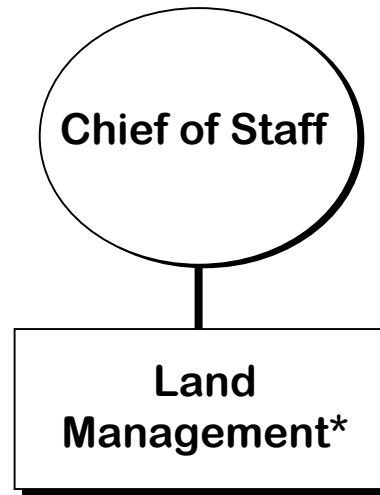


Department of Land Management



*Land Enterprise Fund

**FY 2005-2006 Budget
Fairbanks North Star Borough**

PROGRAM BUDGET SUMMARY

DEPARTMENT OF LAND MANAGEMENT

MISSION: TO MANAGE THE BOROUGH'S REAL PROPERTY ASSETS IN A MANNER THAT MAXIMIZES PUBLIC BENEFIT AND REVENUE, TO ACQUIRE LANDS OR FACILITIES FOR PUBLIC PURPOSES, AND TO COMPLETE THE ANNUAL PROPERTY TAX FORECLOSURE PROCESS.

Program Description: The Department prudently manages the Borough's land assets to foster the long-term growth of the community in the best interest of current and future residents. The Department programs consist of: 1) The Land Nomination Development and Sale Program which identifies Borough land for development, sale, or retention through a public involvement process; develops and sells nominated lands while maximizing revenue return; 2) The Retained Lands Program, which promotes the use of Borough-owned land through licenses, leases, easements, resource sales, and land consulting services to other departments; 3) The Property Tax Foreclosure Program, which ensures delinquent property tax collection through the annual property tax foreclosure process and sale. Our management of 98,000+- acres of Municipal Entitlement Land generates two income streams; a) to the Land Enterprise Fund, supporting department programs and operations; and b) to the General Fund through property taxes from land sold.

Major Long-Term Issues and Concerns

The role that municipal entitlement land plays in the development of the community is a cornerstone of the Department mission. A large percentage of municipal entitlement land lacks legal, constructed access, presenting a challenge for development and sale. This limitation makes it very important to continue to look for new methods to economically and effectively transfer Borough Land into private ownership. Withdrawals from the Land Enterprise Fund balance should be analyzed for their long-term impact on land management responsibilities.

Objectives for FY 2006

- Focus on increasing the efficiency and effectiveness of the Land Sale Program.
- Continue working with the Land Management Advisory Commission.
- Prepare for and complete the 2006 Land Auction, which may include a large parcel RFP.
- Complete the 2002 Tax-Foreclosure Process and begin the process for 2003 properties.
- Grant road and utility easements and rights-of-way, and issue temporary land-use licenses.
- Administer current timber sales, and continue to inventory Borough land for new sales.
- Expand the staff skills through professional seminars and other training opportunities.
- Manage the EPA Brownfields Assessment Grant for a tax foreclosure property (a.k.a. Sanduri Rd.).
- Apply for an EPA Brownfields Cleanup Grant for the tax foreclosure property (a.k.a. Sanduri Rd.).
- Continue to assist the Administration with special projects e.g.. Tanana Floodplain Acquisition in Salcha, North Pole Library Site Search, the Chena Riverbend Project, and Salvation Army Sale.

Significant Budget Changes

- The FY 2006 budget reflects a net increase in personnel costs due to cost of living adjustments, normal union and management longevity.

Previous Year's Accomplishments

- Completed the 2004 Land Nomination's identifying 40 acres for retention and 950 acres for sale.
- Completed the 2001 tax foreclosure cycle by holding the annual foreclosure sale in August 2004.
- Sold 407,000 board feet of timber through a competitive bid process.
- Worked with DOT&PF to complete the William R. Wood Bridge as part of Riverfront Beautification.
- Assisted the Administration with the South Davis Park Acquisition Project.
- Successfully completed the military schools transfers at Eielson AFB & Ft. Wainwright.
- Recipient of EPA Brownfields Assessment Grant for tax foreclosed property.
- Negotiated agreement with NRCS representatives on Floodplain Acquisitions at Salcha.
- Applied for FEMA/State Grant for Sewell Subdivision, Salcha residents.
- Continued the Over-the-Counter land sale, selling all available parcels worth \$121,200.

**Dept: Land Management
Measures & Statistical Accomplishments**

The FNSB intends to measure the success of this Department by the use of the following measures, over time.

<u>Measures</u>	<u>2001/02</u> <u>Actual</u>	<u>2002/03</u> <u>Actual</u>	<u>2003/04</u> <u>Actual</u>	<u>2004/05</u> <u>Actual</u>	<u>2005/06</u> <u>Budget</u>
Measure 1. Number of nominated parcels approved for commercial development / residential development / retention for open space, trail or recreation.	1 / 4 / 0	0	2 / 9 / 0	0 / 3 / 4	1 / 1 / 1
Measure 2. Number of parcels available for sale compared to number sold in current fiscal year.	38 / 30	40 / 11	27 / 22	4 / 4	33 / 3
Measure 3. Total number of Lease, Licenses, Easements requests/issued.	19	13	8	28	23
Measure 4. Timber sale units sold / revenue generated.	3 / \$70.0K	4 / \$47.0K	1 / \$46.0K	1 / \$23.1K	0 / \$38.4K
Measure 5. Percentage of tax delinquent properties from the End of Redemption Period to the Tax Foreclosure Sale.	3.6324%	3.7549%	4.9661%	4.6228%	4.1942%

Additional Statistical Accomplishments

Land Nominations

Nominations Received	7	16	14	5	3
Radio / Television / Newspaper Display Advertising Spots	191 / 44 / 8	40 / 0 / 10	40 / 0 / 12	146 / 0 / 13	0 / 0 / 0
Agency and Public comments received	5	3	79	11	0
Notices mailed (Nomination Period, Public Meeting, and Approved report)	400	250	870	840	0

Land Development

Field Trips / Inspections	30	45	65	20	49
Borough meetings (Assembly, Platting, Planning)	20	20	20	18	12
Permits for development projects	2	2	1	1	1
Contracts issued to consultants/contractors	7	3	3	11	4
Developed Subdivisions / Lots	2 / 20	6 / 15	3 / N/A	5 / 23	3 / 32
Parcels sold at Auction / Over-the-Counter	0 / 30	17 / 7	0 / 19	0 / 3	31 / 1
Acres sold at Auction / Over-the-Counter	0 / 320	367 / 73	0 / 444	0 / 80	634 / 38
Financed / Cash Land Sales	24 / 6	22 / 2	19 / 0	36,586	15 / 17
Number of Non-Judicial and Deed-in-Lieu foreclosures	2	0	0	0	0

Retained Lands

Accumulative Municipal Entitlement Land (MEL including over selections)	109,931 ac	112,445 ac	112,445 ac	114,813 ac	114,813 ac
Accumulative Acquisition Lands other than MEL	9,767 ac	10,246 ac	10,246 ac	8,120 ac	8,184 ac
Project Support to FNSB Depts., School District, etc.	432 hrs	427 hrs	626 hrs	695 hrs	765 hrs
Timber Sale Contracts Administered	1	4	4	5	3
Gravel - Commercial Sales / Personal Use	0 / 1	0 / 0	0 / 0	0 / 8	0 / 4
Firewood - Personal Use Licenses	0	2	1	3	2
Temporary Use Licenses Issued	12	8	6	12	12
FNSB and School District Leases	23	26	28	28	28
Easements Granted	6	3	1	5	5
Compliance Field Inspections - Leases, Licenses, Timber Sales, Etc.	60	56	64	75	80
Purchase requests for FNSB Land	0	2	2	3	4

Tax Foreclosure

Properties on Judgment / at End of Redemption	1137 / 468	1240 / 506	1124 / 443	1091 / 411	1129 / 453
Courtesy Letters Mailed / # of Properties	354 / 294	381 / 301	325 / 226	360 / 262	355 / 263
Litigation Reports	96	102	113	122	112
Lien holder-Property owner letters / #of Properties	519 / 60	897 / 65	659 / 77	692 / 75	692 / 75
1st Site Inspection / 2nd Inspection & Posting	51 / 28	53 / 38	58 / 45	54 / 37	54 / 37
Properties on Tax Deed	22	32	34	40	40
Properties in Tax Foreclosure Sale / Sold	17 / 10	19 / 7	22 / 14	19 / 10	19 / 10

**Dept: Land Management
Departmental Summary**

	2002/03 Actual	2003/04 Actual	2004/05 Approved	2004/05 Revised	2005/06 Recommended	2005/06 Approved
PERSONNEL SERVICES						
Permanent Salaries	409,823	447,780	464,210	464,210	483,850	483,850
Overtime Wages	2,118	366	3,000	3,000	3,000	3,000
Temporary Salaries	2,974	-	1,500	1,500	3,000	3,000
Benefits	161,394	192,950	240,290	240,290	274,380	274,380
Subtotal:	576,309	641,096	709,000	709,000	764,230	764,230
COMMODITIES						
Office Supplies	3,461	4,267	6,360	6,360	6,860	6,860
Computer Supplies	116	195	1,100	1,100	1,100	1,100
Operating Supplies	5,402	6,242	1,220	2,720	1,520	1,520
Books and Periodicals	767	1,030	1,210	1,210	1,210	1,210
Repair and Maint. Supplies	70	27	300	300	300	300
Clothing Supplies	-	4	-	-	500	500
Motor Fuels and Lubricants	-	-	200	200	1,000	1,000
Equipment Parts	-	-	-	-	-	-
Subtotal:	9,816	11,765	10,390	11,890	12,490	12,490
CONTRACTUAL SERVICES						
Professional Services	250	6,101	10,000	13,991	11,000	11,000
Communications	723	1,766	2,150	2,150	1,600	1,600
Travel	1,549	806	6,000	6,000	3,000	3,000
Professional Dues/Meetings	610	803	1,250	1,250	1,250	1,250
Training	7,099	6,214	8,860	8,860	12,600	12,600
Advertising, Printing & Binding	24,934	28,946	40,050	40,050	35,650	35,650
Insurance and Bonding	-	-	-	-	-	-
Repairs & Maint. -Bldg. & Grounds	-	-	-	-	-	-
Repairs & Maint. -Office Equipment	-	-	-	-	-	-
Repairs & Maint. -Other Equipment	-	-	500	500	750	750
Rent	-	-	1,000	1,000	-	-
Utilities	-	-	600	600	600	600
Equipment Leases	-	-	2,890	2,890	2,500	2,500
Other Contractual Services	54,549	54,068	114,030	108,539	124,010	124,010
Subtotal:	89,714	98,704	187,330	185,830	192,960	192,960
Grants Match, Indirect, Awaiting Budget	-	-	-	-	-	-
CAPITAL OUTLAY						
Controlled Assets	-	-	-	-	-	-
Buildings & Structures	-	-	-	-	-	-
Office Furniture	-	-	-	-	-	-
Office Equipment	-	-	-	-	-	-
Rolling Equipment	-	-	-	-	-	-
Machinery & Equipment	-	-	-	-	-	-
Land & Land Improvements	-	-	-	-	-	-
Library Materials	-	-	-	-	-	-
Leasehold Improvements	-	-	-	-	-	-
Other Capital Items	943	943	-	-	-	-
Subtotal:	943	943	-	-	-	-
GRAND TOTAL:	676,782	752,508	906,720	906,720	969,680	969,680
FUNDING SOURCES:						
Fees, Leases, Land and Gravel Sales						549,910
Interest Earnings						89,980
Total Program Revenues:						<u>639,890</u>