

CLERK'S OFFICE

APPROVED

Date: 5-14-02

Submitted by: Chair of the Assembly at the
request of the Mayor

Prepared by: Real Estate Services
For Reading: April 9, 2002

ANCHORAGE, ALASKA

AO NO. 2002- 67

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES FORECLOSED BY THE
MUNICIPALITY FOR DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS.

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

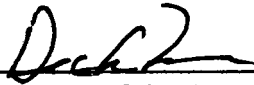
Section 1. The real property described in Exhibit A, attached hereto, deeded to the Municipality of Anchorage for non-payment of real property taxes and/or assessments pursuant to AS 29.45.450 and under the provisions of AS 29.45.460, is determined to have no public purpose or need.

Section 2. The properties described in Exhibit A may be sold on November 8, 2002 or such later date as determined by Real Estate Services under the provisions of AS 29.45.460 in any manner not prohibited by law.


Section 3. Minimum bid for these properties shall be the sum of the full amount applicable under the judgment and decree with interest as specified therein from the date of entry of the judgment of foreclosure to the date of repurchase, all other delinquent taxes and special assessments levied against the property as though it had continued in private ownership, all penalties and interest associated with such delinquent taxes and special assessments, and all administrative costs applicable to the property.

Section 4. This ordinance shall be effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of May, 2002.


Chairman of the Assembly

ATTEST:


Municipal Clerk

assembly/template

EXHIBIT A TO AO 2002-67

Tax Parcel	Legal Description	Physical Address	Location	Former Owner
001-183-15-000	Turnagain Heights Blk D Lt 9	2346 Loussac Dr	Anchorage	Davis, Lawrence T & Maryann
002-095-39-000	Originla Blk 115 Lt 1A	1849 Washington Ave	Anchorage	Chung, Yon T & Kyu S
005-022-20-000	Fairview Blk 2 Lt 1	440 N Bliss St	Anchorage	Ray, Sean A
005-027-57-000	Fairview Blk 10 Lt 12	Mt. View Dr.	Anchorage	Choi, Yoo H
005-027-58-000	Fairview Blk 10 Lt 11 W2	Mt. View Dr.	Anchorage	Choi, Yoo H
010-051-20-000	Glen Park Estates Blk 2 Lt 1	2925 Wendys Way	Anchorage	Fine, Ray W & Patosina T
010-113-49-000	T13N R4W SEC 25 S2NE4MW4SE4 PTN	Chugach Dr	Anchorage	Vandervalle Malvina Von W
012-491-36-000	Laurel Acres Blk 12 Lt 1	901 W 92nd Ave	Anchorage	McCallum, Gina C
012-491-40-000	Laurel Acres Blk 11 Lt 4	911 Demeter Dr	Anchorage	McCallum, Gina C
012-491-53-000	Laurel Acres Blk 11 Lt 17	1211 Demeter Dr	Anchorage	McCallum, Gina C
012-491-54-000	Laurel Acres Blk 11 Lt 18	1221 Demeter Dr	Anchorage	McCallum, Gina C
012-504-18-000	Laurel Acres Blk 3 Lt 24	961 W 100th Ave	Anchorage	Springsteen, Wallace & Lucille
014-021-16-000	Kelley #1 Lt 7	6128 Quinhagak St	Anchorage	Tibbets Norman R
014-053-23-000	Shelikof Blk 3 Lt 14	2181 Ivan Dr	Anchorage	Southern, Billy R
015-011-38-000	Lot 25 block 4 Zodiak Manor Alaska	8636 Pluto Dr	Anchorage	Reynolds, Wade Wright
016-141-15-000	Snow Crest View Lt 17	11420 Lillian Lane	Anchorage	Pena, Manuel R & Rosalie W
016-282-36-000	Diamond-Willow Estates Blk 3 Lt 2A	10120 Thimble Berry Dr	Anchorage	Bernard, Robert W
017-062-50-000	Sun Valley Heights Blk 4 Lt 1	6500 De Armaun Rd	Anchorage	Banks, Lois Estate of
018-021-10-000	Beacon Park Blk 2 Lt 32	12530 Landmark St	Anchorage	Southern, Jack Lee & Jerrie L
020-112-18-000	Rabbit Creek Heights Blk 5 Lt 1	8001 Byron Dr	Anchorage	Wilson, George S & Alta C
020-113-28-000	Rabbit Creek Heights Blk 10 Lt 3	17141 Carl St	Anchorage	Schacht, Kenneth E
020-113-29-000	Rabbit Creek Heights Blk 10 Lt 4	1120 E Huffman #695	Anchorage	Schacht, Kenneth E
020-291-18-000	T11N R3W SEC 15 N2NE4NE4NE4	Villages Scenic Pky	Anchorage	Ak La Partners & Orenge-Galfary D
050-571-56-000	Preuss #3 Blk 10 Lt 8	20247 Lucas Ave	Eagle River	Latocha, Margaret
050-981-05-000	T13N R1E SEC 10 N2S2NE4NW4SW4 AND	E100' N2SE4NW4NW4SW4	Eagle River	Wyrick, William M & Kathleen
051-102-32-000	Lot 1 Robert Aubrey	610 Jack Street	Eagle River	Stadman, Duff
051-242-04-000	T15N R1W SEC 19 LT 35	Glenn Hwy	Eagle River	Payeur, Paul E & Carmen M
051-292-43-000	Henkins Blk 3 Lt 12	15646 Alderberry Ln	Eagle River	Smith, Jay R

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2002-67 Title: AO for the sale of tax & special assessment foreclosed property
Sponsor: HLB/Real Estate Services
Preparing Agency: Real Estate Services
Others Impacted: Finance Department & AWWU

CHANGES IN EXPENDITURES AND REVENUES:

(Thousands of Dollars)

	FY01	FY02	FY03	FY04	FY05
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

COSTS WILL BE RECOVERED AT SALE

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Properties sold for delinquent taxes and/or special assessments will enable the Municipality to recover lost income. Under AS 29.45 the Municipality is allowed to keep only that amount which consists of the delinquent taxes, assessments, penalties, interest, and administrative costs. Amounts exceeding these municipal debts are required by AS 29.45 to be returned to the former owner of record.

The sale of these properties to new owners may ensure that future obligations are paid to the Municipality in a timely manner.

By selling these properties, the expense of securing and maintaining them is eliminated, thus saving the Municipality substantial funds.

PRIVATE SECTOR ECONOMIC EFFECTS:

The most positive effect on the private sector is the placement of abandoned properties in private ownership where they will be properly developed and maintained. Changes of this nature tend to increase property values within the immediate neighborhoods.

Prepared by: Blayne M. Wilson Telephone: 4396
Validated by OMB: T. R. Rogers Date: 3-7-02
Approved by: Tony J. Canale Date: 3/1/02
(Director, Preparing Agency)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 334-2002

FROM: MAYOR

MEETING DATE: ~~APRIL~~ 9, 2002


SUBJECT: AN ORDINANCE AUTHORIZING THE SALE OF TAX AND SPECIAL
ASSESSMENT FORECLOSED PROPERTIES

Alaska Statute 29.45.460 provides that property deeded to the Municipality following tax foreclosure may be sold after a determination by the Assembly that a public need for the property does not exist. The proceeds of a tax sale are applied to all taxes, penalties, interest and costs associated with a given parcel. Any resulting surplus is to be made available to the former owner of record under the provisions of AS 29.45.480(b).


All of the properties in Exhibit A were acquired under a Clerk's Deed recorded in December, 2001. The former record owner of any property approved for sale by the Assembly retains the right to repurchase the property up to the time of sale by paying all delinquencies associated with the property.

On January 4, 2002 the properties in Exhibit A were circulated to all municipal departments, the Assembly, and the Anchorage School District with a request to identify, prior to March 1st, parcels proposed for retention for public use. No requests were received. Accordingly, it is recommended that the attached ordinance be approved.

Concur:


George J. Cannelos
Director, Heritage Land Bank

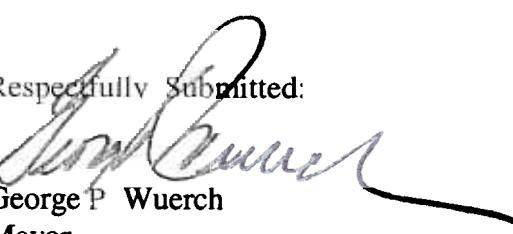
Prepared by


Gladys M. Wilson
Manager, Real Estate Services

Concur:


Harry J. Kielling, Jr.
Municipal Manager

Respectfully Submitted:


George P. Wuerch
Mayor

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

A02002-67

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT <i>AO For the Sale of Properties Foreclosed For Delinquent Taxes & on Special Assessments</i>	DATE PREPARED <i>MARCH 1, 2002</i>
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME <i>Real Estate</i>	DIRECTOR'S NAME <i>George Canuelos</i>
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY <i>GLADYS WILSON</i>	HIS/HER PHONE NUMBER <i>4396</i>
4	COORDINATED WITH AND REVIEWED BY	INITIALS DATE
<input checked="" type="checkbox"/>	Mayor	
<input checked="" type="checkbox"/>	Heritage Land Bank	<i>JK</i> <i>3/1/02</i>
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
<input checked="" type="checkbox"/>	Municipal Manager	<i>Cee</i> <i>3/12/02</i>
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
<input checked="" type="checkbox"/>	Office of Management and Budget	<i>JRR</i> <i>3-7-02</i>
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
<input checked="" type="checkbox"/>	Municipal Attorney <i>1085/A</i>	<i>3/16/02</i> <i>WJ</i>
<input checked="" type="checkbox"/>	Municipal Clerk	
	Other	
5	Special Instructions/Comments <i>G.F. Introduction</i> <i>We need a minimum of 4 weeks Between Introduction & public hearing</i>	
6	ASSEMBLY HEARING DATE REQUESTED <i>April 9th</i>	7 PUBLIC HEARING DATE REQUESTED <i>MAY 14th</i>

2002 MAR 32 AM 9:43
 RECEIVED
 MAR 04 2002