

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

Prepared by: Real Estate Services

CLERK'S OFFICE

For Reading: April 13, 2004

APPROVED

Date: 3-11-04 ANCHORAGE, ALASKA

AO No. 2004- 77

AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO EXTINGUISH
ALL UNPAID TAX, PENALTY, INTEREST, AND ADMINISTRATIVE DEBT ON, AND
AUTHORIZE SALE OF PROPERTIES AT MARKET VALUE.

WHEREAS, the attached Exhibit A is a list of all tax foreclosed parcels which the Municipality has
held under a clerk's deed for more than ten years; and

WHEREAS, the requirements of Alaska Statutes (AS) 29.45.460 have all been met; and

WHEREAS, all re-purchase rights have been extinguished by operation of AS 29.45.470; and

WHEREAS, a public need does not exist for holding these properties for a public purpose;

NOW THEREFORE, the Anchorage Assembly ordains:

Section 1. The Municipality of Anchorage hereby determines that there is no public need for holding
the properties listed on Exhibit A for a public purpose.

Section 2. The Municipality of Anchorage is authorized to extinguish the tax, interest, penalty, and
administrative debt against the parcels listed in Exhibit A.

Section 3. The Municipality of Anchorage is authorized to sell the properties listed on Exhibit A for
fair market value.

Section 4. Upon sale of the parcels listed in Exhibit A, proceeds shall first be applied to Special
Assessments, if applicable, and any residual proceeds shall be placed in Area Wide Fund 101.

Section 5. This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 11th day of May, 2004.


Chairman of the Assembly

ATTEST:

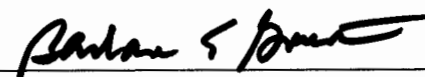

Municipal Clerk

EXHIBIT A TO AO 2004-77

Parcel 1 017-073-73

Lot 8, Block 2, Grecian Hills (7960 Cox Drive, Anchorage)
Formerly owned by Alaska Sky Unlimited

This is a small hillside lot that is unable to support a septic system.
\$10,015.11 has accumulated against the property

Parcel 2 020-422-13

Lot 20, Block 9, Paradise Valley (Romania Drive, Anchorage)
Formerly owned by CBS Liquidating Trust

This is an almost vertical lot which terminates in Rabbit Creek.
\$11,524.96 has accumulated against the property.

Parcel 3 050-792-14

Lot 19, Block 5, Riverview Estates (Waterfall Drive, Eagle River)
Formerly owned by Kenneth L Gross and William Albert Houle

This lot is a steep gully traversed by an overhead power line. There is a
\$3,530.44 gas assessment. \$15,509.15 has accumulated against the
property in addition to the gas assessment.

Parcel 4 051-511-25

Lot 16, Block 2, Sleepy Hollow #2 (Mountain Road, Peters Creek)
Formerly owned by Joe Salvemini

This is an extremely steep lot on a mountaintop. \$15,216.69 has
accumulated against the property.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 314 -2004

MEETING DATE: April 13, 2004

FROM: Mayor

SUBJECT: AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO EXTINGUISH ALL UNPAID TAX, PENALTY, INTEREST, AND ADMINISTRATIVE DEBT, AND AUTHORIZE SALE OF PROPERTIES LISTED IN EXHIBIT A AT MARKET VALUE.

Exhibit A contains four tax foreclosed properties held by the Municipality for over ten years. The reason we have not been able to sell them at public sale is because taxes, penalties, interest, and administrative costs have continued to accumulate throughout the years to the point where the debt exceeds the value of the parcels. As of December, 2003, this debt was \$52,660.91.

With the elimination of encumbrances, there may be a chance to get these properties back on the tax rolls. Parcel 3 has a delinquent special assessment which may be recovered upon sale. Any sale amount over special assessments, if applicable, will be placed in the Area Wide Fund.

The Administration recommends approval of this ordinance.

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

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

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 001506**Title:** Ordinance authorizing the Municipality to extinguish all unpaid tax, penalty, interest and administrative debt on properties listed.**Author:** moore dy**Initiating Dept:** HLB**Description:** Ordinance authorizing the Municipality of Anchorage to extinguish all unpaid tax, penalty, interest, and administrative debt on properties listed and sale them at market value**Keywords:** Unpaid tax, penalty, interest and administrative debt.**Date Prepared:** 2/4/04 8:56 AM**Director Name:** George Cannelos**Assembly Meeting**
Date MM/DD/YY: 04/13/04**Public Hearing Date**
MM/DD/YY: 05/11/042004 APR - 5 PM 12:12
MUNICIPALITY OF ANCHORAGE
COUNCIL**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	2/4/04 9:11 AM	Checkin	moore dy	Public	001506
HLB_SubWorkflow	2/4/04 5:56 PM	Approve	cannelosgj	Public	001506
OMB_SubWorkflow	2/12/04 11:28 AM	Approve	wiltsep	Public	001506
AllOrdinanceWorkflow	2/17/04 5:05 PM	Reject	fehlenrl	Public	001506
AllOrdinanceWorkflow	2/26/04 8:32 AM	Checkin	moore dy	Public	001506
HLB_SubWorkflow	2/26/04 8:39 AM	Approve	cannelosgj	Public	001506
OMB_SubWorkflow	2/27/04 9:38 AM	Approve	wiltsep	Public	001506
Legal_SubWorkflow	2/27/04 1:33 PM	Approve	fehlenrl	Public	001506
MuniManager_SubWorkflow	4/2/04 8:18 AM	Approve	leblancdc	Public	001506
MuniMgrCoord_SubWorkflow	4/2/04 1:59 PM	Approve	katkusja	Public	001506