

CLERK'S OFFICE

APPROVED

Date: 6-10-03

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

Prepared by: Real Estate Services

For Reading: April 15, 2003

ANCHORAGE, ALASKA

AO NO. 2003- 70

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES FORECLOSED BY  
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 7, 2003 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 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 10<sup>th</sup> day of June

  
Chairman of the Assembly

ATTEST:

  
Municipal Clerk

**EXHIBIT A TO AO NO 2003-70**

<b>Tax Parcel</b>	<b>Legal Description</b>	<b>Physical Address</b>	<b>Location</b>	<b>Former Owner</b>
001-193-23-000	Simonson Estates Blk C Lt 7	2048 W Marston Drive	Anchorage	Thompson, Edna C
002-093-12-000	East Addition Blk 25A Lt 25	617 E 4th Ave	Anchorage	Jenkins, Carl Edward & Doris C
002-093-13-000	East Addition Blk 25A Lt 24	611 E 4th Ave	Anchorage	Jenkins, Carl Edward & Doris C
002-093-33-000	East Addition Blk 25A Lt 4	618 E 3rd Ave	Anchorage	Jenkins, Carl Edward & Doris C
004-124-34-000	Grandview Gardens Blk 8 Lt 7	1556 Columbine St	Anchorage	Powers, Billy Ray
005-062-55-016	Australaska Blk 3 Lt 14A1	Santa Fe Phase 1 E202	Anchorage	Butler, Blaine S
006-041-49-012	Scandia Lt 22H	Grand Larry A-12	Anchorage	Pence, Maurice Gene
006-236-16-000	Nunaka Valley Blk 0 Lt 5	1700 Richardson Drive	Anchorage	Miller, James B
008041-03-000	T13N R3W Sec 33, Lot 14	4501 Lake Otis Parkway	Anchorage	Washington, Richard L
008-072-17-000	T13N R3W Sec 33 Lt 55G	2737 E 50th Ave	Anchorage	Smith, Betty J
009-025-15-000	Parmenter Blk 2 Lt 6	702 W 27th Ave	Anchorage	Land Trust Six Edison Commonwealth Inc TTF
010-113-49-000	PTN T13N R4W SM Sec 25	Chugach Drive	Anchorage	Price, Ferris L & Malvina F W
012-205-07-000	Colonial Village Townhome Lt 7	985 W 77th Ave	Anchorage	Allen, Michael E & Priscella
012-491-52-000	Laurel Acres Blk 11 Lt 16	1141 Demeter Drive	Anchorage	Artus & Choquette P C
012-492-17-000	Laurel Acres Blk 8 Lt 16	1030 Dorian Drive	Anchorage	Cherokee San Francisco LLC
012-492-18-000	Laurel Acres Blk 8 Lt 15	1040 Dorian Drive	Anchorage	Cherokee San Francisco LLC
012-492-19-000	Laurel Acres Blk 8 Lt 14	1100 Dorian Drive	Anchorage	Cherokee San Francisco LLC
012-501-05-000	Laurel Acres Blk 7 Lt 27	1441 W 97th Ave	Anchorage	Cherokee San Francisco LLC
012-501-41-000	Laurel Acres Blk 6 Lt 4	1200 W 96th Ave	Anchorage	Cherokee San Francisco LLC
012-501-42-000	Laurel Acres Blk 6 Lt 5	1220 W 96th Ave	Anchorage	Cherokee San Francisco LLC
012-501-43-000	Laurel Acres Blk 6 Lt 6	1240 W 96th Ave	Anchorage	Cherokee San Francisco LLC
012-501-44-000	Laurel Acres Blk 6 Lt 7	1260 W 96th Ave	Anchorage	Cherokee San Francisco LLC
012-501-45-000	Laurel Acres Blk 6 Lt 8	1300 W 96th Ave	Anchorage	Cherokee San Francisco LLC
012-501-48-000	Laurel Acres Blk 7 Lt 1	9630 W 96th Ave	Anchorage	Cherokee San Francisco LLC
012-502-07-000	Laurel Acres Blk 1 Lt 26	9820 Koine Cir	Anchorage	Cherokee San Francisco LLC
012-502-11-000	Laurel Acres Blk 1 Lt 22	9821 Koine Cir	Anchorage	Cherokee San Francisco LLC
014-052-34-000	Sheikof Blk 1 Lt 5	6480 Askeland Dr	Anchorage	Alexander, Daryl
014-212-34-000	Shady Acres Blk 2 Lt 5A	8220 Petersburg St	Anchorage	Under Leasing
016-182-27-000	Edgewood Blk 1 Lt 27	2401 Copper Wood Dr	Anchorage	Bolick, Erma H
016-242-62-000	Independence Park #1 Blk 2 Lt 1	9607 Newhaven Loop	Anchorage	Congdon, Duane A & Marie D
020-091-29-000	Susitna View Estates Blk 3 Lt 9	17021 Aries Ct	Anchorage	Powers, Billy
050-641-01-000	Mountain Valley Estates Blk 3 Lt 6	Hiland Rd	Eagle River	Salvemini, Joseph A
050-641-03-000	Mountain Valley Estates Blk 3 Lt 8	Hiland Rd	Eagle River	Salvemini, Joseph A
076-022-14-000	Alyeska #3 Blk 22 Lt 7	Higher Terrace	Girdwood	Canova, Craig J & Kim M

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

- AO Number 2003-70 \_\_\_\_ Title: AO for the sale of tax & special assessment  
Sponsor: Real Estate Services foreclosed property  
Preparing Agency: Real Estate Services  
Others Impacted: None

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**CHANGES IN EXPENDITURES AND REVENUES:** (Thousands of Dollars)

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	FY03	FY04	FY05	FY06	FY07
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

COSTS WILL BE RECOVERED AT SALE

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**TOTAL DIRECT COSTS:**

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6000 IGCs

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**FUNCTION COST:**

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**REVENUES:**

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**CAPITAL:**

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**POSITIONS:**

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

Properties sold for delinquent taxes and/or special assessments enable the Municipality to recover lost income. Under AS 29.45 the Municipality is allowed to keep only that amount consisting 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. Also, 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.

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Prepared by: Gladys M. Wilson, Manager, Real Estate Services



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 310-2003

MEETING DATE: April 15, 2003

FROM: MAYOR

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, 2002. 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 December 18, 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 February 21st, parcels proposed for retention for public use. No requests were received. Accordingly, it is recommended that the attached ordinance be approved.

Prepared by: Gladys Wilson, Manager, Real Estate Services

Recommended by: George J. Cannelos, Director, Real Estate Services

Concur: Harry J. Kielling, Jr., Municipal Manager

Respectfully submitted: George P. Wuerch, Mayor

2003 AP - 8 PM 4/19  
 CE  
 2003-70

### Content Information

**Content ID :** 000723  
**Title:** Sale of Tax Foreclosed Properties  
**Author:** wilsongm  
**Initiating Dept:** HLB  
**Description:** Sale of Tax & Special Assessment Foreclosed Properties  
**Date Prepared:** 3/27/03 9:03 AM  
**Requested Assembly Meeting Date MM/DD/YY:** 4/15/03 12:00 AM  
**Requested Public Hearing Date MM/DD/YY:** 6/10/03 12:00 AM

### Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
AllOrdinanceWorkflow	3/27/03 9:08 AM	Checkin	wilsongm	Public	000723	0
AllOrdinanceWorkflow	3/27/03 9:12 AM	Reject	cannelosgj	Public	000723	0
AllOrdinanceWorkflow	3/27/03 9:24 AM	Checkin	wilsongm	Public	000723	0
HLB_SubWorkflow	3/27/03 9:32 AM	Approve	cannelosgj	Public	000723	0
AllOrdinanceWorkflow	3/27/03 2:55 PM	Reject	leblancdc	Public	000723	0
AllOrdinanceWorkflow	3/27/03 3:48 PM	Checkin	wilsongm	Public	000723	0
HLB_SubWorkflow	3/27/03 4:51 PM	Approve	cannelosgj	Public	000723	0
AllOrdinanceWorkflow	3/31/03 9:46 AM	Reject	leblancdc	Public	000723	0
AllOrdinanceWorkflow	3/31/03 10:24 AM	Checkin	wilsongm	Public	000723	0
HLB_SubWorkflow	4/1/03 8:30 AM	Approve	cannelosgj	Public	000723	0
OMB_SubWorkflow	4/1/03 12:26 PM	Approve	leblancdc	Public	000723	0
Legal_SubWorkflow	4/8/03 3:42 PM	Approve	wheelerda	Public	000723	0
MuniManager_SubWorkflow	4/8/03 4:05 PM	Approve	scottmj	Public	000723	0
MuniMgrCoord_SubWorkflow	4/8/03 4:07 PM	Approve	bealejl	Public	000723	0

### INTRODUCTION