

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
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TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: 2023 City Foreclosure Property Disposal
DATE: July 13, 2023

Every year at the end of the property tax cycle, any properties that have unpaid property taxes will be foreclosed upon and a State of Alaska Clerk's Deed is issued to the City and Borough. In June of 2023, the City and Borough of Juneau received a Clerk's Deeds for the following property that has not paid property taxes:

Priscilla Corpuz
Parcel Code Number 1C040A090030
520 Sixth Street
Total Due Tax Years 2019 – 2023: \$21,806.90
(value gathered on 07/13/23, interest accrues daily)

The City and Borough of Juneau has previously received a Clerk's Deed for the following property that has not paid property taxes:

Peter D. Lie-Nielsen
Parcel Code Number 1B0201000102
0 Thane Road (vacant lot)
Total Due Tax Years 2018 – 2023: \$14,288.56
(value gathered on 07/13/23, interest accrues daily)

State law concerning property taxes is clear. If the properties are not needed for a public purpose, the municipality can sell them. Notably, the municipality only retains the value of the outstanding taxes, fees, and interest. If the properties sell for more than the amount owed to CBJ, the remainder is forwarded to the former owner and lienholders. If the former owner cannot be located and there are no lienholders, the extra funds are sent to the State of Alaska. If at any time up until the day before the sale the former owner pays the outstanding balance, the property is returned to their ownership.

The Lands Division solicited comments from the Parks Department, Docks and Harbors, Engineering and Public Works, CCFR, and the Community Development and determined that these properties should be sold by the CBJ because staff does not believe there is a public purpose to retain them. The CBJ prefers to dispose of foreclosed property quickly because it poses a higher amount of risk and liability.

Staff request that the Lands Housing and Economic Development Committee direct the attorney to draft and introduce ordinances that authorize disposal of these properties because of delinquent property taxes.

