

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

Prepared by: Real Estate Services

Reading Date: June 22, 2004

CLERK'S OFFICE

APPROVED

Date: 7-20-04

ANCHORAGE, ALASKA

AO NO. 2004-89

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

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

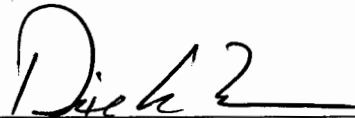
Section 1. The real property described in Exhibit A, attached hereto, deeded to the Municipality of Anchorage for non-payment of real property taxes and/or assessments pursuant to AS 29.45.450 and under the provisions of AS 29.45.460 is determined to have no public purpose or need.

Section 2. The properties described in Exhibit A may be sold on November 5, 2004 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 20th day of July, 2004.


Chairman of the Assembly

ATTEST:

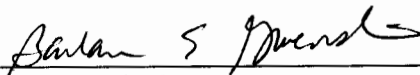

Municipal Clerk

EXHIBIT A TO AO NO 2004-89

Tax Parcel	Legal Description	Physical Address	Location	Former Owner
006-054-54-000	Nevilla Park Lt 24	8137 E 2nd Ave	Anchorage	Tall, Geraldine S & Andrew J
006-121-62-000	Sunny Acres Blk 4 Lt 10 Lt 11 E2	8017 E 11th Ct	Anchorage	Sun, Wai Fong
006-214-25-000	Chester Valley #5 Blk 3 Lt 13	1800 Muldoon Cir	Anchorage	Van Harlingen, Louie J Jr
007-231-45-000	Chugach Foothills Blk 2 Lt 47	8311 Resurrection Dr	Anchorage	McGrath, Martha E
009-165-77-000	Heather Meadows Blk 3 Lt 25	330 E 46th Ave	Anchorage	Van Harlingen, Louie J Jr
012-141-52-000	Woodland Lakes Unit #2 Blk 1 Lt 5A	6935 Jewel Lake Rd	Anchorage	Sage Properties LLC
012-263-09-000	Hathor Blk 2 Lt 25	8151 Dagan Street	Anchorage	Lee, Gun Goo & Young Im
014-053-47-000	Shelikof Blk 5 Lt 3	2000 Ivan Dr	Anchorage	Parker, Bonnie Rene
014-141-32-000	Forest View Heights Lt 5	7232 Spruce St	Anchorage	Wilson, Michael W & Vivian I
014-261-24-000	John Wells Blk 5 Lt 6	Seemie St	Anchorage	Sprinkle, Darwin Lee
017-091-05-000	Storck Blk 2	14510 Hosken St	Anchorage	Budd, Gerald R
020-031-17-000	Rabbit Creek Heights Blk 1 Lot 14	16020 Alta Ct	Anchorage	Miller, Maynard C & Edith E
020-031-18-000	Rabbit Creek Heights Blk 1 Lot 15	16040 Alta Ct	Anchorage	Miller, Maynard C & Edith E
020-112-46-000	Rabbit Creek Heights Blk 2 Lt 9	16360 Diane Dr.	Anchorage	Miller, Maynard Carl & Edith E
020-112-48-000	Rabbit Creek Heights Blk 2 Lt 11	8121 Marino Dr	Anchorage	Miller, Maynard Carl & Edith E
050-751-53-000	Teri #3 Lt 1	3660 Pullen Cir	Eagle River	Foster, Dorothy Dee Jean
050-772-02-000	Falling Water Blk 2 Lt 1	31805 Eagle River	Eagle River	Hourihan, Daniel F
051-062-56-000	Eklutna West Lt 21	24308 Todd Dr	Chugiak	Williams, Kevin D

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

• AO Number 2004-89 Title: AO for the sale of tax & special assessment
Sponsor: Real Estate Services foreclosed property
Preparing Agency: Real Estate Services
Others Impacted: Treasury

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY04	FY05	FY06	FY07	FY08
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
400 Debt Service					
5000 Capital Outlay					

COSTS WILL BE RECOVERED AT SALE

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

The sale of these properties will 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 tax obligations are paid 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 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: Gladys M. Wilson, Manager, Real Estate Services



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 404-2004

MEETING DATE: June 22, 2004

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 have been acquired under a Clerk's Deed. The former record owner of any property approved for sale by the Assembly retains the right to re-purchase the property up to the time of sale by paying all delinquencies associated with the property.

On December 3, 2003 all municipal departments, the Mayor, the Assembly, and the Anchorage School District had an opportunity to identify, prior to February 21st, parcels proposed for retention for public use. Three properties were identified, and those properties are the subject of a separate Reservation for Public Purpose ordinance. Accordingly, it is recommended that the attached ordinance be approved.

Prepared by: Gladys Wilson, Manager, Real Estate Services

Recommended by: Robin Ward, Executive Director, Real Estate Services

Concur: Mary Jane Michael., Director of Economic Development

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 001886**Type:** Ordinance - AO**Title:** Ordinance authorizing the sale of Tax and Special Assessment Foreclosed Properties**Author:** mooredy**Initiating Dept:** HLB**Description:** Ordinance authorizing the sale of Tax and Special Assessment Foreclosed Properties.**Keywords:** Sale of Tax and Special Assessment Foreclosed Properties.**Date Prepared:** 6/8/04 11:18 AM**Assembly Meeting Date**
MM/DD/YY: 6/22/04**Public Hearing Date**
MM/DD/YY: 7/20/04**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	6/8/04 11:24 AM	Checkin	mooredy	Public	001886
AllOrdinanceWorkflow	6/8/04 12:40 PM	Reject	wardre	Public	001886
AllOrdinanceWorkflow	6/8/04 12:57 PM	Checkin	mooredy	Public	001886
AllOrdinanceWorkflow	6/8/04 1:04 PM	Checkin	mooredy	Public	001886
HLB_SubWorkflow	6/8/04 1:52 PM	Approve	wardre	Public	001886
ECD_SubWorkflow	6/9/04 2:28 PM	Approve	thomasm	Public	001886
AllOrdinanceWorkflow	6/10/04 9:09 AM	Reject	pearcydl	Public	001886
AllOrdinanceWorkflow	6/10/04 12:34 PM	Checkin	mooredy	Public	001886
HLB_SubWorkflow	6/10/04 12:46 PM	Approve	wardre	Public	001886
ECD_SubWorkflow	6/10/04 2:08 PM	Approve	thomasm	Public	001886
OMB_SubWorkflow	6/11/04 8:59 AM	Approve	lohrra	Public	001886
Legal_SubWorkflow	6/11/04 11:52 AM	Approve	fehlenrl	Public	001886
MuniManager_SubWorkflow	6/17/04 5:50 PM	Approve	leblancdc	Public	001886
MuniMgrCoord_SubWorkflow	6/18/04 10:57 AM	Approve	katkusja	Public	001886

ADDENDUM – CONSENT AGENDA-INTRODUCTION