

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank,
Real Estate Services Division
For reading: May 20, 2008

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

Date: 6-10-08

AO No. 2008- 66

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

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

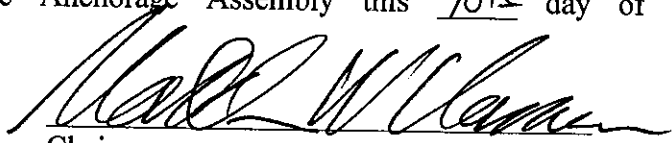
Section 1. The real property described in Exhibit A, attached hereto, deeded to the Municipality of Anchorage for non-payment of real property taxes and/or assessments pursuant to AS 29.45.450 and under the provisions of AS 29.45.460 and Anchorage Municipal Code section 25.30.035 is determined to have no public purpose or need.

Section 2. The properties described in Exhibit A may be sold on July 15, 2008 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 amount of unpaid taxes applicable under the judgment and decree plus the amount equal to taxes that would have been assessed and levied after foreclosure if the property had continued in private ownership, penalties, interest, and costs to the municipality of foreclosing and selling the property, and cost of maintaining and managing the property.

Section 4. This ordinance shall be effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 10th day of
June, 2008.


Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO No. 2008-66 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)

	FY08	FY09	FY10	FY11	FY12
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 ensures 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 the properties can 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 308-2008

Meeting Date: May 20, 2008

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** were 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.

Between December 5, 2007 and February 5, 2008, in accordance with Anchorage Municipal Code section 25.30.035B., all municipal departments, the Mayor, the Assembly, Community Councils, and the Anchorage School District, had an opportunity to identify parcels for retention for public purpose. Exhibit A contains the remaining parcels not identified for 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.**

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:	Michael K. Abbott, Municipal Manager
Respectfully submitted:	Mark Begich, Mayor

Exhibit A 2008 Foreclosure Sale List

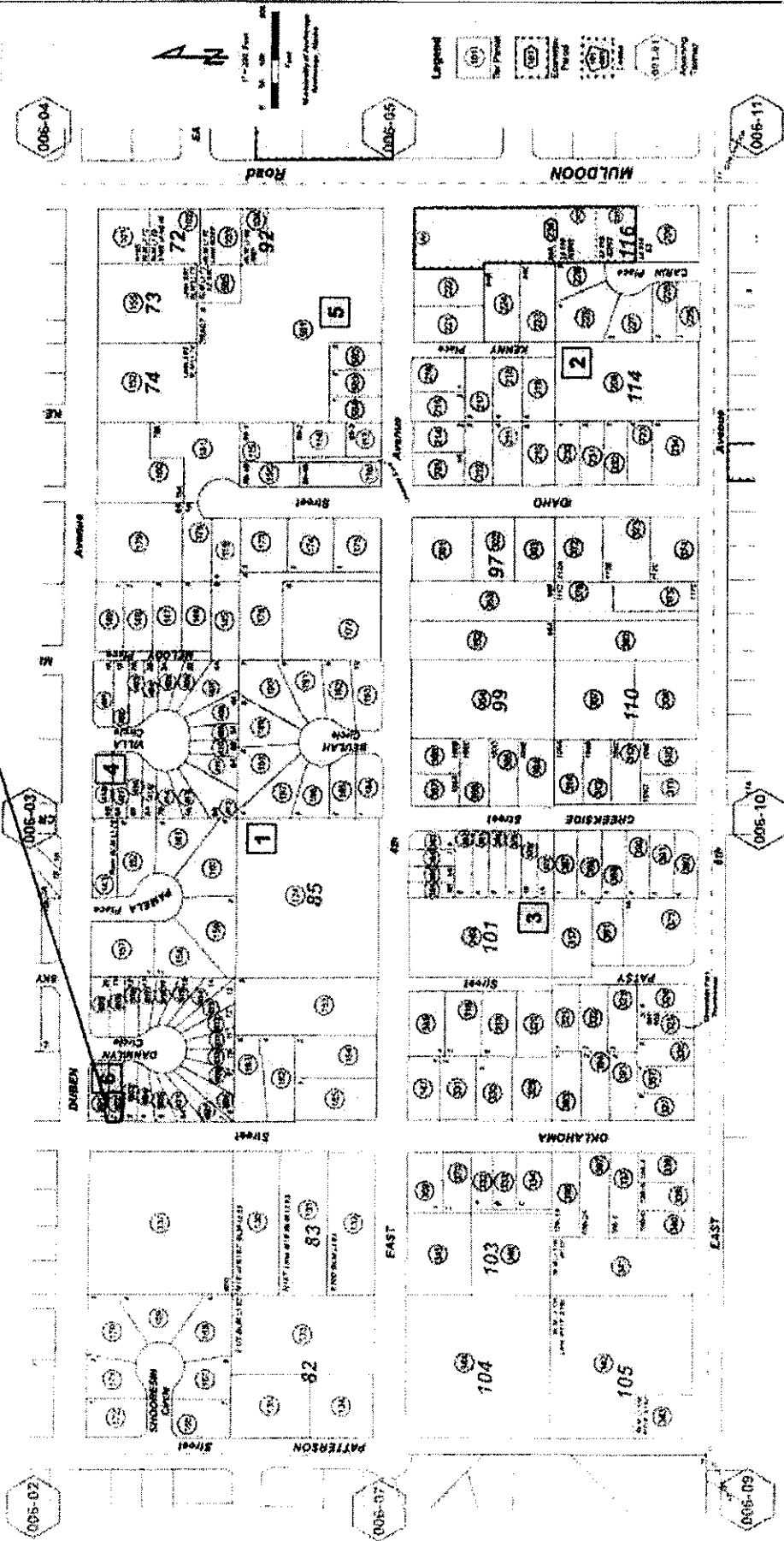
Case NO. 06-05726

AO 2008- 66

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Assessor's Map Book-Page: 006-06

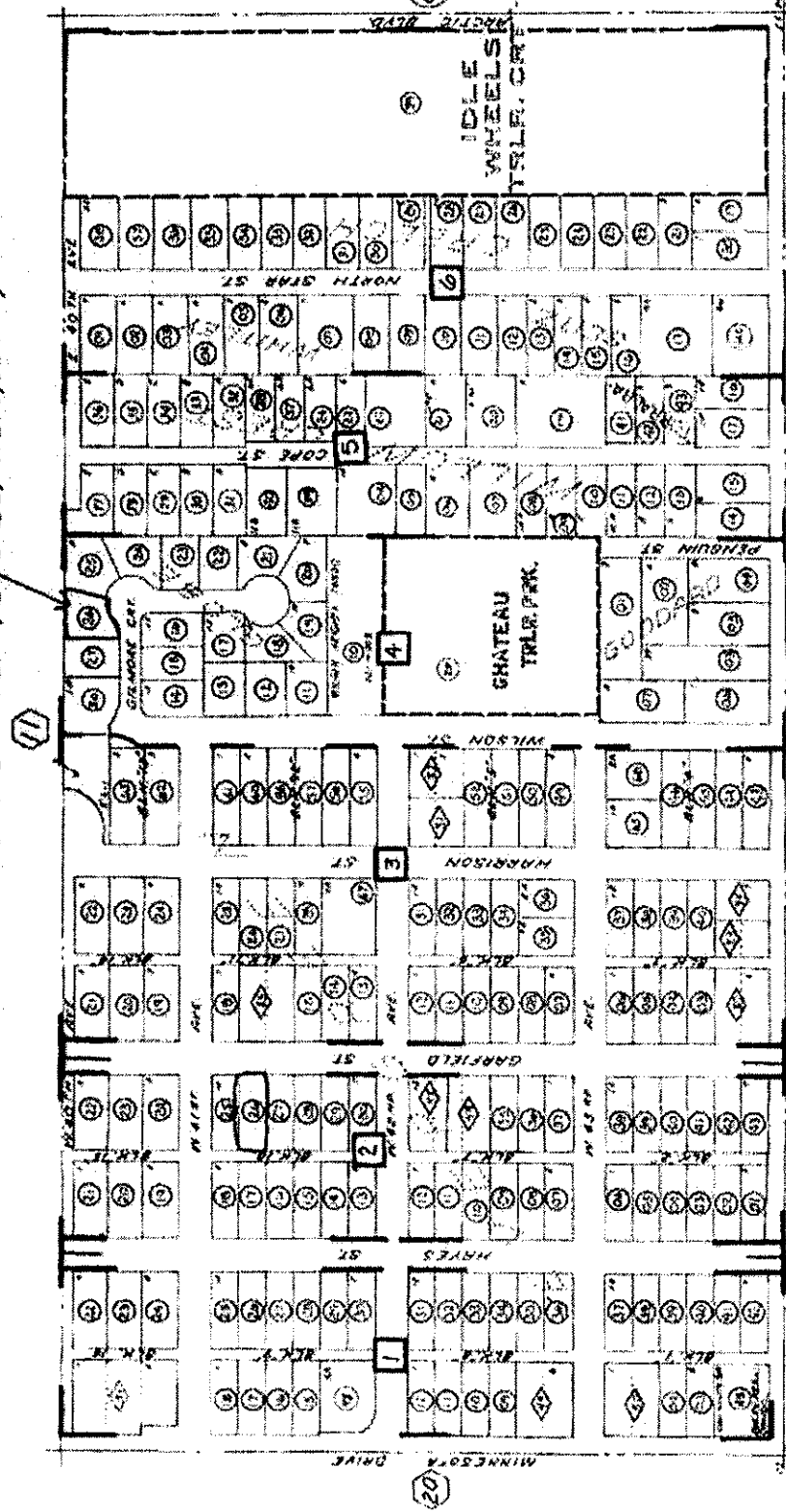
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Date Completed: 12-17-1982
Revised: 12-17-1982

Tax Area Code

SUBDIVIDED LAND $\text{E } \frac{1}{2}$ SE $\frac{1}{4}$, SEC. 25, T. 13N., R. 4W., S.M.

621 1729



Assessor's Map Bk. O/O - Pg. 21

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Assessor's Map Bk. 010- Pg. 21

NW1/4 Sec. 9, T12N, R4W, S.M.

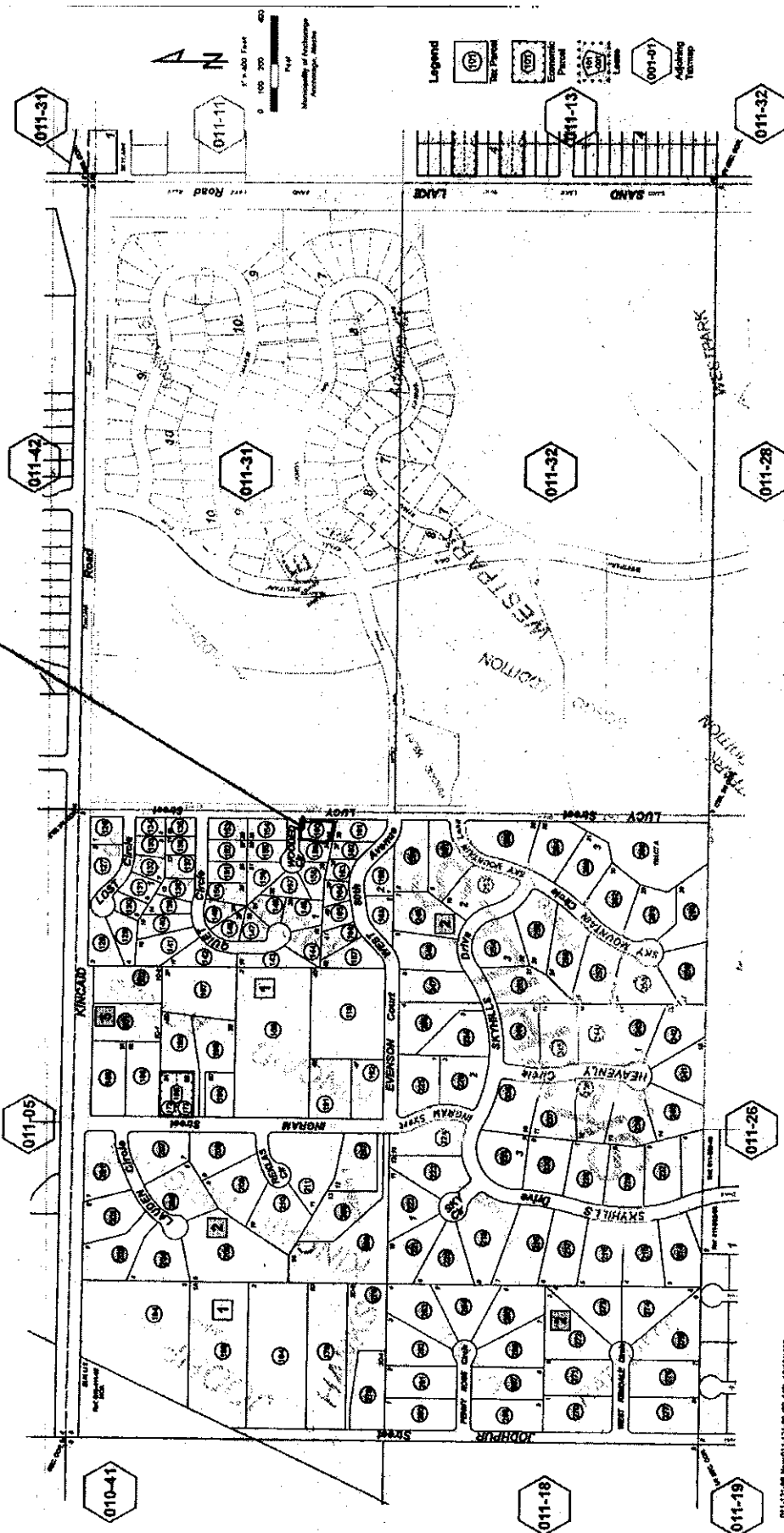
Revised: Jun 21, 2007

Completed: 1/9/1967

Tax Area Code: 011-12

Grid: SW2222

500-Grid: 51005

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11-1-23-05, 08, 07, 09, 011-281-20 New 011-22-00 line 33 (04-17) 7/14/2008
11-1-21-21-29 New 011-23-00 line 26 (05-18) 07/14/2008
11-1-23-03 New 011-23-01 line 75 (05-140) 12/14/2008

Assessor's Map Book-Page: 011-12

012-342-2224 NEW 012-342-0304 (04-12) M-18-04
012-342-0044 MAP 02051006 6-06-02

Date Compiled

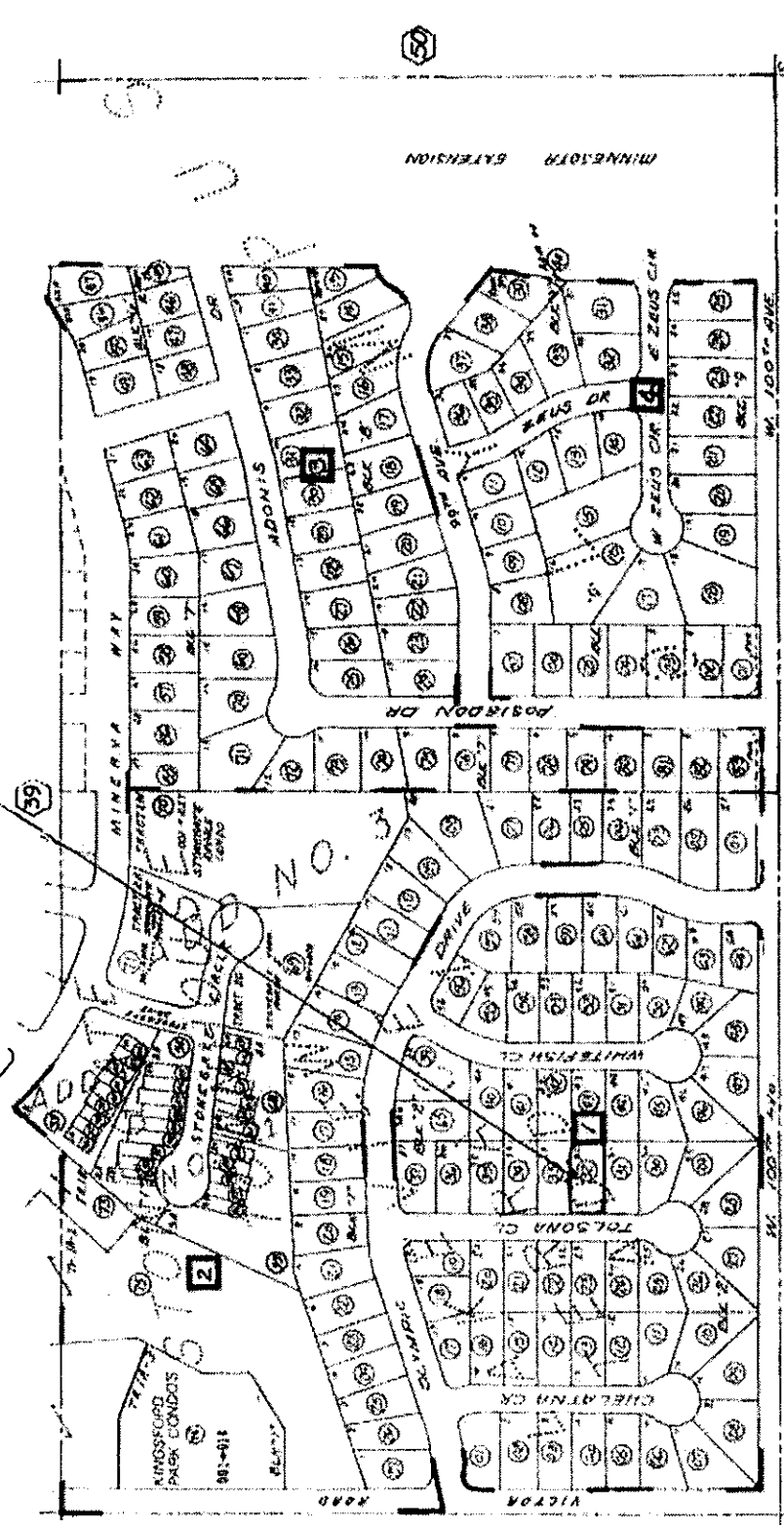
REVISED 12-1-83

Tax Area Code 012-51

GRID 2428

012-51-32

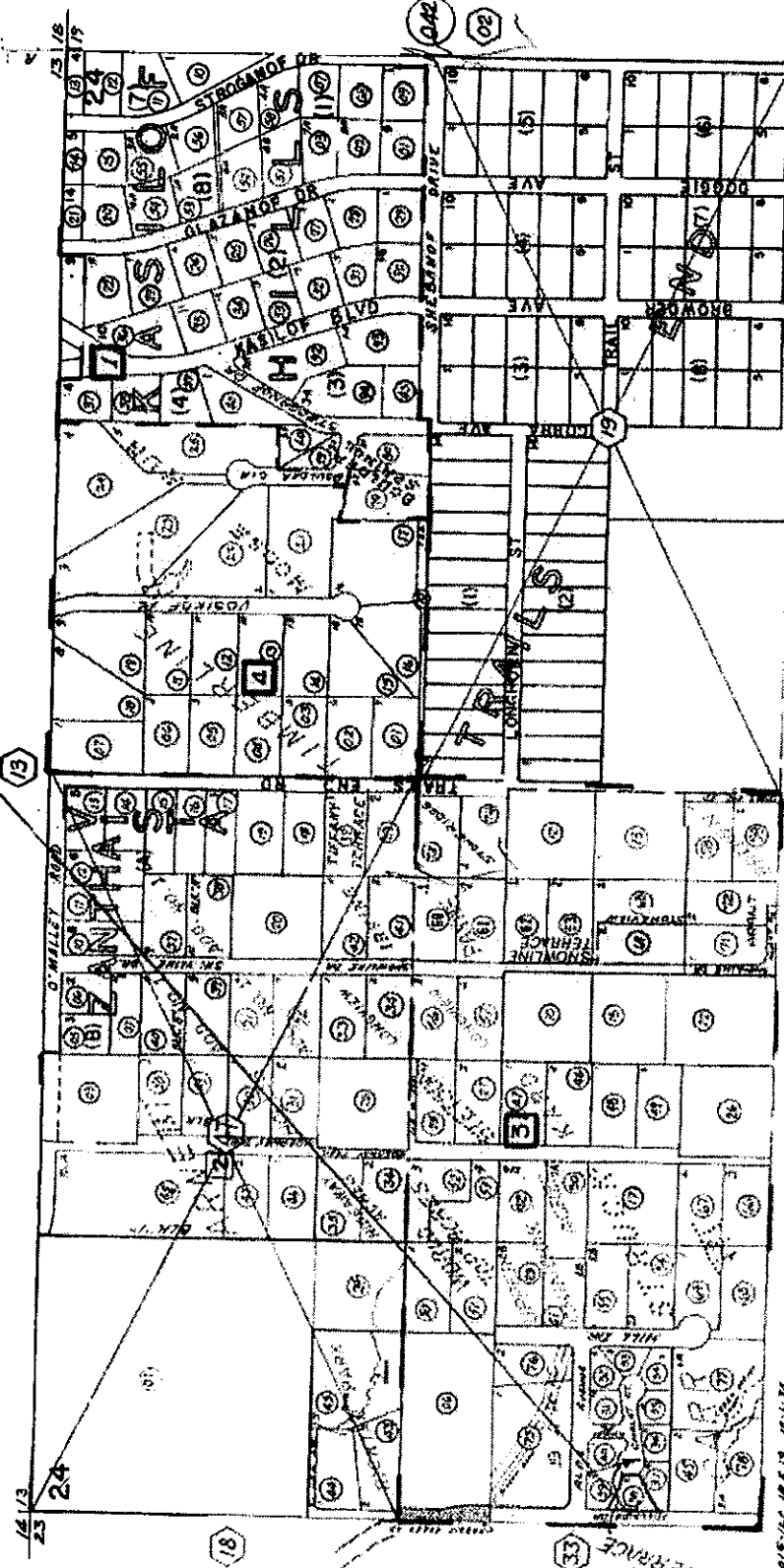
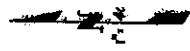
LAND & 1/2 NW 1/4, SEC. 13 T.12N, R. 4W, S. 1M.



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012-51-32-69 (46)
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012-51-32-95 (46)
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012-51-32-97 (46)
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012-51-32-100 (46)

Assessor's Parcel No. ☐
Assessor's Block No. ☐

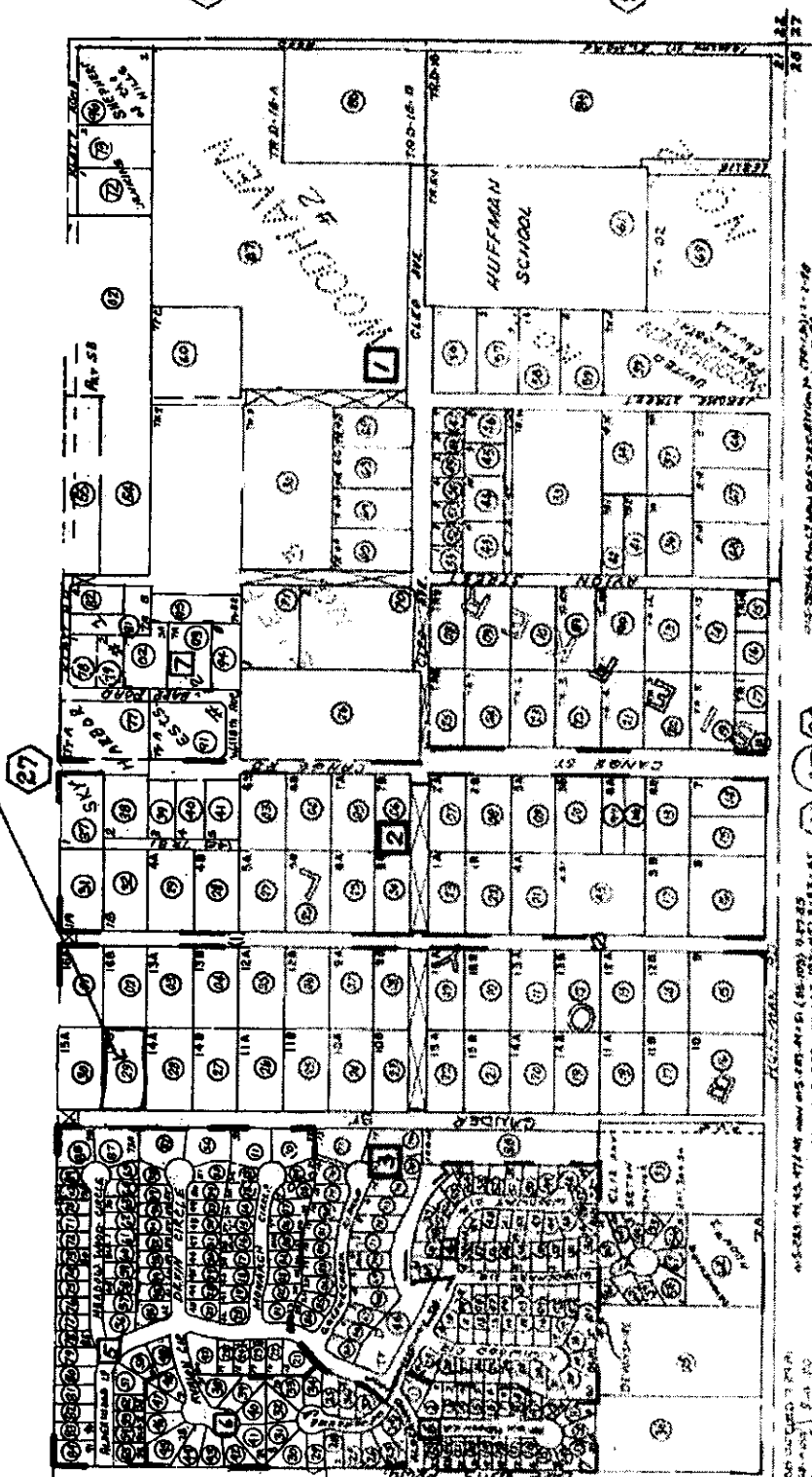
Assessor's Map Bk. 012 Pg. 51

[illegible][illegible]

Date Compiled _____ Revised _____
REVISED: 4-27-04
015 - 28

Tax Area Code

~~SUBDIVIDED LAND & S¹/₂ SEC 2~~



015-281-80, 015-287-0208 (X000-180) 8-01
Changed Street Name (Link Link to Meridian Blvd) 4-8-99

Assessor's Map Bk. 015- Pg. 28

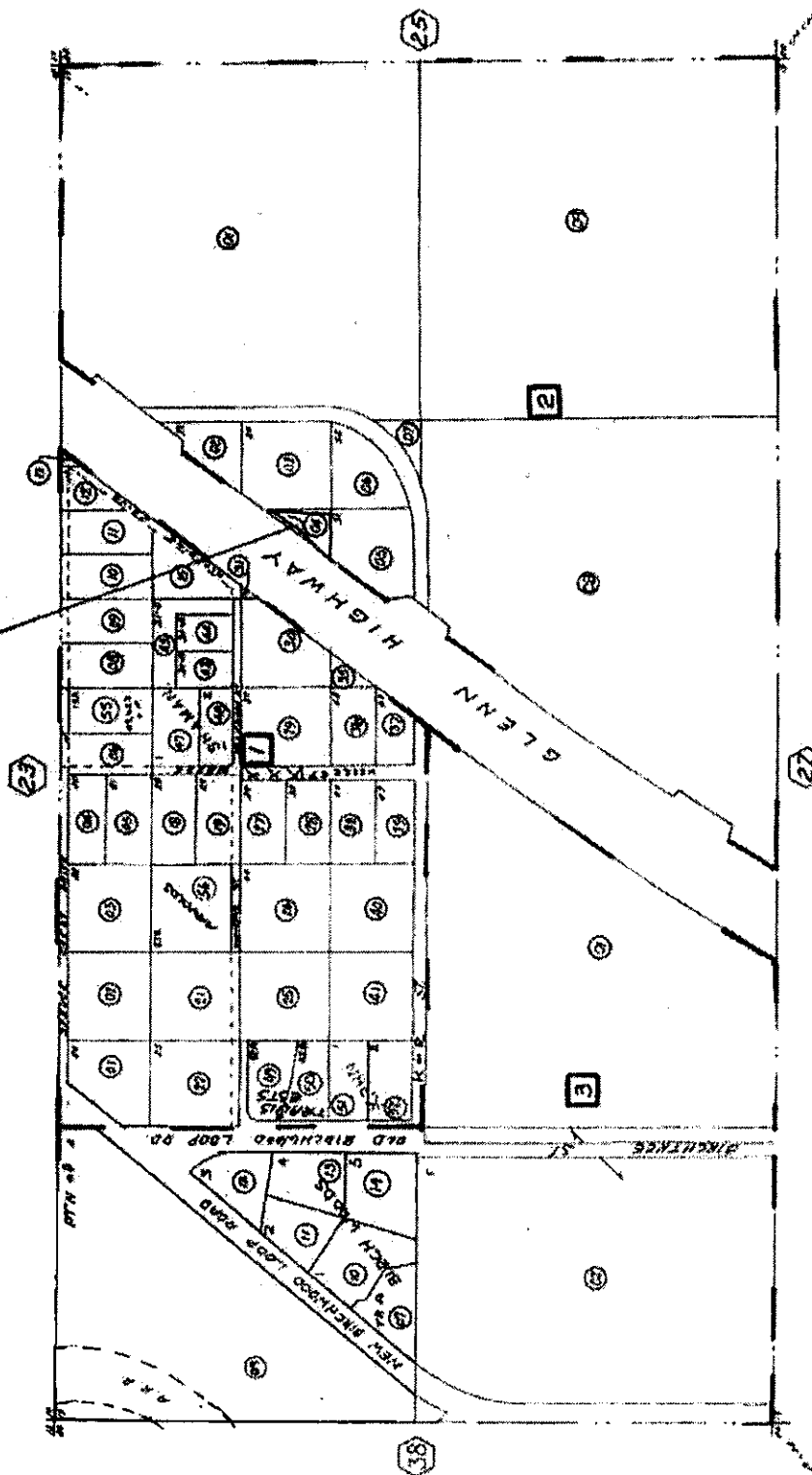
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RECORDED
INDEXED
MAR 20 1968
FBI - NEW YORK

8-8-67 passed new law 50-100

051-242-04

SUBDIVIDED LAND & N¹/₂ SEC. 12, T. 15N., R. 1W., S.M.



THE PEOPLE'S PARTY

DATE: 12-15-2011

Assessor's Map 8K.05/-Pg. 24

58-28-1 (270-481) 31-1-18; 28-28-2 (270-482) 31-1-18; 28-28-3 (270-483) 31-1-18; 28-28-4 (270-484) 31-1-18; 28-28-5 (270-485) 31-1-18; 28-28-6 (270-486) 31-1-18; 28-28-7 (270-487) 31-1-18; 28-28-8 (270-488) 31-1-18; 28-28-9 (270-489) 31-1-18; 28-28-10 (270-490) 31-1-18; 28-28-11 (270-491) 31-1-18; 28-28-12 (270-492) 31-1-18; 28-28-13 (270-493) 31-1-18; 28-28-14 (270-494) 31-1-18; 28-28-15 (270-495) 31-1-18; 28-28-16 (270-496) 31-1-18; 28-28-17 (270-497) 31-1-18; 28-28-18 (270-498) 31-1-18; 28-28-19 (270-499) 31-1-18; 28-28-20 (270-500) 31-1-18; 28-28-21 (270-501) 31-1-18; 28-28-22 (270-502) 31-1-18; 28-28-23 (270-503) 31-1-18; 28-28-24 (270-504) 31-1-18; 28-28-25 (270-505) 31-1-18; 28-28-26 (270-506) 31-1-18; 28-28-27 (270-507) 31-1-18; 28-28-28 (270-508) 31-1-18; 28-28-29 (270-509) 31-1-18; 28-28-30 (270-510) 31-1-18; 28-28-31 (270-511) 31-1-18; 28-28-32 (270-512) 31-1-18; 28-28-33 (270-513) 31-1-18; 28-28-34 (270-514) 31-1-18; 28-28-35 (270-515) 31-1-18; 28-28-36 (270-516) 31-1-18; 28-28-37 (270-517) 31-1-18; 28-28-38 (270-518) 31-1-18; 28-28-39 (270-519) 31-1-18; 28-28-40 (270-520) 31-1-18; 28-28-41 (270-521) 31-1-18; 28-28-42 (270-522) 31-1-18; 28-28-43 (270-523) 31-1-18; 28-28-44 (270-524) 31-1-18; 28-28-45 (270-525) 31-1-18; 28-28-46 (270-526) 31-1-18; 28-28-47 (270-527) 31-1-18; 28-28-48 (270-528) 31-1-18; 28-28-49 (270-529) 31-1-18; 28-28-50 (270-530) 31-1-18; 28-28-51 (270-531) 31-1-18; 28-28-52 (270-532) 31-1-18; 28-28-53 (270-533) 31-1-18; 28-28-54 (270-534) 31-1-18; 28-28-55 (270-535) 31-1-18; 28-28-56 (270-536) 31-1-18; 28-28-57 (270-537) 31-1-18; 28-28-58 (270-538) 31-1-18; 28-28-59 (270-539) 31-1-18; 28-28-60 (270-540) 31-1-18; 28-28-61 (270-541) 31-1-18; 28-28-62 (270-542) 31-1-18; 28-28-63 (270-543) 31-1-18; 28-28-64 (270-544) 31-1-18; 28-28-65 (270-545) 31-1-18; 28-28-66 (270-546) 31-1-18; 28-28-67 (270-547) 31-1-18; 28-28-68 (270-548) 31-1-18; 28-28-69 (270-549) 31-1-18; 28-28-70 (270-550) 31-1-18; 28-28-71 (270-551) 31-1-18; 28-28-72 (270-552) 31-1-18; 28-28-73 (270-553) 31-1-18; 28-28-74 (270-554) 31-1-18; 28-28-75 (270-555) 31-1-18; 28-28-76 (270-556) 31-1-18; 28-28-77 (270-557) 31-1-18; 28-28-78 (270-558) 31-1-18; 28-28-79 (270-559) 31-1-18; 28-28-80 (270-560) 31-1-18; 28-28-81 (270-561) 31-1-18; 28-28-82 (270-562) 31-1-18; 28-28-83 (270-563) 31-1-18; 28-28-84 (270-564) 31-1-18; 28-28-85 (270-565) 31-1-18; 28-28-86 (270-566) 31-1-18; 28-28-87 (270-567) 31-1-18; 28-28-88 (270-568) 31-1-18; 28-28-89 (270-569) 31-1-18; 28-28-90 (270-570) 31-1-18; 28-28-91 (270-571) 31-1-18; 28-28-92 (270-572) 31-1-18; 28-28-93 (270-573) 31-1-18; 28-28-94 (270-574) 31-1-18; 28-28-95 (270-575) 31-1-18; 28-28-96 (270-576) 31-1-18; 28-28-97 (270-577) 31-1-18; 28-28-98 (270-578) 31-1-18; 28-28-99 (270-579) 31-1-18; 28-28-100 (270-580) 31-1-18; 28-28-101 (270-581) 31-1-18; 28-28-102 (270-582) 31-1-18; 28-28-103 (270-583) 31-1-18; 28-28-104 (270-584) 31-1-18; 28-28-105 (270-585) 31-1-18; 28-28-106 (270-586) 31-1-18; 28-28-107 (270-587) 31-1-18; 28-28-108 (270-588) 31-1-18; 28-28-109 (270-589) 31-1-18; 28-28-110 (270-590) 31-1-18; 28-28-111 (270-591) 31-1-18; 28-28-112 (270-592) 31-1-18; 28-28-113 (270-593) 31-1-18; 28-28-114 (270-594) 31-1-18; 28-28-115 (270-595) 31-1-18; 28-28-116 (270-596) 31-1-18; 28-28-117 (270-597) 31-1-18; 28-28-118 (270-598) 31-1-18; 28-28-119 (270-599) 31-1-18; 28-28-120 (270-600) 31-1-18; 28-28-121 (270-601) 31-1-18; 28-28-122 (270-602) 31-1-18; 28-28-123 (270-603) 31-1-18; 28-28-124 (270-604) 31-1-18; 28-28-125 (270-605) 31-1-18; 28-28-126 (270-606) 31-1-18; 28-28-127 (270-607) 31-1-18; 28-28-128 (270-608) 31-1-18; 28-28-129 (270-609) 31-1-18; 28-28-130 (270-610) 31-1-18; 28-28-131 (270-611) 31-1-18; 28-28-132 (270-612) 31-1-18; 28-28-133 (270-613) 31-1-18; 28-28-134 (270-614) 31-1-18; 28-28-135 (270-615) 31-1-18; 28-28-136 (270-616) 31-1-18; 28-28-137 (270-617) 31-1-18; 28-28-138 (270-618) 31-1-18; 28-28-139 (270-619) 31-1-18; 28-28-140 (270-620) 31-1-18; 28-28-141 (270-621) 31-1-18; 28-28-142 (270-622) 31-1-18; 28-28-143 (270-623) 31-1-18; 28-28-144 (270-624) 31-1-18; 28-28-145 (270-625) 31-1-18; 28-28-146 (270-626) 31-1-18; 28-28-147 (270-627) 31-1-18; 28-28-148 (270-628) 31-1-18; 28-28-149 (270-629) 31-1-18; 28-28-150 (270-630) 31-1-18;

Content ID: 006305

Type: Ordinance-InvolvingFunds - AO

Title: An ordinance authorizing the sale of properties foreclosed by the Municipality for delinquent taxes and/or special assessments.

Author: mooredy

Initiating Dept: HLB

Description: Sale of properties foreclosed by the Municipality for delinquent taxes and/or special assessments.

Keywords: Properties foreclosed, delinquent taxes,special assessments

Date Prepared: 4/24/08 4:47 PM

Director Name: William M. Mehner

Assembly Meeting Date: 5/20/08

Public Hearing Date: 6/10/08

2008 MAY -3 PM 1:10
CLERK OF SUPERIOR COURT

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	5/9/08 11:06 AM	Exit	Heather Handyside	Public	006305
MuniMgrCoord_SubWorkflow	5/9/08 11:06 AM	Approve	Heather Handyside	Public	006305
MuniManager_SubWorkflow	5/9/08 10:59 AM	Approve	Michael Abbott	Public	006305
Legal_SubWorkflow	5/2/08 4:56 PM	Approve	Dean Gates	Public	006305
CFO_SubWorkflow	5/2/08 1:41 PM	Approve	Sharon Weddleton	Public	006305
OMB_SubWorkflow	5/2/08 11:15 AM	Approve	Wanda Phillips	Public	006305
ECD_SubWorkflow	4/29/08 9:06 AM	Approve	Lisa Villareal	Public	006305
HLB_SubWorkflow	4/29/08 8:53 AM	Approve	Tammy Oswald	Public	006305
AllFundOrdinanceWorkflow	4/29/08 8:43 AM	Checkin	Denise Moore	Public	006305
HLB_SubWorkflow	4/28/08 5:27 PM	Reject	William Mehner	Public	006305
AllFundOrdinanceWorkflow	4/24/08 4:58 PM	Checkin	Denise Moore	Public	006305