

Submitted by: Chair of the Assembly at the
Request of the Acting Mayor
Prepared by: Real Estate Services, a
division of Heritage Land Bank
For Reading: March 24, 2009

CLERK'S OFFICE

APPROVED

Date: 4-14-09 **ANCHORAGE, ALASKA**
AO NO. 2009-42

**AN ORDINANCE AUTHORIZING SALE OF TAX FORECLOSED PROPERTY
DESCRIBED AS LOT 32 REMNANT, BLOCK 3, EARL RAY SUBDIVISION,
PLAT #64-0078, LOCATED IN PETERS CREEK (TID # 051-113-22-000).**

WHEREAS, Real Estate Services may sell tax foreclosed property according to
the procedure set forth in Alaska Statutes 29.45.320-.500; and

WHEREAS, Lot 32 Remnant, Block 3, Earl Ray Subdivision, Plat #64-0078,
(Property) located in Peters Creek is a tax foreclosed property approved for
sale in October 2006 through AO 2006-137, and is an undevelopable remnant
of a State of Alaska Highway right-of-way expansion; and

WHEREAS, AO 2006-137 requires the minimum bid for this property to be the
full amount of delinquent taxes and administrative costs, and the total owed,
through January 31, 2009, is \$2,128.06; and

WHEREAS, the owner of the adjacent parcel offered to purchase the Property
for **SIX THOUSAND TWO HUNDRED FIFTY FIVE DOLLARS (\$6,255)**; and

WHEREAS, pursuant to AS 29.45.480, the prior owner must be given notice if
there are excess proceeds from the sale of tax foreclosed property, after
payment of delinquent taxes, special assessments, interest and costs, and an
opportunity to claim the proceeds; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

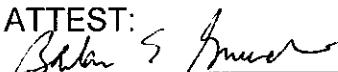
Section 1. Pursuant to AS 29.45.460, Anchorage Municipal Code
section 25.30.035A., and AO 2006-137, the sale of Lot 32 Remnant, Block 3,
Earl Ray Subdivision, Plat #64-0078, (Property) located in Peters Creek for **SIX
THOUSAND TWO HUNDRED FIFTY FIVE DOLLARS (\$6,255)** is approved.

Section 2. This ordinance shall be effective immediately upon passage and
approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of
April, 2009.


Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2009-42 Title: **AN ORDINANCE AUTHORIZING SALE OF A TAX FORECLOSED PROPERTY LOCATED AT THE NE CORNER OF SKI ROAD, HOMESTEAD ROAD AND OLD GLENN HWY. (TID # 051-113-22-000), LEGALLY DESCRIBED AS BLK 3, LT 32 REM., EARL RAY SUBDIVISION, PLAT #64-0078.**

Sponsor: ACTING MAYOR
Preparing Agency: Real Estate Services
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(Thousands of Dollars)				
	FY09	FY10	FY11	FY12	FY13	
Operating Expenditures						
1000 Personal Services						
2000 Supplies						
3000 Other Services						
4000 Debt Service						
5000 Capital Outlay						
TOTAL DIRECT COST	0	0	0	0	0	
6000 IGCs	0	0	0	0	0	
FUNCTION COST:	0	0	0	0	0	
REVENUES:	6	0	0	0	0	
CAPITAL:	0	0	0	0	0	
POSITIONS: FT/PT and Temp.	0	0	0	0	0	

PUBLIC SECTOR ECONOMIC EFFECTS: Revenue generated from the purchase shall go to the area wide fund, and parcel's sale will add it to the tax roll and create revenue for the MOA.

PRIVATE SECTOR ECONOMIC EFFECTS: Will return the parcel to the private sector.

Prepared by: **Tammy R Oswald**
Real Estate Services, Manager

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 167-2009

MEETING DATE: March 24, 2009

FROM: ACTING MAYOR

SUBJECT: AN ORDINANCE AUTHORIZING SALE OF TAX FORECLOSED
PROPERTY DESCRIBED AS LOT 32 REMNANT, BLOCK 3,
EARL RAY SUBDIVISION, PLAT #64-0078, LOCATED IN
PETERS CREEK (TID # 051-113-22-000).

This ordinance authorizes the Real Estate Services division of Heritage Land Bank (RES) to sell Lot 32 Remnant, Block 3, Earl Ray Subdivision, to Pamela Thomas, the owner of adjacent Lot 31. Lot 32 is a remnant lot after the State of Alaska completed the Glenn Highway Right-of-Way expansion. Since this property is a remnant of a State Hwy ROW expansion, and cannot be developed we have not offered it for sale to the public.

This parcel was acquired by the MOA through tax foreclosure with a Clerk's Deed recorded December 5, 2005, recorder's serial 2005-87479-0.

Ms. Thomas offered to purchase this lot for \$6,255. Under AO 2006-137, the Assembly determined there was no public purpose or need for this lot, and authorized sale for a minimum bid covering delinquent taxes, special assessments, and administrative costs. Delinquent taxes and administrative costs owed through January 31, 2009, are \$2,128.06. After sale, prior owner of record will have access to any excess proceeds per **AS 29.45.480**.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE
AUTHORIZING SALE OF TAX FORECLOSED PROPERTY DESCRIBED AS
LOT 32 REMNANT, BLOCK 3, EARL RAY SUBDIVISION, PLAT #64-0078,
LOCATED IN PETERS CREEK (TID # 051-113-22-000).**

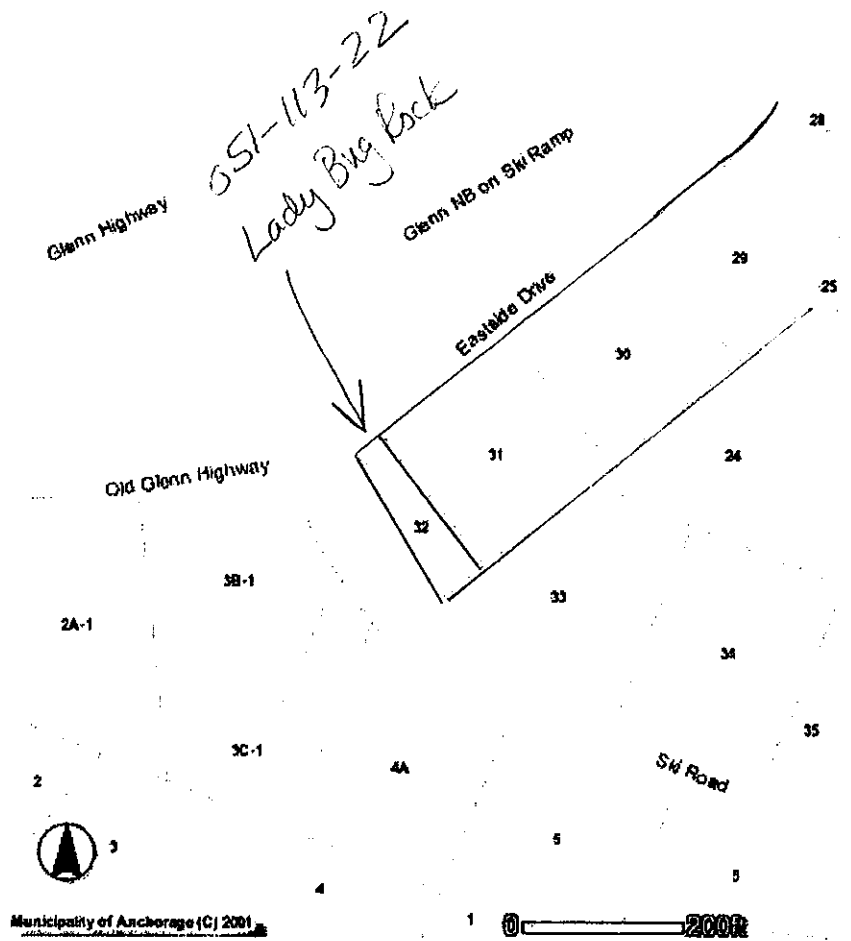
Prepared by:	Tammy R. Oswald/Real Estate Services
Approved by:	William M. Mehner, Executive Director, Heritage Land Bank/Real Estate Services Division
Concur:	Mary Jane Michael, Executive Director, Office of Economic and Community Development
Concur:	James N. Reeves, Municipal Attorney
Concur:	Michael K. Abbott, Municipal Manager
Respectfully submitted,	Matt Claman, Acting Mayor

Appendices:

Appendix A - Site Location Maps

APPENDIX A





Content ID: 007486**Type:** Ordinance - AO

AN ORDINANCE AUTHORIZING SALE OF TAX FORECLOSED PROPERTY

Title: DESCRIBED AS LOT 32 REMNANT, BLOCK 3, EARL RAY SUBDIVISION,
PLAT #64-0078, LOCATED IN PETERS CREEK (TID # 051-113-22-000)**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Sale of lot remnant in Peter's Creek to adjacent property owner**Keywords:** Lot 32 remnant, Blk 3, Earl Ray Subd. Tax-foreclosed property**Date Prepared:** 3/3/09 11:48 AM**Director Name:** Wm. M. Mehner**Assembly
Meeting Date:** 3/24/09**Public Hearing
Date:** 4/14/09

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	3/13/09 9:28 AM	Exit	Joy Maglaqui	Public	007486
MuniMgrCoord_SubWorkflow	3/13/09 9:28 AM	Approve	Joy Maglaqui	Public	007486
MuniManager_SubWorkflow	3/13/09 9:24 AM	Approve	Michael Abbott	Public	007486
Legal_SubWorkflow	3/12/09 4:36 PM	Approve	Dean Gates	Public	007486
Finance_SubWorkflow	3/12/09 1:23 PM	Approve	Teresa Peterson	Public	007486
OMB_SubWorkflow	3/9/09 4:29 PM	Approve	Wanda Phillips	Public	007486
ECD_SubWorkflow	3/5/09 9:42 AM	Approve	Tawny Klebesadel	Public	007486
HLB_SubWorkflow	3/4/09 5:19 PM	Approve	William Mehner	Public	007486
AllOrdinanceWorkflow	3/4/09 5:18 PM	Checkin	Lynn Roderick Van Horn	Public	007486
OMB_SubWorkflow	3/4/09 2:33 PM	Reject	Wanda Phillips	Public	007486
ECD_SubWorkflow	3/4/09 11:00 AM	Approve	Tawny Klebesadel	Public	007486
HLB_SubWorkflow	3/3/09 11:57 AM	Approve	William Mehner	Public	007486
AllOrdinanceWorkflow	3/3/09 11:52 AM	Checkin	Lynn Roderick Van Horn	Public	007486