

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank,
Real Estate Services Division
Reading Date: June 12, 2007

CLERK'S OFFICE

APPROVED

Date: 6-26-07

ANCHORAGE, ALASKA

AO No. 2007- 87

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 July 31, 2007 or such
later date as determined by Heritage Land Bank, Real Estate Services Division 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 26th day of
June, 2007.

Chair

ATTEST:

Brian S. Jensen
Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO No. 2007- 87 Title: **AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES FORECLOSED BY THE MUNICIPALITY FOR DELINQUENT TAXES AND/OR SPECIAL ASSESSMENTS.**

Sponsor: MAYOR
Preparing Agency: Heritage Land Bank, Real Estate Services Division
Others Impacted: Treasury

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY07	FY08	FY09	FY10	FY11
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 enables the Municipality to recover delinquent unpaid tax and special assessment revenue. Under AS 29.45.480 (b) the Municipality is allowed to keep only that amount consisting of the delinquent taxes, assessments, penalties, interest, costs of foreclosure and sale, and administrative costs. Amounts exceeding these municipal debts are required by AS 29.45.480 (b) to be returned to the former owner of record if claimed.

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.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 388-2007

Meeting Date: June 12, 2007

FROM: **MAYOR**

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

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 retains the right to re-purchase the property up to the time of sale by paying all delinquencies associated with the property.

On February 9, 2007, all municipal departments, the Mayor, the Assembly, Community Councils, and the Anchorage School District, had an opportunity to identify, prior to April 9, 2007, parcels proposed for retention for public use. No properties were identified for a Public Purpose.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
AUTHORIZING THE SALE OF PROPERTIES FORECLOSED BY THE
MUNICIPALITY FOR DELINQUENT TAXES AND/OR SPECIAL
ASSESSMENTS on Exhibit A.**

Prepared by:	Tammy Oswald, Manager, Real Estate Services Division
Approved by:	William M. Mehner, Executive Director, Heritage Land Bank and Real Estate Services
Concur:	Mary Jane Michael, Executive Director Community & Economic Development
Concur:	James N. Reeves, Municipal Attorney
Concur:	Denis C. LeBlanc, Municipal Manager
Respectfully submitted:	Mark Begich, Mayor

EXHIBIT A
Tax Deeded Property 2007 Sale List
Case 04-05143 and 05-05683

Tax Parcel	Legal Description	Physical Address	Location	Former Owner
004-132-61-000	Thunderbird Terrace # 1 Blk 8 Lt 13	3632 E 19th Ave	Anchorage	Caggiano, Frank N & Janice G
004-163-46-000	Anchor Park Blk 3 Lt 20	2621 Northrup Pl	Anchorage	Estate of Martha Dunnagan
009-153-42-000	Westcenter Tr A	560 W Tudor Rd	Anchorage	Ma, Alan
009-192-04-000	Wickersham Park # 1 Blk 8 Lt 40	1728 Dimond Dr	Anchorage	Tilbury, Sherrill L
011-121-46-000	Hidden Hills Blk 1 Lt 21	6460 Quiet Cir	Anchorage	Ford, Robert E & Mary L Estates of
011-121-47-000	Hidden Hills Blk 1 Lt 22	6440 Quiet Cir	Anchorage	Ford, Robert E & Mary L Estates of
014-052-24-000	Shelikof Blk 2 Lt 6	6421 Askeland Dr	Anchorage	Flores, Herminia C
014-053-47-000	Shelikof Blk 5 Lt 3	2000 Ivan Dr	Anchorage	Parker, Ronald Life Estate
				Bonnie Rene Parker as to the Remainder
050-411-40-000	T14N R1W Sec 33 SM NE4NEr	4455 Cotton Grass Dr	Eagle River	Miller, Gerald Mack
050-411-41-000	T14N R1W Sec 34 SM SW4NW4	NHN	Eagle River	Miller, Gerald Mack
051-061-81-000	Vern Haik Lt 3	21500 Morning Cir	Chugiak	Talas, Frank & Phyllis
051-105-22-000	T15N R1W Sec 9 SM Lt 32B	21036 Helluva St	Chugiak	Brown, Arthur Leroy Sr
051-283-29-000	T15N R2W Sec 25 SM Lt 117 PTN W	NHN	Chugiak	Howell, Sidney
	of Glenn Hwy, REM PTN NWLY of NWLY R.O.W. Line			
051-491-43-000	Wynter Park # 1 Blk 1 Lt 10	24233 Park Dr	Chugiak	Holbrook, Monnie C
075-092-49-000	Snow Valley Lt 23E	160 Danish Cir	Girdwood	Herfindahl, Karen L

Content Information**Content ID :** 005144**Type:** Ordinance - AO**Title:** Authorizing the sale of properties foreclosed by the MOA**Author:** mooredy**Initiating Dept:** HLB**Description:** Ordinance authorizing the sale of properties foreclosed by the MOA for delinquent taxes and/or special assessments.**Keywords:** Foreclosed, delinquent taxes, special assessments**Date Prepared:** 5/24/07 1:15 PM**Director Name:** William Mehner**Assembly Meeting**
Date: 6/12/07**Public Hearing**
Date: 6/26/07M.O.A
2007 JUN - 1 PM 1:02
CLEAN'S OFFICE**Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	5/24/07 1:19 PM	Checkin	mooredy	Public	005144
HLB_SubWorkflow	5/24/07 2:12 PM	Approve	oswaldtr	Public	005144
ECD_SubWorkflow	5/24/07 3:15 PM	Approve	thomasm	Public	005144
AllOrdinanceWorkflow	5/24/07 4:22 PM	Reject	mitsonjl	Public	005144
AllOrdinanceWorkflow	5/29/07 8:53 AM	Checkin	mooredy	Public	005144
HLB_SubWorkflow	5/29/07 8:58 AM	Approve	oswaldtr	Public	005144
ECD_SubWorkflow	5/29/07 12:28 PM	Approve	thomasm	Public	005144
OMB_SubWorkflow	5/29/07 5:17 PM	Approve	mitsonjl	Public	005144
Legal_SubWorkflow	5/29/07 5:58 PM	Approve	fehlenrl	Public	005144
MuniManager_SubWorkflow	6/1/07 9:41 AM	Approve	leblancdc	Public	005144
MuniMgrCoord_SubWorkflow	6/1/07 11:31 AM	Approve	abbottmk	Public	005144