

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 9-15-09

APPENDIX A AMENDED TO DELETE
ITEM 1, PARCEL ID #016-122-42-000

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Real Estate Services
Division of Heritage Land Bank
For reading: August 25, 2009

ANCHORAGE, ALASKA
AO No. 2009-105

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

4
5 **THE ANCHORAGE ASSEMBLY ORDAINS:**


6
7 **Section 1.** The real property described in Appendix A, attached hereto, deeded
8 to the Municipality of Anchorage for non-payment of real property taxes and/or
9 special assessments pursuant to AS 29.45.450 and under the provisions of AS
10 29.45.460 and Anchorage Municipal Code section 25.30.035 is determined to have
11 no public purpose or need.

12
13 **Section 2.** The properties described in Exhibit A may be sold on November 3,
14 2009, or such later date as determined by Heritage Land Bank, Real Estate
15 Services Division under the provisions of AS 29.45.460 in any manner not
16 prohibited by law.

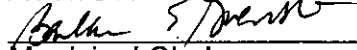
17
18 **Section 3.** Minimum bid for these properties shall be the sum of the amount of
19 unpaid taxes applicable under the judgment and decree plus the amount equal to
20 taxes that would have been assessed and levied after foreclosure if the property
21 had continued in private ownership, plus penalties, interest, and costs to the
22 Municipality of foreclosing and selling the property and cost of maintaining and
23 managing the property.

24
25 **Section 4.** This ordinance shall be effective immediately upon passage and
26 approval.

27
28
29 PASSED AND APPROVED by the Anchorage Assembly this 15th day of
30 September, 2009.

31
32 
33 Chair of the Assembly

34 ATTEST:

35 
36 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2009-105 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:

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:						
CAPITAL:	0	0	0	0	0	
POSITIONS: FT/PT and Temp.	0	0	0	0	0	

COSTS WILL BE RECOVERED AT SALE

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 into private ownership where the properties can be properly developed and maintained. Changes of this nature tend to increase property values within the immediate neighborhoods.

APPENDIX A

Foreclosure Sale List

Case No. 3AN-07-05551

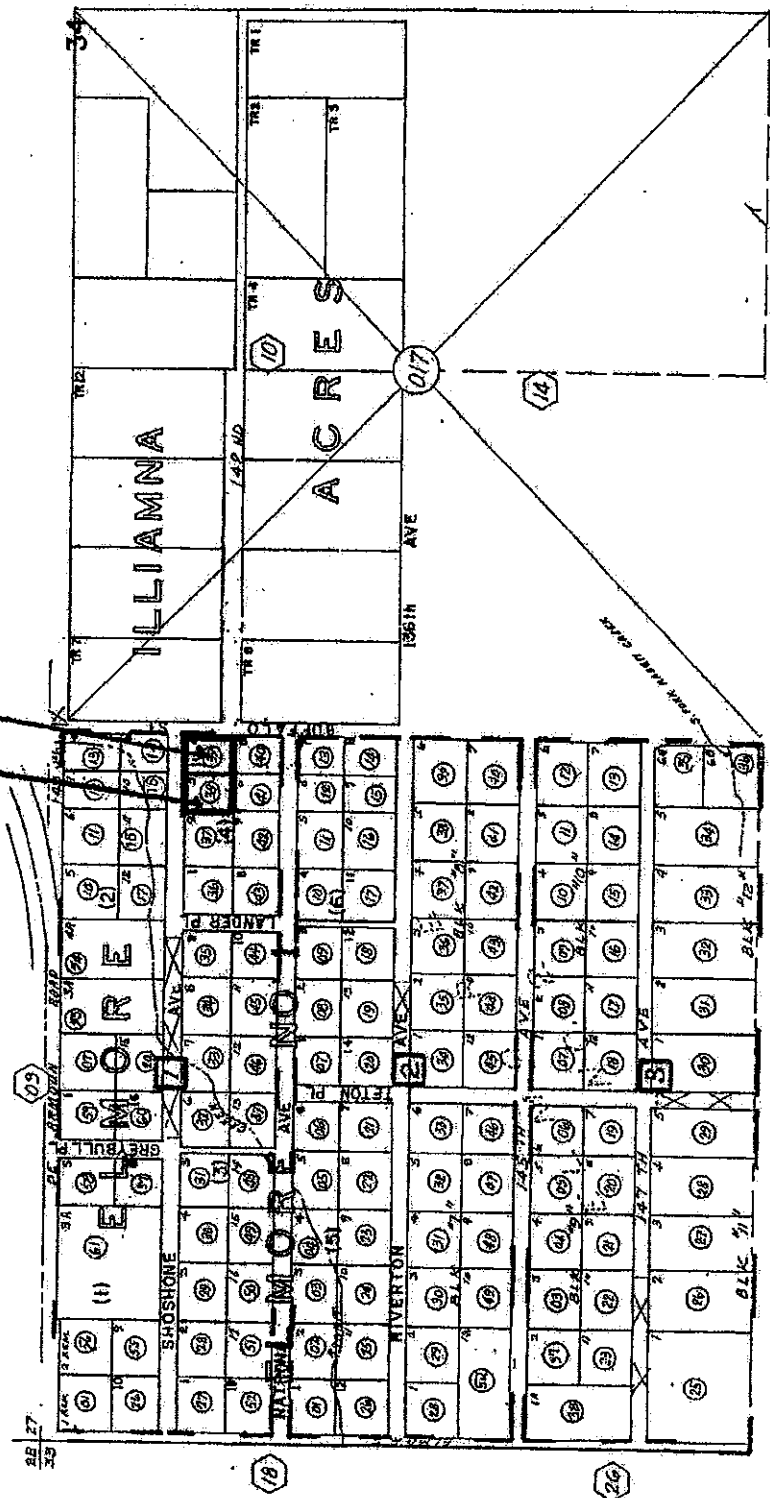
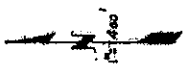
Parcel ID	Block	Lot	Address	Legal Description	Res. / R2M
016-122-42-000	Turnagain, Blk. 2,	Lt. 14	1220 E. 112th Avenue	Aleck, Beverly C.	Res., R2M
018-171-38-000	Elmore #1, Blk. 4,	Lt. 3	4900 Shoshoni Ave	Warwick, Mary Lorraine Estate ITF Derek & Christopher Snyder	Res., R6
017-171-39-000	Elmore #1, Blk. 4,	Lt. 4	NHN Shoshoni Ave	Warwick, Mary Lorraine Estate ITF Derek & Christopher Snyder	Vacant land, R6

Item 1 deleted at the September 15, 2009 Regular Assembly Meeting.

018-171-38, Res, R1c, 4900 Shoshoni
 018-171-39, Vacant Land, R1c, NHN Shoshoni
 SEC. 34 T12N, R3W, S1M. Tax Area Code

SUBDIVIDED LAND

GRID 3036



018-171-38, Res, R1c, 4900 Shoshoni
 018-171-39, Vacant Land, R1c, NHN Shoshoni
 SEC. 34 T12N, R3W, S1M. Tax Area Code

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

Adjoining Page No.
 Adjoining Tax Book No.

Assessor's Map BK-018 - Pg. 17



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 476-2009

Meeting Date: August 25, 2009

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES
4 FORECLOSED BY THE MUNICIPALITY FOR DELINQUENT
5 TAXES AND/OR SPECIAL ASSESSMENTS
6

7 Alaska Statute 29.45.460 provides that property deeded to the Municipality of
8 Anchorage following tax foreclosure may be sold after a determination by the
9 Assembly that a public need for the property does not exist. The proceeds of a
10 tax sale are applied to all taxes, penalties, interest and costs associated with a
11 given parcel. Any resulting surplus is to be made available to the former owner
12 of record under the provisions of AS 29.45.480(b).
13

14 The properties in **Appendix A** were acquired under a Clerk's Deed. The former
15 record owner of any property approved for sale retains the right to repurchase
16 the property up to the time of sale by paying all delinquencies associated with
17 the property.
18

19 Between December 11, 2008, and February 17, 2009, in accordance with
20 Anchorage Municipal Code section 25.30.035B., all Municipal Departments, the
21 Mayor, the Assembly, Community Councils, and the Anchorage School District
22 had an opportunity to identify parcels for retention for public purposes.
23

24 On June 9, 2009 the Assembly approved AO 2009-63 with items 8, 9, & 10
25 deleted from Exhibit A: 2009 Foreclosure Sale List. To date, the former record
26 owners have not made any attempts to rectify the delinquent taxes and/or
27 special assessments.
28

29 Mr. Snyder, the previous owner of two tax-deeded properties, provided Bill
30 Mehner with his phone number at the Assembly meeting on June 9th. Since
31 that date, RES has repeatedly tried to contact him without success. A letter
32 was sent to Mr. Snyder on August 5, 2009 asking him to call or come into our
33 office to discuss options with us, and to date Mr. Snyder has not responded.
34

35 On June 17, 2009, the attorney for Ms. Aleck, previous owner of a foreclosed
36 parcel, received approximately 90 pages of documentation from RES detailing
37 the billing history since the initial August 1, 1992 billing for assessment. Over
38 the past 17 years, it is estimated that more than 63 billing statements have
39 been mailed to the address of record, to which Ms. Aleck has only responded

1 regarding Assembly action in June. There have since been no attempts made
2 by Ms. Aleck to rectify the delinquent taxes and/or special assessments.

3
4 Appendix A lists those remaining parcels not previously approved in AO 2009-
5 63.

6
7 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
8 **AUTHORIZING THE SALE OF PROPERTIES FORECLOSED BY THE**
9 **MUNICIPALITY FOR DELINQUENT TAXES AND/OR SPECIAL**
10 **ASSESSMENTS.**

11
12
13 Prepared by: Tammy Oswald, Manager, Real Estate Services
14 Approved by: William M. Mehner, Director, Heritage Land Bank
15 and Real Estate Services Division
16 Concur: Greg Jones, Director, Office of Economic & Community
17 Development
18 Concur: Dennis A. Wheeler, Municipal Attorney
19 Concur: George J. Vakalis, Municipal Manager
20 Respectfully submitted, Daniel A. Sullivan, Mayor

21
22 **Appendices:** Appendix A – 2009 Foreclosure Sale List and Site Location Maps

nb A02009-1a5

AGLIETTI OFFRET & WOOFER

ATTORNEYS AT LAW
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TERRY C. AGLIETTI
RONALD A. OFFRET
J. ROBERT WOOFER, JR.

TELEPHONE
(907) 279-8657
FACSIMILE
(907) 279-5534

September 15, 2009

VIA FACSIMILE: 343-4313

Municipality of Anchorage
Office of the Municipal Clerk
Attn: Manager Tammy Oswald
P.O. Box 196650
Anchorage, Alaska 99519-6650

M.O.A.
2009 SEP 15 PM 2:05
CLEN'S OFFICE

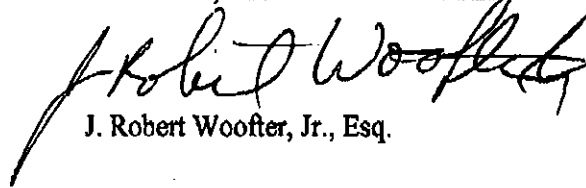
Re: This Firm's Client: Beverly Aleck
MOA Assembly Meeting 09-15-2009
Property Parcel ID No. 016-122-42-000, Turnagain, Blk 2, Lt 14

Dear Ms. Oswald:

This letter is just to confirm our telephone conversation the morning of September 15, 2009. You explained that no, there was no need for either me or my client, Beverly Aleck, to attend the Municipal Assembly Meeting this evening, September 15, 2009, because the Municipality, having deeded its interest in Ms. Aleck's home back to her, had taken the hearing off the agenda. I am now closing my file on behalf of Ms. Aleck.

Very truly yours,

AGLIETTI, OFFRET & WOOFER



J. Robert Woofler, Jr., Esq.

JRW: lab

Cc: Client

Content ID: 008033**Type:** Ordinance - AO

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTIES

Title: FORECLOSED BY THE MUNICIPALITY FOR DELINQUENT TAXES
AND/OR SPECIAL ASSESSMENTS**Author:** maglaquijp**Initiating Dept:** HLB**Description:** Sale of tax-deeded properties for purposes of recouping municipal revenues**Keywords:** tax-deeded properties foreclosed properties**Date Prepared:** 8/6/09 11:59 AM**Director Name:** Wm. M. Mehner**Assembly Meeting Date:** 8/25/09**Public Hearing Date:** 9/15/09

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	8/14/09 12:16 PM	Exit	Joy Maglaqui	Public	008033
MuniMgrCoord_SubWorkflow	8/14/09 12:16 PM	Approve	Joy Maglaqui	Public	008033
MuniManager_SubWorkflow	8/14/09 12:16 PM	Approve	Joy Maglaqui	Public	008033
MuniManager_SubWorkflow	8/14/09 12:15 PM	Checkin	Joy Maglaqui	Public	008033
Legal_SubWorkflow	8/7/09 10:36 AM	Approve	Dean Gates	Public	008033
Finance_SubWorkflow	8/7/09 8:34 AM	Approve	Cheryl Frasca	Public	008033
OMB_SubWorkflow	8/6/09 5:13 PM	Approve	Cheryl Frasca	Public	008033
ECD_SubWorkflow	8/6/09 3:04 PM	Approve	Tawny Klebesadel	Public	008033
HLB_SubWorkflow	8/6/09 12:24 PM	Approve	Tammy Oswald	Public	008033
AllOrdinanceWorkflow	8/6/09 12:03 PM	Checkin	Lynn Roderick Van Horn	Public	008033