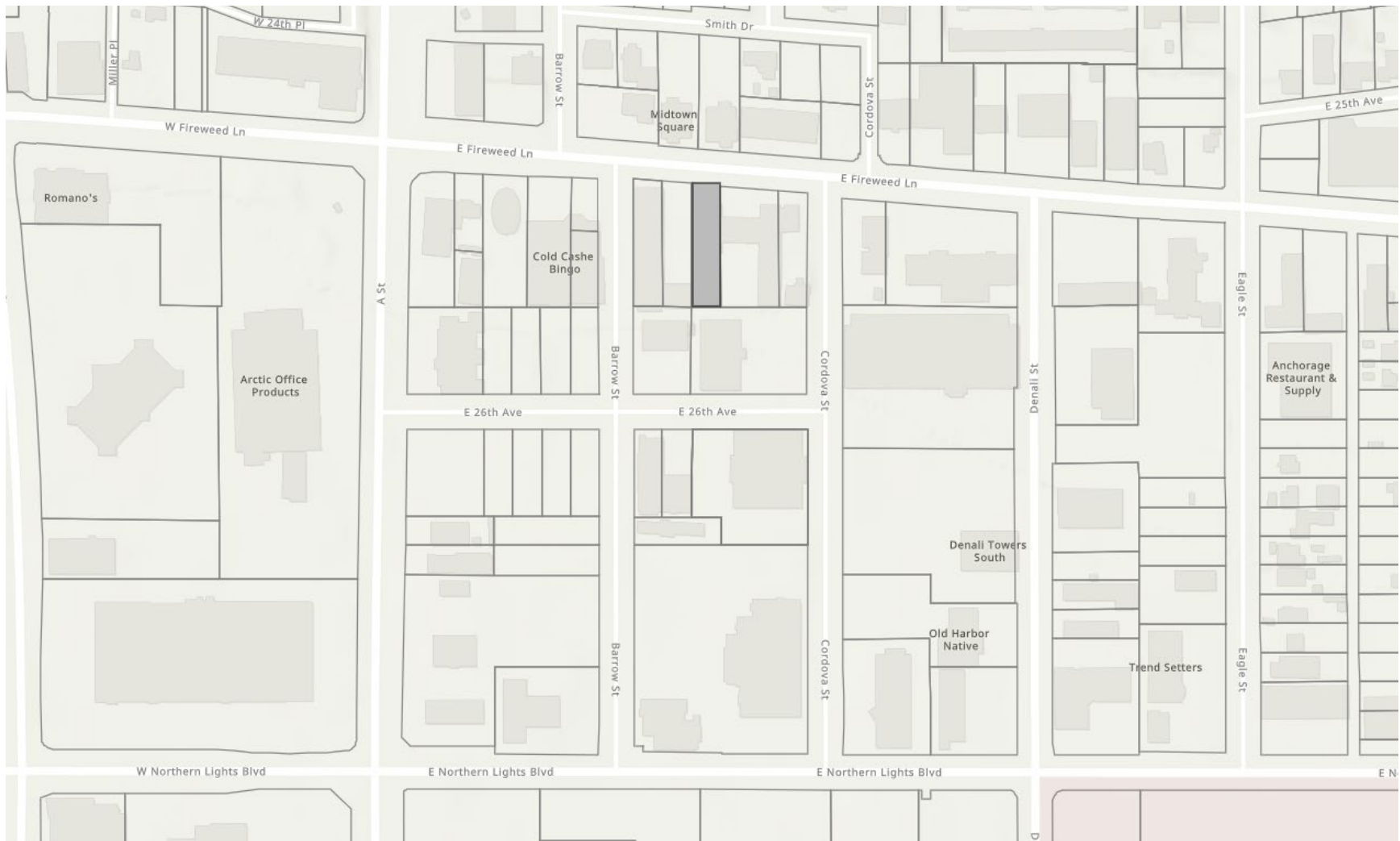
	Tax Parcel	Legal Description	Physical Address	Location	Former Owner	Use
1	009-011-12-000	Lot 5, Block 3, SMITH SUBDIVISION NO. 1	202 E. Fireweed Lane	Anchorage	Ma Family Properties LLC 50% & Ma, James 50%	Commercial, B3
2	009-011-13-000	Lot 4, Block 3, SMITH SUBDIVISION NO. 1	204 E. Fireweed Lane	Anchorage	Ma Family Properties LLC 50% & Ma, James 50%	Commercial, B3
3	012-381-20-000	Lot 1, Tract 8, WILLIAM LLOYD SUBDIVISION	2828 W. Dimond Boulevard	Anchorage	ATSS Inc	Commercial Bar/Lounge, B3
4	012-381-21-000	Lot 2, Tract 8, WILLIAM LLOYD SUBDIVISION	NSN	Anchorage	ATSS Inc	Commercial Parking, B3



Parcel number: 009-011-12-000

Physical address: 202 E. Fireweed Lane

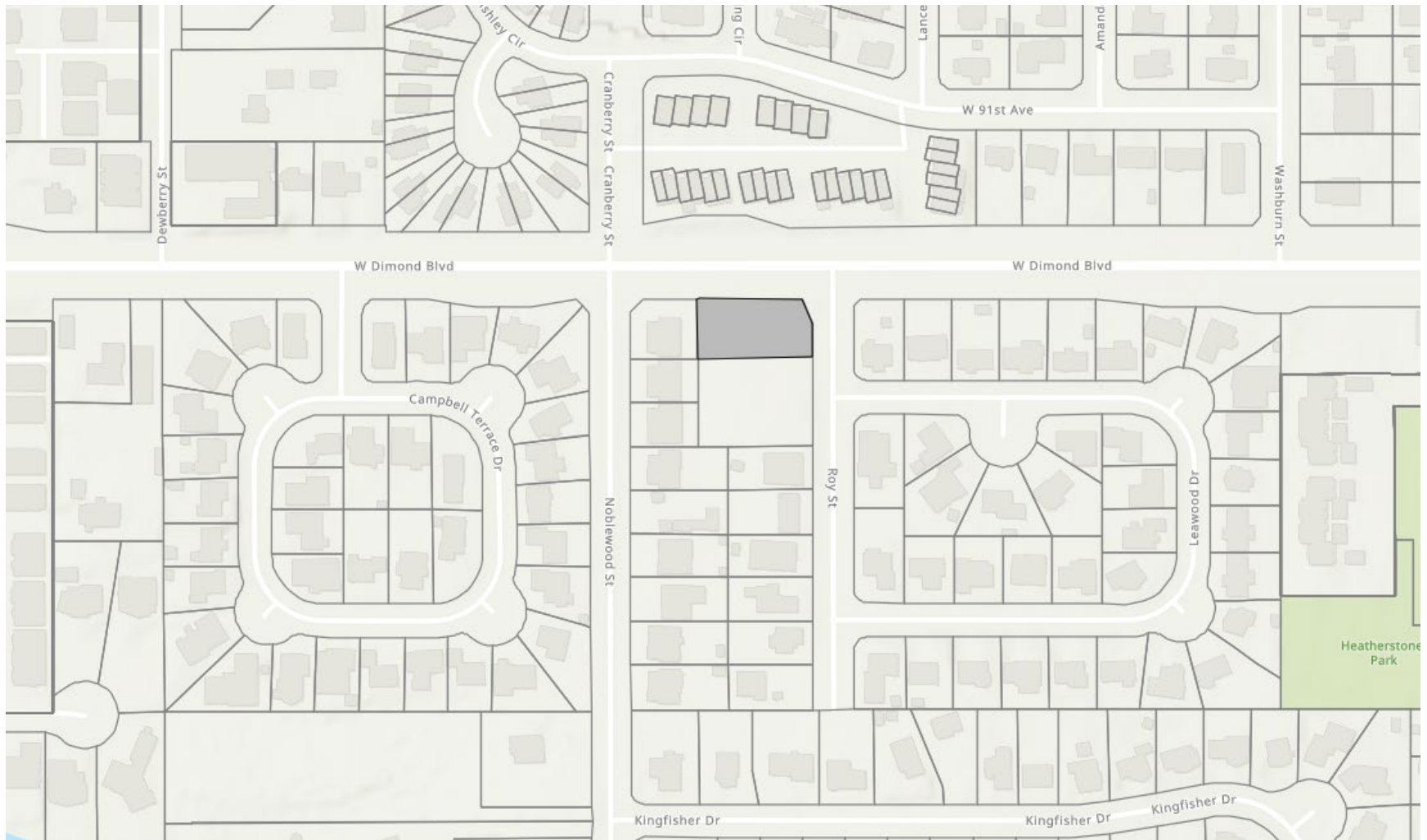
Legal description: Lot 5, Block 3, SMITH SUBDIVISION NO. 1



Parcel number: 009-011-13-000

Physical address: 204 E. Fireweed Lane

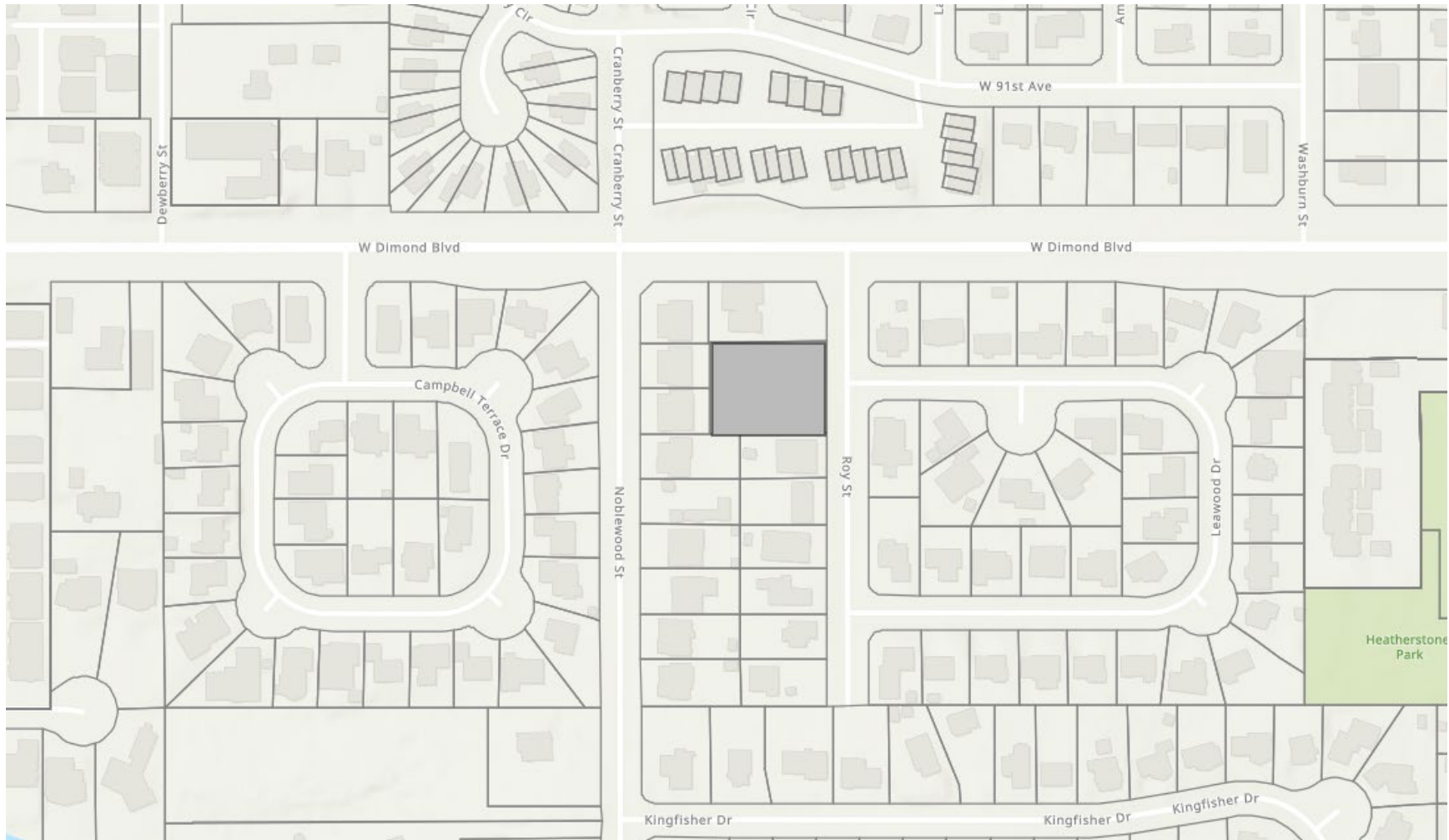
Legal description: Lot 4, Block 3, SMITH SUBDIVISION NO. 1



Parcel number: 012-381-20-000

Physical address: 2828 W. Dimond Boulevard

Legal description: Lot 1, Tract 8, WILLIAM LLOYD SUBDIVISION



Parcel number: 012-381-21-000

Physical address: NSN

Legal description: Lot 2, Tract 8, WILLIAM LLOYD SUBDIVISION