



MATANUSKA-SUSITNA BOROUGH

Office of the Borough Manager

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MEMORANDUM

DATE: November 13, 2024
TO: Mayor and Assembly
FROM: Michael Brown, Borough Manager
RE: Manager’s Weekly Post

Legislative Priorities on the MSB Website: GIS has created a new tool to view details on the Assembly’s approved 2025 State Legislative priorities: <https://matsugov.us/legislativepriorities>.

Tax and LID Foreclosure Sale TS45 Results: The Tax and LID Foreclosure Sale TS45 was successfully concluded with the competitive online sale ending on October 29. The sale was conducted according to Alaska State Statutes (AS 29.45.460-480) and Matanuska-Susitna Borough Code (23.10.220).

Tax Sale 45 (TS45) saw all 45 sale parcels \$1,876,050.00 in tax assessed value returned to the tax rolls by either the repurchase of property by former record owners, or by the sale of property via the online auction.

Parcels that Tax Sale 45 began with in January 2024	49	Tax Assessed Value (TAV)
*Pulled from sale by Assembly or Administration	4	n/a
*Retained for a Public Purpose	0	n/a
*Repurchased	10	\$807,200.00
*Sold in online auction	35	\$1,068,850.00
*Did not sell	0	n/a
*TAV total of repurchased and sold in online auction		\$1,876,050.00

Feedback from the public about moving to an online auction platform was overwhelmingly positive. It’s difficult to compare this year with previous sales since the process was so different. In past sales, the Borough used a sealed bid and outcry auction process. To start, sale parcels were offered in a sealed bid sale. Bidders were only allowed to bid once on per parcel, and bidders did not know how much the other bids were. If a property did not receive a sealed bid, it

was offered in an outcry auction. With this year’s online auction, the bidders could see what the other participants were bidding and could bid multiple times until the auction ended. The table below highlights this difference.

MSB Tax Foreclosure Sales	TS42 - 2021	TS43 - 2022	TS44 - 2023	TS45 - 2024
Total from sale	\$ 266,056.13	\$ 312,733.99	\$ 589,789.17	\$ 747,400.41
Bids Received	177	238	279	1322*
Excess proceeds	\$ 162,159.22	\$ 179,294.65	\$ 367,685.84	\$ 543,998.79
Claimed Excess proceeds	\$ 51,875.87	\$ 37,530.52	\$ 178,634.31	unknown
Unclaimed EP to LMF	\$ 110,283.35	\$ 141,764.13	\$ 189,051.23	unknown

The public was happy to see what other people were bidding and change their bids accordingly. One example of this is TS45-42, a 0.46-acre parcel in the Windsong subdivision. The property’s tax assessment value is \$500.00, and the minimum bid was \$1,179.86. When the auction closed, there had been 83 bids on the property, and it sold for \$22,300.00.

All the active sale properties in TS45 sold with excess funds available for the former record owners to claim. In fact, this year’s sale has the highest amount of excess funds available to claim since the borough started an annual tax foreclosure sale in 1997.

The online sale process was simple for staff to set up, well received by the public, and gave the Borough the desired results of properties being back in private ownership and back on the tax rolls. Staff will be speeding up the sale process by having multiple competitive tax foreclosure sales a year. The next sale has a target date of April 2025, and the fall 2025 sale will make up the 2nd sale of 2025.

Winter Road Maintenance Dashboard: The Borough will be going live with a new public winter road maintenance dashboard within the next week. The map provides the public near real-time information about the location of and the type of winter road maintenance activities reported by the Borough’s Road Service Area (RSA) contractors in areas 9 (Midway), 14 (Fairview), 17 (Knik), 20 (Willow), 25 (Bogard), 28 (Gold Trail), 21 (Big Lake), 27 (Meadow Lakes), and 29 (Talkeetna). This provides the public access to information on the status of road maintenance activities. Other RSAs will be included as new contracts are put out to bid this coming spring. The map will be periodically reset or cleared in between weather events.

Public Affairs Media Flyover:

Election

- Preliminary voting results show incumbents retaining seats
Frontiersman
- House-Senate incumbents face upset in State elections
Frontiersman

Local Athletics

- [Warriors win third straight region volleyball title](#)
Frontiersman
- [Colony High boys win State swim title](#)
Frontiersman

Resource Development

- [Traffic, access concerns loom over gravel pit proposed in Mat-Su](#)
Mat-Su Sentinel

Veterans

- [Winter preparedness project helping Mat-Su Veterans](#)
Alaska News Source

Law Enforcement/Emergency Response

- [Skimming scam warning- Secret Service warns Alaskans not to fall victim](#)
Alaska's News Source
- [Landfill fire was caused by improperly disposed materials](#)
ADN

Fish and Wildlife

- [Fishing meetings and comment opportunities](#)
Andy Couch-Frontiersman
- [Board of Fisheries proposed regulation changes](#)
AK Sporting Journal
- [Scientists warn pink salmon boom threatens other species](#)
National Fisherman
- [Wildlife experts seek new ways to count wolves](#)
KDLG

Infrastructure

- [Winter revetment repairs begin](#)
KTNA
- [Talkeetna residents reimagine skatepark](#)
KTNA

MSB Facebook

- [Winter Revetment Repair\(Photos\)](#)
Reach: 27k
- [Veterans Wall Ceremony in photos](#)
Reach: 4k