

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

Prepared by: Real Estate Services

For Reading: March 18, 2008

CLERK'S OFFICE  
**AMENDED AND APPROVED**

Date: 4-15-08

Parcel 7 on Appendix A  
was deleted.

ANCHORAGE, ALASKA

AO No. 2008- 42

1 AN ORDINANCE AUTHORIZING RETENTION OF TAX FORECLOSED  
2 PROPERTIES FOR PUBLIC PURPOSE.

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4  
5 WHEREAS, pursuant to Alaska Statute 29.45.460(a), the Municipality may elect, by  
6 ordinance, to retain a tax foreclosed property for a public purpose; and

7  
8 WHEREAS, the properties described in **Appendix A**, with maps attached as  
9 **Appendix B**, incorporated herein by reference, were conveyed to the Municipality as the  
10 result of tax foreclosure, and

11  
12 WHEREAS, the Municipality of Anchorage determined the properties, identified in  
13 **Appendix A**, are beneficial to retain for public purposes; and

14  
15 WHEREAS, upon adoption of this ordinance, the repurchase rights of former owners are  
16 terminated pursuant to Alaska Statute 29.45.470(b); now therefore,

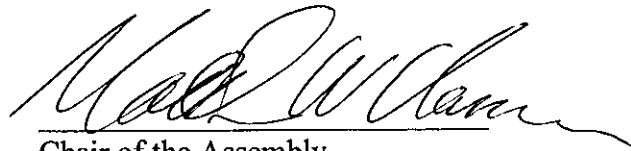
17  
18 THE ANCHORAGE ASSEMBLY ORDAINS:

19  
20 **Section 1.** The parcels described in **Appendix A** are retained for beneficial public  
21 purposes.

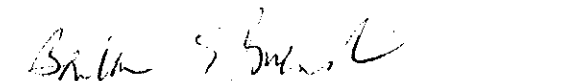
22  
23 **Section 2.** The taxes, penalties, interest, and administrative debt against these parcels  
24 are extinguished. Any special assessments attached to a property shall be assumed by the  
25 municipal department authorized to manage the property.

26  
27 **Section 3.** This ordinance shall become effective immediately upon passage and  
28 approval by the Assembly.

29  
30 PASSED AND APPROVED by the Anchorage Assembly this 15th day of  
31 April, 2008.

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40  
41  
  
Chair of the Assembly

ATTEST:

38  
39  
40  
41  
  
Municipal Clerk

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

AO No. 2008- 42 Title: **AN ORDINANCE AUTHORIZING PUBLIC PURPOSE  
RETENTION OF TAX FORECLOSED PROPERTIES.**

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

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

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	FY08	FY09	FY10	FY11	FY12
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
5000 Capital Outlay					

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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:**

Retaining parcels 1 thru 5 on Exhibit A for low income housing will place the properties in an ownership where they will be properly redeveloped and maintained which may ensure that future tax obligations are paid in a timely manner. Therefore the expense of securing and maintaining them is eliminated thus saving the Municipality substantial funds.

Retaining parcel 7 will eliminate the need to purchase the parcel in the near future.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Retaining parcels 1 thru 5 on Exhibit A will assist in curing a longstanding urban blight problem. Changes of this nature tend to increase property values with the immediate neighborhoods.

Retaining parcel 6 will convert the parcel to a zero tax value for the purpose of Little Campbell Creek greenbelt, public trails, creek restoration and protection.

Retaining parcel 7 will contribute to the right of way for the Capital Improvement Project (CIP) reconstruction of Academy Drive and Vanguard Drive enhancing street environments and encourage higher levels of transit services as proposed in the Anchorage 2020 Anchorage Bowl Comprehensive Plan.

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Prepared by: **Tammy R Oswald, Manager, Real Estate Services Division**  
**Heritage Land Bank**

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**343-7986**

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## MUNICIPALITY OF ANCHORAGE

### ASSEMBLY MEMORANDUM

No. AM 168-2008

MEETING DATE: March 18, 2008

1 **FROM: MAYOR**

2  
3 **SUBJECT: AN ORDINANCE AUTHORIZING PUBLIC PURPOSE RETENTION**  
4 **OF TAX FORECLOSED PROPERTIES**

5  
6  
7 The seven tax foreclosed properties described in **Appendix A** were deeded to the  
8 Municipality of Anchorage by the Superior Court. In order to retain tax-foreclosed  
9 properties, the Municipality must, under Alaska Statute 29.45.460(a), make a  
10 determination by ordinance that the properties are beneficial for public purposes.  
11 Retention of these properties by ordinance also extinguishes the repurchase rights of  
12 former owners of record.

13  
14 Heritage Land Bank and the Division of Real Estate Services desires to retain Parcels 1-5  
15 on **Appendix A**, five contiguous parcels in Mountain View, potentially for transfer to a  
16 low income housing developer for demolition of mostly derelict buildings; this plan assists  
17 in curing a longstanding urban blight problem. Thereafter, parcels could become available  
18 to build affordable housing, a public purpose beneficial to the Municipality.

19  
20 Parks & Recreation desires to retain Parcel 6 on **Appendix A** (Tract C, Little Brook) as  
21 part of the Little Campbell Creek greenbelt system. This parcel, platted for greenbelt  
22 purposes, includes Plat note #6 stating: "Tract C is reserved for creek protection, public  
23 trails, and creek restoration as determined by the Municipality and permitted by the Corps  
24 of Engineers. There shall be no other disturbance of this area without express written  
25 permission."

26  
27 The MOA desires to retain Parcel 7 on **Appendix A** (Block 1, Lot 4, Independence Park  
28 Shopping Village) for right of way for the Capital Improvement Project (CIP)  
29 reconstruction of Academy Drive and Vanguard Drive encumbering Parcel 7. This parcel  
30 is located in one of the targeted Transit-Supportive Development Corridors described in the  
31 Anchorage 2020 Anchorage Bowl Comprehensive Plan (pages 50, 53-54). Maps of the  
32 parcels are attached as **Appendix B**.

33  
34 The municipal department delegated with managing authority for the properties shall be  
35 responsible for special assessments attached to the properties. Taxes, penalties, interest  
36 and administrative debt against the properties is extinguished under the ordinance.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE  
AUTHORIZING PUBLIC PURPOSE RETENTION OF TAX FORECLOSED  
PROPERTIES.**

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

**Appendix A:** Tax-deeded parcels list  
**Appendix B:** Maps of tax-deeded parcels (3 pages)

**AN ORDINANCE AUTHORIZING PUBLIC PURPOSE RETENTION  
OF TAX FORECLOSED PROPERTIES**

**APPENDIX A**

**Parcel 1**      Tax no. 005-011-28

Block 1 Lot 2 S3 W2 Nels Kelven, Plat No. 25  
525 N Bliss, Anchorage, Alaska  
(Duplex, zoned R3)  
Former owner: Estate of Charles E. Wille

**Parcel 2**      Tax no. 005-011-29

Block 1 Lot 2 M3 W2, Nels Kelven, Plat No. 25  
N Bliss St, Anchorage, Alaska  
(Residential, zoned R3)

Former owner: Charles Edmund Willie, IVR Trust

**Parcel 3**      Tax no. 005-011-30

Block 1, Lot 2, N3 W2, Nels Kelven, Plat No. 34  
541 N Bliss St, Anchorage, Alaska  
(Apartments, zoned R3)

Former owner: Charles Edmund Wille, IVR Trust

**Parcel 4**      Tax no. 005-011-31

Block 1, Lot 3, S3 W2, Nels Kelven, Plat No. 34  
601 N Bliss St, Anchorage, Alaska  
(6,250 sq. ft, vacant, zoned R3)

Former owner: Charles Edmund Wille, IVR Trust

**Parcel 5**      Tax no. 005-011-32

Block 1, Lot 3, M3 W2, Nels Kelven, Plat No. 34  
607 N Bliss St, Anchorage, Alaska  
(6,250 sq. ft, vacant, zoned R3)

Former owner: Charles Edmund Wille, IVR Trust

**Parcel 6**      Tax no. 014-253-86

TR C, Little Brook, Plat No. 03-0013  
Vacant land, Anchorage, Alaska  
(27,196 sq. ft, vacant, zoned R1)

Former owner: Little Brook, LLC

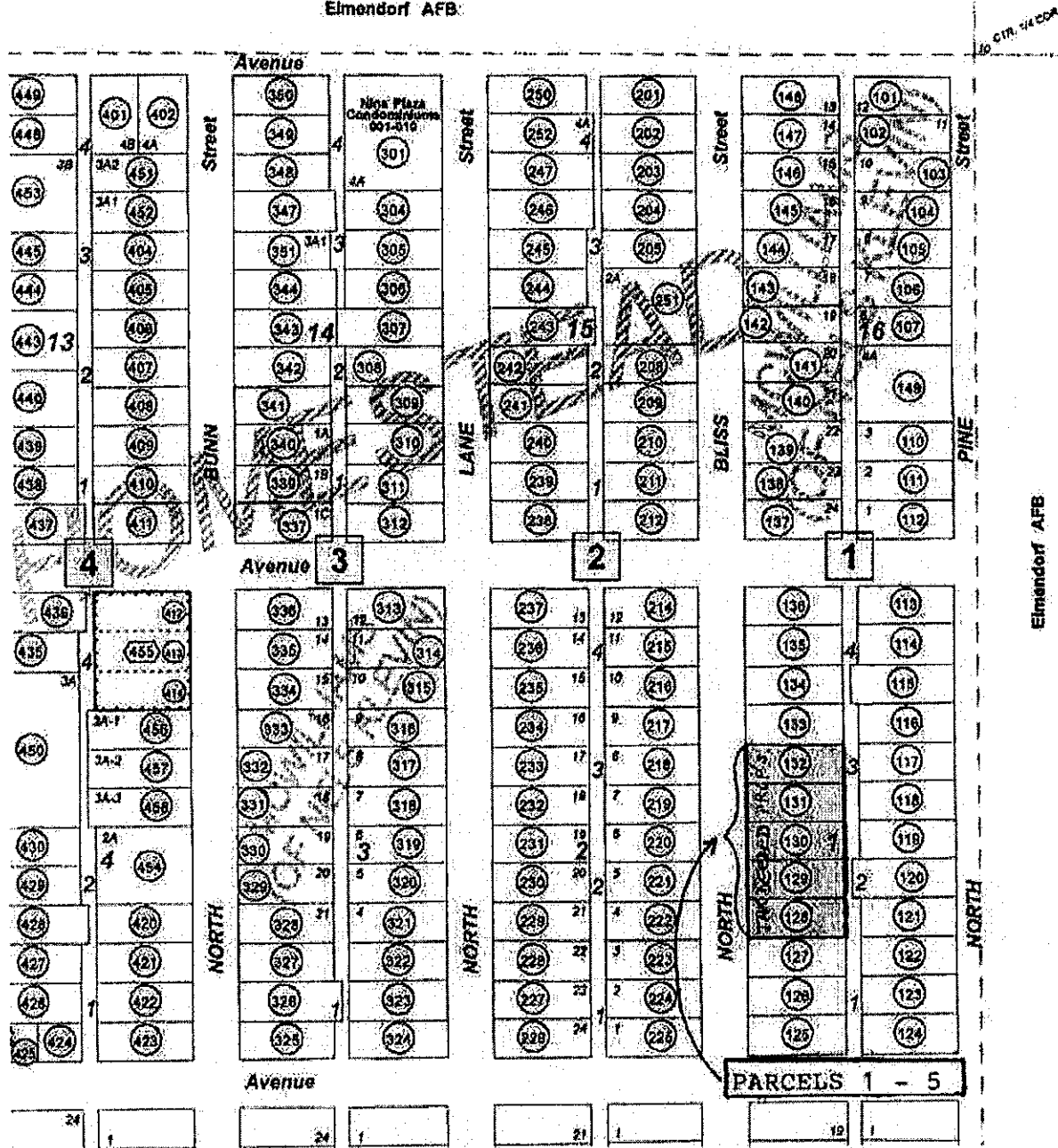
**\* ~~Parcel 7~~**      ~~Tax no. 014-292-39~~

~~Block 1 Lot 4, Independence Park Shopping Village, Plat No. 83-0532  
1945 Abbott Rd, Anchorage, Alaska  
(24,898 sq-ft, Commercial vacant land, zoned B3SL)~~

~~Former owner: H & H Development, Inc.~~

**\* Parcel 7 deleted on April 15, 2008. Taxes have been paid.**

Elmendorf AFB



## Legend



Tax Parcel



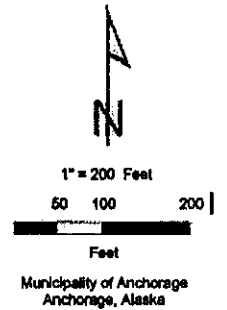
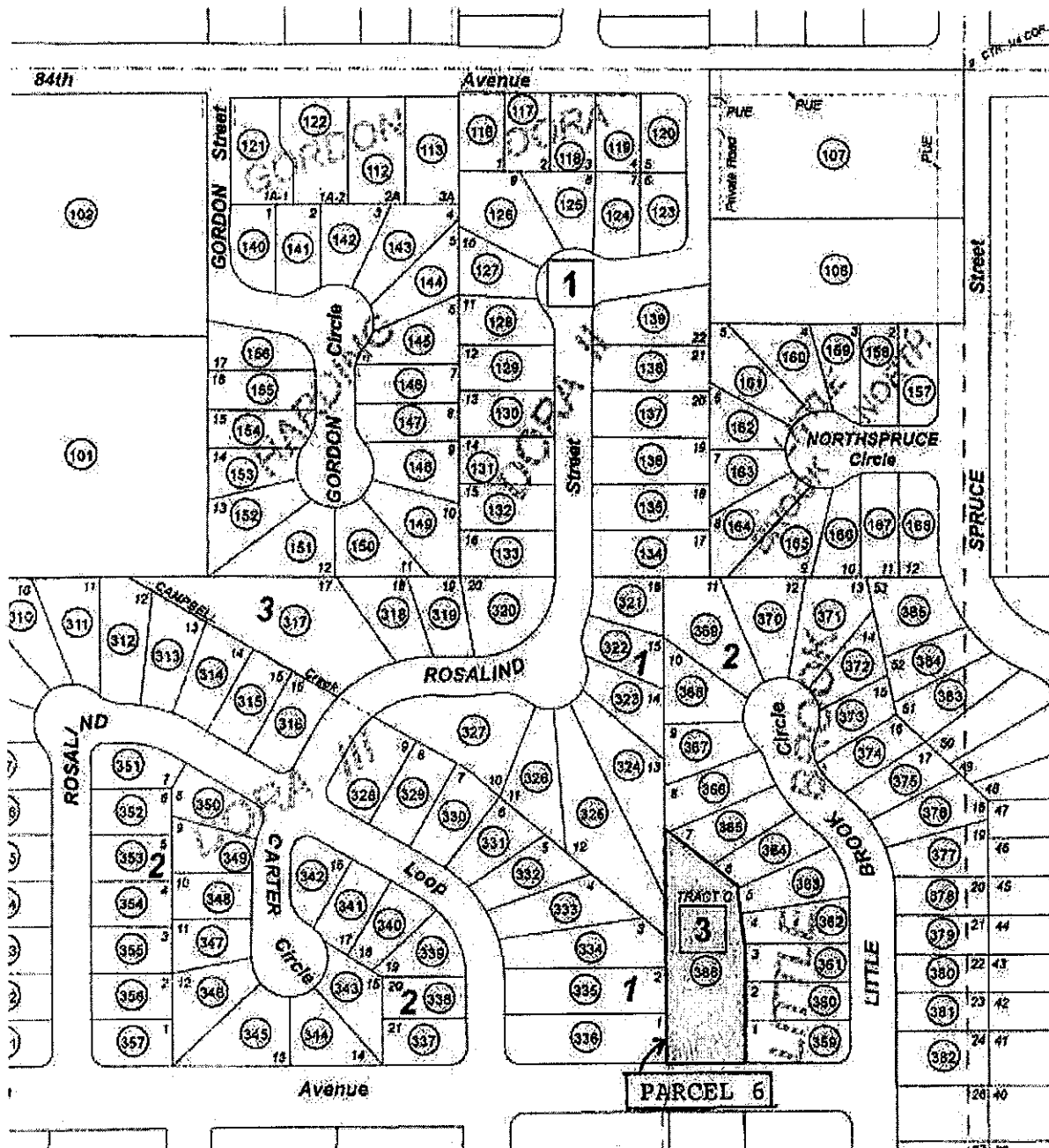
Economic Parcel



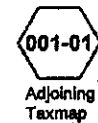
Lease



Adjoining Taxmap



Legend

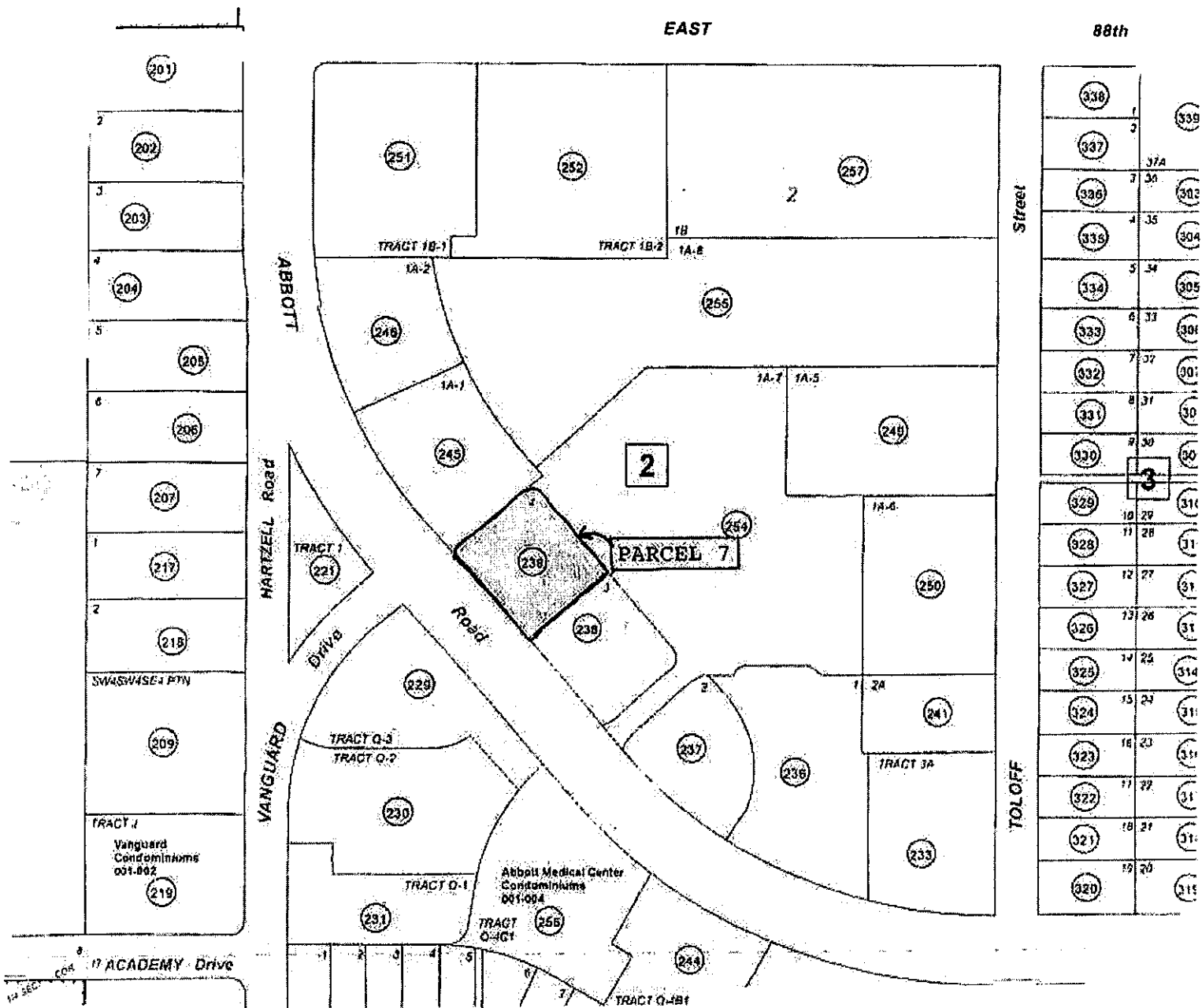




500-Grid: 51007

Grid: SW2333

4-26



114-291-77 Error chg 5/8/1980  
 114-291-37 Now 014-294-01 & 02 (78-11) 7/13/1978  
 114-291-18, 29, 24, 25 & 29 thru 38, 38 thru 41 7/13/1978  
 114-291-18, 19, 24, 25, 29 thru 38, 38 thru 41 7/13/1978  
 114-291-77 Now 014-291-97 & 98 (Bk. 202 Pg. 100) 4/10/1978  
 114-292-08 Now 014-292-17 & 18 10/7/1975  
 114-291-34 Split 96 Added 9/23/1974  
 114-291-80 Now Well site 9/25/1973  
 114-291-26 Split 95 Added 9/25/1973  
 114-291-42 Now 014-291-93 & 94 7/3/1973  
 114-291-16 Now 014-291-85 thru 92 3/2/1973  
 114-291-13 Now 014-293-01 thru 38 7/28/1972  
 114-291-15 Now 014-291-78 thru 84 5/14/1972  
 114-292-13 thru 16 Excepted From 014-291-12 5/4/1972  
 114-291-14 Now 014-291-42 thru 77 9/3/1970  
 114-291-20 thru 23 Now 014-291-38 thru 41 3/20/1970  
 114-291-17 Now 014-291-29 thru 37 12/4/1969

014-292-01 Deed/Taking FM 0506(2) Parcel #17 (Bk. 2805 Pg. 943) 1/9/1996  
 014-292-35, 016-252-02, 10, 14, 16 Now 014-292-43, 44, 016-252-19/49 (93-57) 7/12/1983  
 014-294-42 Now 014-294-43 (93-16) 4/2/1993  
 014-293-01 & 02 Now 014-293-39 (92-87) 10/23/1992  
 014-292-40 Now 014-292-41 & 42 (90-103) 12/20/1990  
 014-291-26 PUE Added (Noted Only) 50 sqft 12/5/1988  
 014-291-95 sqft chg (PUE Bk. 1569 Pg. 820) 1/22/1988  
 014-292-22 & 33 (PUE Noted Only) 12/8/1986  
 014-291-43 & 44 Now 014-291-89 (84-339) 1/8/1984  
 014-292-26 & 34 Now 014-292-36 thru 40 (83-532) 1/9/1984  
 016-252-09 Now 016-252-16 & 014-292-35 (83-327) 8/30/1983  
 014-294-38 & 39 Now 014-294-42 (83-276) 8/2/1983  
 014-292-27 Now 014-292-33 & 34 (83-106) 4/19/1983  
 014-292-32 & 016-252-01 Now 016-252-09 thru 14 (82-498) 1/18/1983  
 014-292-28 Now 014-292-29 thru 32 (82-214) 8/12/1982  
 014-292-20 Now 014-292-28 (81-265) 12/14/1981  
 014-292-11 thru 16 Now 19 thru 27 (81-145) 8/27/1981

014-292-56-001, 002 Added Appendages 2005-042408-0 (05-76) 6/23/2005  
 014-292-43 Now 014-292-56 (05-74) 6/23/2005  
 014-291-74, 75, 76, 96 Now 014-294-50 (03-181) 12/15/2003  
 014-292-47, 48 Now 014-292-54, 55 (03-147) 11/3/2003  
 014-291-80 thru 83 Now 014-294-49 (03-35) 5/13/2003  
 014-294-45 Now 014-294-47, 48 (02-14) 4/1/2002  
 014-192-22 Now 014-292-51, 52 (89-65) 6/21/1999  
 014-291-85 Map Correction per Plat and PUE (Bk. 1569 Pg. 820) (73-1)  
 014-291-26 Now 014-294-44 thru 46 (97-37) 7/8/1997  
 014-292-19-001, 002 Added VANGUARD Condos (96-141) 1/7/1997  
 014-292-42 Now 014-292-45 thru 50 (96-123) 12/20/1996  
 Street Name Change (Hartzell to Abbott) 10/9/1996  
 014-292-22 Taking Proj FM 0506(2) Parcel #15 (Bk. 2777 Pg. 257) 1/9/  
 014-292-02 Taking Project FM 0506(2) Parcel #18 (Bk. 2785 Pg. 589)  
 014-292-03 Taking Project FM 0506(2) Parcel #19 (Bk. 2785 Pg. 589)  
 014-292-04 Taking Proj FM 0506(2) Parcel #20 (Bk. 2782 Pg. 346) 1/9/  
 014-292-42 Taking Proj FM 0506(2) Parcel #16 (Bk. 2777 Pg. 262) 1/9/

**Content ID:** 006078**Type:** Ordinance - AO**Title:** Retention of Tax-Foreclosed Properties for Public Purpose**Author:** maglaquijp**Initiating Dept:** HLB**Description:** MOA retention of tax-foreclosed properties for future municipal use.**Keywords:** tax-foreclosed properties**Date Prepared:** 2/27/08 3:53 PM**Director Name:** W. M. Mehner**Assembly Meeting Date:** 3/18/08**Public Hearing Date:** 4/15/08

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
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MuniMgrCoord_SubWorkflow	3/6/08 6:03 PM	Approve	Heather Handyside	Public	006078
MuniManager_SubWorkflow	3/6/08 5:56 PM	Approve	Heather Handyside	Public	006078
MuniManager_SubWorkflow	3/5/08 10:33 AM	Checkin	Joy Maglaqui	Public	006078
Legal_SubWorkflow	2/29/08 5:04 PM	Approve	Rhonda Westover	Public	006078
OMB_SubWorkflow	2/29/08 3:36 PM	Approve	Wanda Phillips	Public	006078
ECD_SubWorkflow	2/28/08 8:20 AM	Approve	Lisa Villareal	Public	006078
HLB_SubWorkflow	2/28/08 8:17 AM	Approve	William Mehner	Public	006078
AllOrdinanceWorkflow	2/27/08 3:58 PM	Checkin	Lynn Roderick Van Horn	Public	006078