

SB

45

**<TARGET><BILL>SB 45</BILL><SUBJECT>SB
45</SUBJECT><COMM>SCRA29</COMM></TARGET>**

ALASKA STATE LEGISLATURE

716 W 4th Avenue
Anchorage AK 99501-2133
907-269-0181
Fax: 907-269-0184



State Capitol
Juneau AK 99801-1182
907-465-4843
Fax: 907-465-3871
800-892-4843

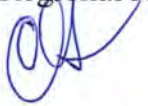
North to the Future

Senator Cathy Giessel
Senate District N

MEMORANDUM

DATE: February 11, 2015

TO: Senator Click Bishop
Chair, Community and Regional Affairs Committee

FROM: Senator Cathy Giessel 

RE: Request for Hearing, Senate Bill 45, Parks and Recreation Service Area Boundaries

I respectfully request that **Senate Bill 45 "Parks and Rec Service Area Boundaries"** be scheduled for the Senate Community and Regional Affairs Committee at your earliest convenience.

Under current law, "service areas" within a municipality are taxed for specific services that are provided in a defined geographical boundary. Over time, populations and residential developments in these areas grow and, as a result, leave "doughnut holes" – properties within the service area that do not pay the tax but still receive the same services.

The current law also provides for dual majority vote requirements that give people in these "doughnut holes" within the services area, who still receive the services, a veto power greater than the voting power of a majority of the taxpayers who are paying to receive the services.

SB 45 addresses this issue and will provide municipalities with a method for collecting taxes from property owners currently benefiting from services provided by taxes paid from others in the service areas.

Attached you will find:

1. SB 45 version A
2. SB 45 Sponsor Statement
3. SB 45 Sectional Analysis Forthcoming
4. SB 45 Letters of Support Forthcoming

Please contact Jane Conway, 465-3623, in my office if you need any further information.

[Senator Cathy Giessel@akleg.gov](mailto:Senator.Cathy.Giessel@akleg.gov)

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North to the Future

Senator Cathy Giessel
Senate District N

SB 45 Municipal Service Area Alterations Sponsor Statement

Under current law, “service areas” within a municipality are taxed for specific services that are provided in a defined geographical boundary. Over time, populations and residential developments in these areas grow and, as a result, leave “doughnut holes” – properties within the service area that do not pay the tax but still receive the same services.

The current law also provides for dual majority vote requirements that give people in these “doughnut holes” within the services area, who still receive the services, a veto power greater than the voting power of a majority of the taxpayers who are paying to receive the services.

For example, assume there are 10 lots within the outer boundaries of a Parks and Recreation Service Area, but that are not legally part of the Service Area – like a doughnut hole. The residents of the municipality could by majority vote decide to include these 10 lots because the 10 property owners get the same use of all the trails, parks, and activities in the Parks and Recreation Service Area. However, because of the statute, unless at least 6 of the 10 lot owners vote to include and tax themselves, the 10 lots remain “outside” the service area and cannot be taxed.

Senate Bill 45 would apply to the many parcels within the outer boundaries of a Parks and Recreation Service Area that do not pay taxes for the parks and recreation services they receive due to the vagaries of expansion of the service area over the course of time. Most of these parcels are in private ownership. If the current statute is not amended, a municipality has no mechanism for collecting the tax and therefore the burden is shifted to all other taxpayers within the service area who may also receive less service due to the loss in revenue.

SB 45 addresses this issue and will provide municipalities with a method for collecting taxes from property owners currently benefiting from services provided by taxes paid from others in the service areas.

Senator_Cathy_Giessel@akleg.gov



Mayor Dan Sullivan

February 11, 2015

Honorable Senator Giessel
Senate District N
Alaska State Capitol, Room 427
Juneau, Alaska 99801

Honorable Senator Giessel:

The Municipality of Anchorage supports SB 45. The Anchorage Assembly added it to the Municipality's 2015 Legislative Program requests to bring fairness to the taxation system that funds parks and recreational opportunities for not only Anchorage residents, but also for its thousands and thousands of visitors.

There are approximately 771 parcels within the outer boundaries of the Anchorage Parks and Recreation Service Area that do not pay taxes for parks and recreation services due to the vagaries of expansion of the service area during 40 years of city growth. Our preliminary research indicates some majority of them are privately held lots that are no different from their neighbors. Yet, due to a state statute, they enjoy a de facto tax exemption that cannot be changed by a majority vote of Anchorage's citizens.

The existing state statute (AS 29.35.450) was amended just over ten years ago to include a "dual majority vote" requirement that gives some people who benefit from parks and recreation services a veto power greater than the voting power of a majority of the taxpayers who pay to provide the services. For example, assume there are 10 lots inside a Parks and Recreation Service Area, but that are not legally part of the Service Area – like a donut hole - and don't pay property tax for parks and recreation services while everybody around them does. They enjoy the same use of all that the Municipality has to offer in parks and recreational opportunities; but they get it for free. Their neighbors pay their parks and recreation tax burden for them.

The 300,000+ residents of Anchorage could, by majority vote decide to include these 10 lots because the 10 property owners get the same use of all the trails, parks, and activities in the parks that everyone else gets (and pays for). However, unless at least 6 of the 10 lot owners vote to include and tax themselves (the "dual majority vote" requirement), the 10 lots remain "outside" the service area and don't pay the tax - despite the overwhelming vote of all of Anchorage's citizens. This is because of the wording in the statute that requires the "dual majority vote." This is unfair and needs to be addressed by statutory amendment. Our preliminary analysis suggests the Anchorage Parks and Recreation Service Area tax burden is being unfairly shifted from these "exempt" properties to other taxpayers in the amount of approximately \$1 million a year.

I hope the legislature is able to address this inequity in the current legislative session. Thank you for your consideration.

Sincerely,

Dan Sullivan
Mayor

2015 Assessed Value of Properties Outside of Parks and Recreation Boundaries		
Values		
Tax District	Count of PARCEL_KEY	Sum of 2015 ASSESSED VALUE
4	1,832	\$518,090,300
5	163	\$40,857,000
9	108	\$57,897,500
11	2	\$763,000
15	427	\$85,243,100
16	290	\$55,727,700
23	296	\$37,996,500
42	20	\$8,082,100
43	110	\$35,764,800
55	12	\$5,859,600
56	2	\$269,000
Grand Total	3,262	\$846,550,600

2015 Assessed Values in Anchorage Bowl Outside of Parks and Recreation Boundaries*		
Sum 2015		
Tax District	Count	Assessed Value
5	163	\$40,857,000
9	108	\$57,897,500
23	296	\$37,996,500
42	20	\$8,082,100
43	110	\$35,764,800
55	12	\$5,859,600
56	2	\$269,000
		\$186,726,500

Stuckagain Heights

* Excluding Tax Districts 11, 15, & 16

Prepared by: Property Appraisal Division, John Wedelich Chief Appraiser
 As of: 1/20/2015

Municipality of Anchorage

LEGAL SERVICES

DIVISION OF LEGAL AND RESEARCH SERVICES
LEGISLATIVE AFFAIRS AGENCY
STATE OF ALASKA

(907) 465-3867 or 465-2450
FAX (907) 465-2029
Mail Stop 3101

State Capitol
Juneau, Alaska 99801-1182
Deliveries to: 129 6th St., Rm. 329

MEMORANDUM

February 17, 2015

SUBJECT: Sectional Summary of SB 45 (Work Order No. 29-LS0316\A)

TO: Senator Cathy Giessel
Attn: Jane Conway

FROM: Susie L. Shutts *Susie Shutts*
Legislative Counsel

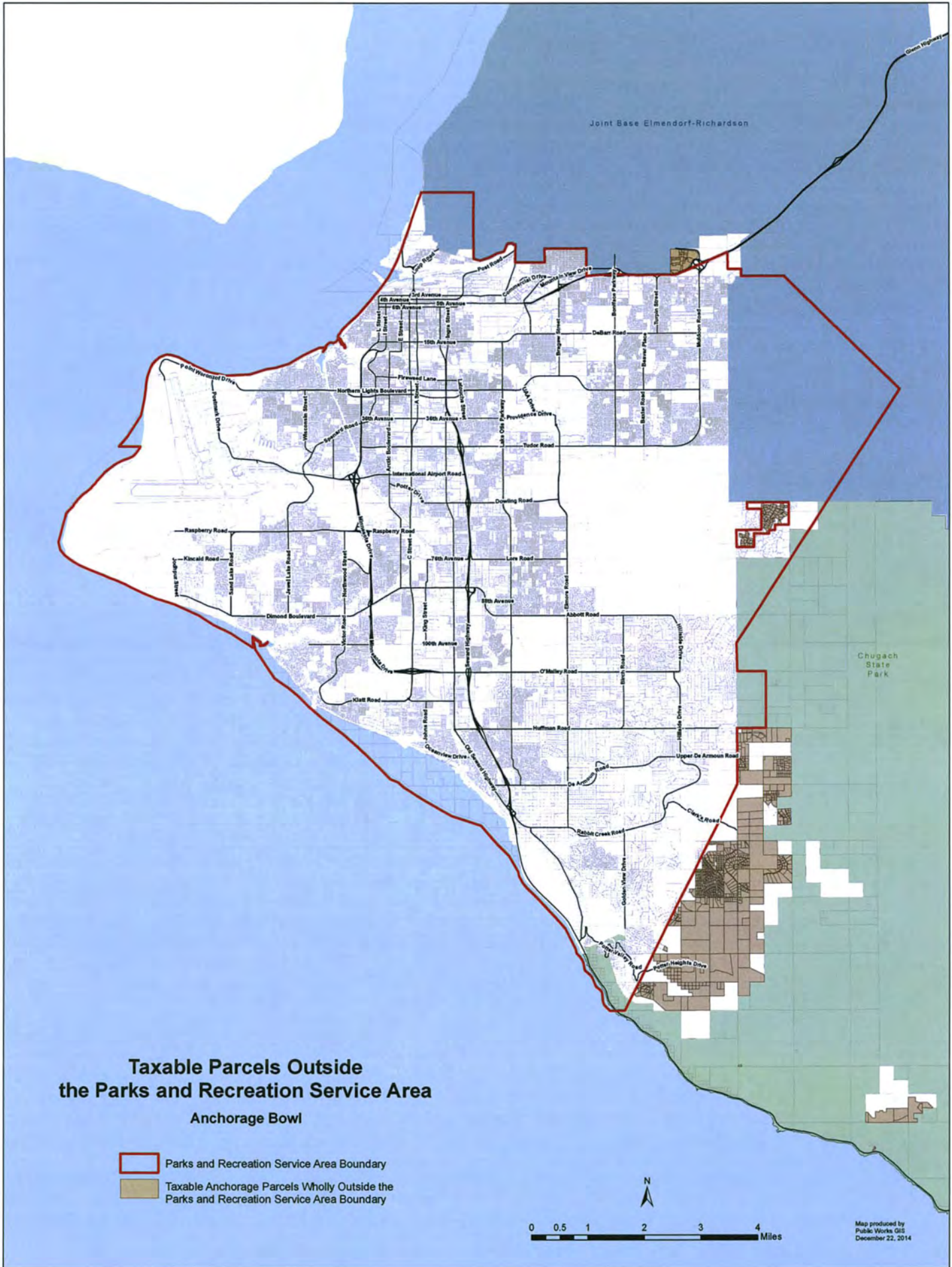
You requested a sectional summary of SB 45.

As a preliminary matter, note that a sectional summary of a bill should not be considered an authoritative interpretation of the bill and the bill itself is the best statement of its contents. Please let me know if you would like an interpretation of the bill as it may apply to a particular set of circumstances.

Section 1. Amends AS 29.35.450(c) to allow a borough or unified municipality to change the boundaries of a parks and recreation service area to include a subdivision or parcel that is wholly or partially within the exterior boundaries of the service area without voter approval.

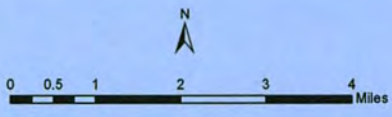
Please let me know if you have any additional questions.

SLS:dla
15-087.dla



**Taxable Parcels Outside
the Parks and Recreation Service Area
Anchorage Bowl**

- Parks and Recreation Service Area Boundary
- Taxable Anchorage Parcels Wholly Outside the Parks and Recreation Service Area Boundary



Map produced by
Public Works GIS
December 22, 2014

Fiscal Note

State of Alaska
2015 Legislative Session

Bill Version: SB 45
Fiscal Note Number: _____
() Publish Date: _____

Identifier: SB045-DOT-CO-2-16-15
Title: PARKS & REC SERVICE AREA BOUNDARIES
Sponsor: GIESSEL
Requester: (S) Community & Regional Affairs

Department: Department of Transportation and Public Facilities
Appropriation: Administration and Support
Allocation: Commissioner's Office
OMB Component Number: 530

Expenditures/Revenues

Note: Amounts do not include inflation unless otherwise noted below. (Thousands of Dollars)

	FY2016 Appropriation Requested	Included in Governor's FY2016 Request	Out-Year Cost Estimates					
			FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
OPERATING EXPENDITURES								
Personal Services								
Travel								
Services								
Commodities								
Capital Outlay								
Grants & Benefits								
Miscellaneous								
Total Operating	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Fund Source (Operating Only)

None								
Total	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Positions

Full-time								
Part-time								
Temporary								

Change in Revenues								
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Estimated SUPPLEMENTAL (FY2015) cost: 0.0 *(separate supplemental appropriation required)*
(discuss reasons and fund source(s) in analysis section)

Estimated CAPITAL (FY2016) cost: 0.0 *(separate capital appropriation required)*
(discuss reasons and fund source(s) in analysis section)

ASSOCIATED REGULATIONS

Does the bill direct, or will the bill result in, regulation changes adopted by your agency? No
If yes, by what date are the regulations to be adopted, amended or repealed? N/A

Why this fiscal note differs from previous version:

Not applicable, initial version.

Prepared By: <u>Mary Siroky, Director</u>	Phone: (907)465-8974
Division: <u>Administrative Services Division</u>	Date: 02/16/2015 05:00 PM
Approved By: <u>Mary Siroky, Director</u>	Date: 02/16/15
Agency: <u>Administrative Services Division</u>	

FISCAL NOTE ANALYSIS

STATE OF ALASKA
2015 LEGISLATIVE SESSION

BILL NO. SB 45

Analysis

This bill would have no fiscal impact on the Department of Transportation & Public Safety.

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MEMORANDUM

February 17, 2015

SUBJECT: Sectional Summary of SB 45 (Work Order No. 29-LS0316\A)

TO: Senator Cathy Giessel
Attn: Jane Conway

FROM: Susie L. Shutts *Susie Shutts*
Legislative Counsel

You requested a sectional summary of SB 45.

As a preliminary matter, note that a sectional summary of a bill should not be considered an authoritative interpretation of the bill and the bill itself is the best statement of its contents. Please let me know if you would like an interpretation of the bill as it may apply to a particular set of circumstances.

Section 1. Amends AS 29.35.450(c) to allow a borough or unified municipality to change the boundaries of a parks and recreation service area to include a subdivision or parcel that is wholly or partially within the exterior boundaries of the service area without voter approval.

Please let me know if you have any additional questions.

SLS:dla
15-087.dla

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MEMORANDUM

March 12, 2015

SUBJECT: Volunteer fire departments and SB 45
(Work Order No. 29-LS0316A)

TO: Senator Cathy Giessel
Attn: Jane Conway

FROM: Susie L. Shutts *Susie Shutts*
Legislative Counsel

You requested an opinion regarding whether SB 45 creates a loophole whereby the Municipality of Anchorage could abolish volunteer fire departments, and clarifying that SB 45 does not apply to fire or road service areas.

No, SB 45 does not affect volunteer fire departments or create a loophole for their removal. SB 45 only addresses when certain changes may be made to *parks and recreation* service area boundaries and therefore does not affect volunteer fire departments or fire service areas. The bill also does not affect road service areas.

AS 29.35.450 provides that a borough or a unified municipality may create a service area by ordinance to provide special services. The statute limits the abolishment and alteration of a service area that provides road, fire protection, or parks and recreation services. Under AS 29.35.450(c), a service area that provides road, fire protection, or parks and recreation services:

- cannot be abolished unless approved by the voters who reside in the service area;
- cannot be abolished and replaced by a larger service area unless approved by the voters residing in the existing service area and the voters who reside in the area proposed to be included within the new service area but outside of the existing service area; and
- cannot be altered or combined with another service area unless approved, separately, by the voters who reside in each of the service areas or by voters in the area outside of the service areas that is affected by the proposal.

Four exceptions to these voting requirements are listed in current law under AS 29.35.450(c). One existing exception concerns changes to fire protection service areas,¹ and the other three concern abolishment of or changes to road service areas.²

¹ AS 29.35.450(c)(1).

Senator Cathy Giessel
March 12, 2015
Page 2

SB 45 amends AS 29.35.450(c) to add a fifth narrow exception for parks and recreation services areas. Under AS 29.35.450(c)(5), "a change in the boundaries of a parks and recreation service area to include a subdivision or parcel that is wholly or partially within the exterior boundaries of the service area" would be exempt from the voting requirements of AS 29.35.450(c). Voter approval would still be required if a parks and recreation service area were abolished, abolished and replaced by a larger service area, combined with another service area, or altered to include or exclude a subdivision or parcel in a way not covered by the AS 29.35.450(c)(5) exception.

The amendment to AS 29.35.450(c) in SB 45 is limited to parks and recreation service areas and further limited by changes to a parks and recreation service area to include a subdivision or parcel that is wholly or partially within the service area's exterior boundaries. The amendment to AS 29.35.450(c) in SB 45 would not affect road service areas and fire protection service areas. The bill therefore would not create a loophole whereby the Municipality of Anchorage could abolish volunteer fire departments.

SLS:lnd
15-199.lnd

² AS 29.35.450(c)(2), AS 29.35.450(c)(3), and AS 29.35.450(c)(4).

29-LS0316\W
Shutts
3/10/15

CS FOR SENATE BILL NO. 45()
IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-NINTH LEGISLATURE - FIRST SESSION

BY

Offered:
Referred:

Sponsor(s): SENATOR GIESSEL

A BILL
FOR AN ACT ENTITLED

1 **"An Act relating to parks and recreation service area boundary changes."**

2 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

3 *** Section 1.** AS 29.35.450(c) is amended to read:

4 (c) If voters reside within a service area that provides road, fire protection, or
5 parks and recreation services, abolishment of the service area is subject to approval by
6 the majority of the voters residing in the service area who vote on the question. A
7 service area that provides road, fire protection, or parks and recreation services in
8 which voters reside may not be abolished and replaced by a larger service area unless
9 that proposal is approved, separately, by a majority of the voters who vote on the
10 question residing in the existing service area and by a majority of the voters who vote
11 on the question residing in the area proposed to be included within the new service
12 area but outside of the existing service area. A service area that provides road, fire
13 protection, or parks and recreation services in which voters reside may not be altered
14 or combined with another service area unless that proposal is approved, separately, by
15 a majority of the voters who vote on the question and who reside in each of the service

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areas or in the area outside of service areas that is affected by the proposal. This subsection does not apply

(1) to a proposed change to a service area that provides fire protection services

(A) that would result in increasing the number of parcels of land in the service area or successor service area if the increase is not more than six percent and would add not more than 1,000 residents;

(B) in a second class borough that would result in

(i) decreasing the number of parcels of land in the service area or successor service area if the owner of the property to be removed from the area requests removal and the removal meets criteria adopted by ordinance; or

(ii) increasing or decreasing the number of parcels of land in the service area or successor service area if the parcel is transferred to a service area that provides more accessible fire protection services to the transferred parcel;

(2) in a second class borough to abolishment of a road service area or consolidation of two or more road service areas if

(A) taxes have not been levied in the service area for road maintenance or construction during the last 12 months and there is no balance in any account available to pay for these road services for the service area;

(B) during the last 12 months, the service area board has not met with a quorum present and in accordance with law; or

(C) there are no road maintenance contracts in effect for the service area or the existing road maintenance contracts fail to provide for minimum road standards required by law that are necessary to protect the borough from civil liability;

(3) to require approval by the voters residing in a subdivision or parcel proposed to be added to a road service area if roads maintained by the service area provide the only access to the subdivision or parcel or provide access to the subdivision or parcel that is required by the subdivision plat or by other regulation or

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ordinance;

(4) to a change in the boundaries of a road service area to exclude a subdivision or parcel that does not rely on the use of roads maintained by the service area for the subdivision's or parcel's only access or for access that is required by the subdivision plat or by other regulation or ordinance;

(5) to a change in the boundaries of a parks and recreation service area to include a subdivision or parcel that is not in another parks and recreation service area if the change is approved by a majority of the voters who vote on the question and who reside in the service area and the area outside of the service area that is affected by the proposal.

From: Barb
Sent: Wednesday, March 18, 2015 8:51 AM

Subject: SB45 testimony for Mar CRA Meeting

I am not able to testify via teleconference but wish to speak to all of you regarding SB45.

My name is Bobbi Wells. I reside in Birchwood and have been a community activist on the local and state scene since Unification placed Chugiak-Eagle River within the Municipality of Anchorage

Efforts have been made by the MOA (municipality of Anchorage) Administration to chip away at Service Areas since Unification.

We, concerned citizens, turned to the State for help in 2007; the results are the specific dual voting changes added to AS29.35.450 which the MOA now see as detrimental to municipal function, and a balloted vote by the affected taxpayers as too expensive.

The affected taxpayers see this as their direct vote on their Service Area since it's their dedicated tax money. In 2013 the Mayor asked the Assembly if they should ballot all the voters to allow the MOA to make Service Area changes by Assembly action rather than balloted approval from Service Area property owners. It was on the 2013 April ballot. It failed; 25,620 nay, 14,015 yea. And now the MOA is asking you to void what the people of Anchorage asked the State Legislature to write in AS29.35.450. Please don't do that.

Before you is SB45.

(1) I propose the sponsor pull SB45 at this time for two reasons, I think MOA should have some public discussion on this first. The sponsor's explanation would have you believe that the parks & recreational facilities within any P&R Service Area is only for exclusive use of the residents within that particular service area. It is my belief that any resident can legally use the parks & recreational improvements located anywhere within the MOA.

They would also have you believe that “donut holes” proliferate within this particular Service Area...or any service area, and these donut hole residents pay nothing.

After reading AMC27.10.020 I find it hard to believe we have ‘donut holes’ inside P&R service areas that are not part of the Service Area.

AMC 27.10.020 states “The department of community planning shall, in all instances where it is feasible, draw service area boundaries in conformity with the boundaries of voter districts and precincts as established by the municipal clerk and the office of the lieutenant governor of the state.”

Is the MOA taking this Service Area’s tax money to build parks & recreation facilities outside of the Service Area boundary? You would think so from what they imply.

AMC 27.10.020

(2) IN the alternative, I desire that AS29.35.450 stand as written, mandating dual votes, separately, between the 2 affected areas. I know Chugiak-Eagle River and the Hillside taxpayers played a substantial part in getting the dual majority vote mandated in AS29.35.450 on the State level, as the gerrymandering by the MOA undermined the value of local control over local Service Areas. These taxpayers voted to create these Service Areas and to pay for their improvement. The MOA knows they can’t spend any Service Area P&R tax outside that particular service area. Now they tell us those outside the service area boundary are getting a ‘free ride’. Really? How about AMC27.10.015.B.’ extension of service beyond service area boundary’?

Bobbi Wells

19213 Spruce Crest Dr

Chugiak, AK 99567

907-688-4321



Area-G
Home
And
Landowners
Organization, Inc.

Area G Home And Landowners Organization, Inc.

P.O. Box 110096
Anchorage, AK 99511-0096

March 3, 2015

FROM: HALO by John Weddleton, President
TO: Senate Community and Regional Affairs Committee
RE: Senate Bill 45 regarding annexation of service areas.

The change to service area annexations proposed in SB45 should not go forward.

Part of Anchorage's Hillside is not in the Anchorage Parks & Recreation Service Area (P&RSA). (See attached map.) This is the very southeast part of the Hillside. It includes Bear Valley and mostly undeveloped tracts. The Municipality of Anchorage submitted a request to the Legislature that, while misleading and based on confusion over the boundary, intends to make it easier to annex this area into the P&RSA.

We received from the Municipal Attorney a list of the parcels the MOA would like to annex. The MOA Legislative request states that these parcels are within the P&RSA but for an unexplained reason do not pay their share. That is incorrect, the vast majority are not in the P&RSA. See the attached map showing the parcels in red and green.

SB45 attempts to make it easier to annex parcels within and along the P&RSA boundary. We hope you will reject that change for the following reasons.

- 1) SB45 will not do what the MOA wants it to do. The MOA request for this legal change states that the parcels they would like to annex are "within the boundaries of the Anchorage Parks and Recreation Service Area." With just a few odd exceptions, they are within the MOA but outside the P&RSA. See the attached map of the parcels.

The wording on SB45 would only add a few parcels. MOA wants them all.

- 2) The MOA request states "The Anchorage Parks and Recreation Service Area is being shorted approximately \$1 million a year." The total assessed value of the parcels the MOA is concerned about is \$325 million. The P&RSA mil rate is about .6. That's \$195,000 per year.
- 3) The Hillside is on the verge of proposing a major change for the roads and drainage regime. This is important and has been in process for years. It is very bad timing to create anger over service areas and decrease the chance that this far more important change be voted in. The legislature has provided \$100,000 as seed money for organizing the Hillside Road, Drainage and Trails Service Area.

- 4) The Hillside District Plan, adopted in 2010, recommends that the Parks and Recreation Service Area boundary be extended to include all of the Hillside and possibly some distance into Chugach State Park. SB45 would not achieve this.
- 5) The Hillside District Plan requires that any expansion of the P&RSA boundary be through a dual majority vote. This will still be required if SB45 is made law.
- 6) The MOA hopes to change the rules on annexing a service area without having tried under the existing rules.
- 7) SB45 attempts with a big hammer to satisfy a poorly thought out request from the MOA.

The change to service area annexations proposed in SB45 should not go forward.

Supporting documents are attached.

John Weddleton
907-317-0222
presidenthalo@gmail.com

**The Hillside's Home And Landowners Organization
has been speaking up for Anchorage's Hillside since 1969.**

*President: John Weddleton, Vice-President: Rodney Powell, Past President: Wayne Westberg, Treasurer: Christine Monette, Secretary: Chris Hamre. Board Members: Kurt Rein, Bill Lamoreaux, Susan Olsen, Peter Johnson, Matt Moore, Matt Burkholder, Pat Abney, Mike Kenny, Don Fall. * denotes shared position*

Non-profit 501c4 organization, ID 92-0116692

From the MOA 2015 State Legislative Program:

Parks & Rec Service Area: There are approximately 771 parcels within the boundaries of the Anchorage Parks and Recreation Service Area that do not pay taxes for parks and recreation services due to the vagaries of expansion of the service area over 40 years of city growth. The existing state statute (AS 29.35.450) was amended just over ten years ago to include a dual majority vote requirement that gives people outside a service area, but who benefit from the services, a veto power greater than the voting power of a majority of the taxpayers who pay to provide the services. This is unfair and needs to be addressed by statutory amendment. The Anchorage Parks and Recreation Service Area is being shorted approximately \$1 million a year.

SB45

3 * **Section 1.** AS 29.35.450(c) is amended to read:

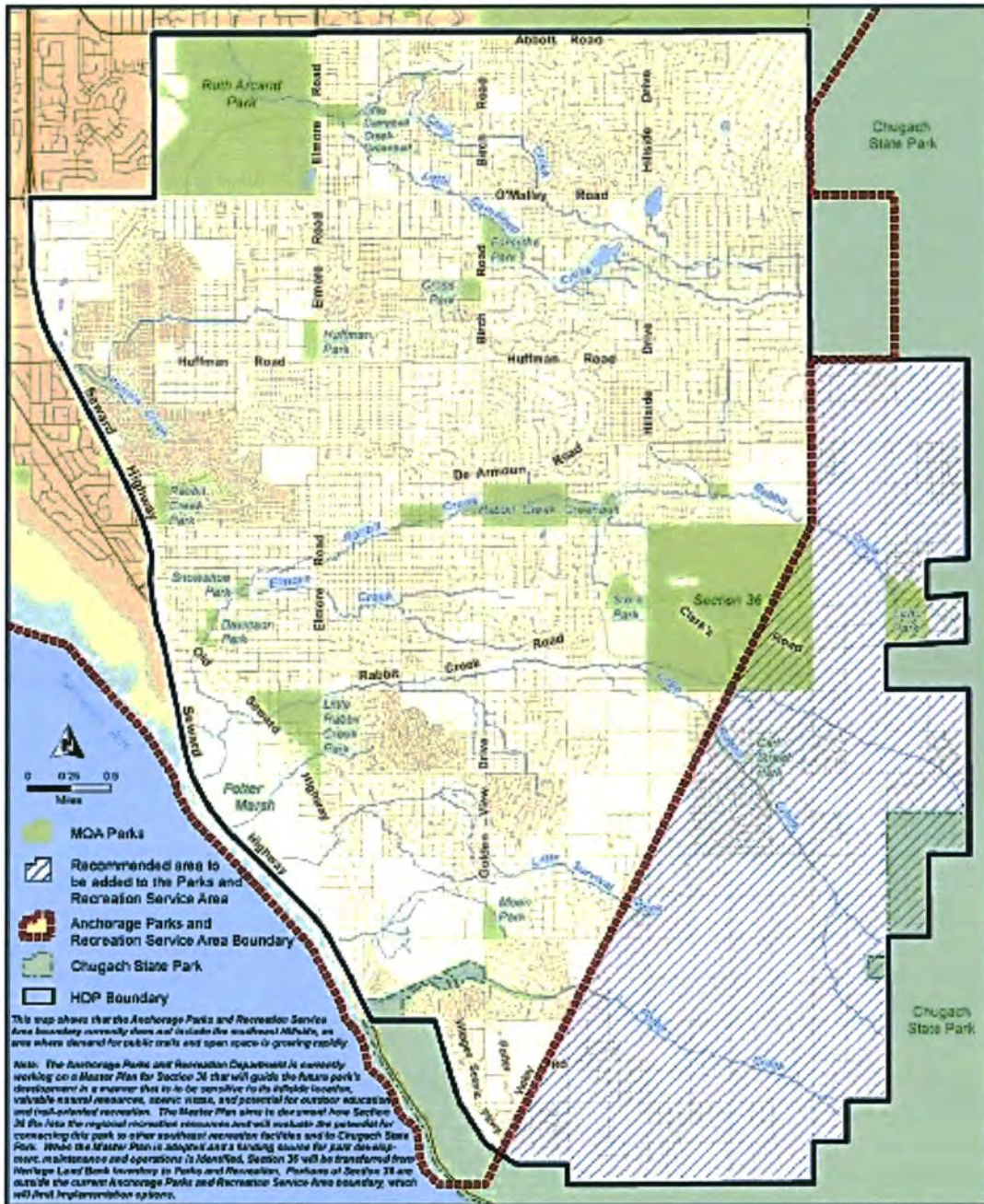
4 (c) If voters reside within a service area that provides road, fire protection, or
5 parks and recreation services, abolishment of the service area is subject to approval by
6 the majority of the voters residing in the service area who vote on the question. A
7 service area that provides road, fire protection, or parks and recreation services in
8 which voters reside may not be abolished and replaced by a larger service area unless
9 that proposal is approved, separately, by a majority of the voters who vote on the
10 question residing in the existing service area and by a majority of the voters who vote
11 on the question residing in the area proposed to be included within the new service
12 area but outside of the existing service area. A service area that provides road, fire
13 protection, or parks and recreation services in which voters reside may not be altered
14 or combined with another service area unless that proposal is approved, separately, by
15 a majority of the voters who vote on the question and who reside in each of the service
1 areas or in the area outside of service areas that is affected by the proposal. This
2 subsection does not apply

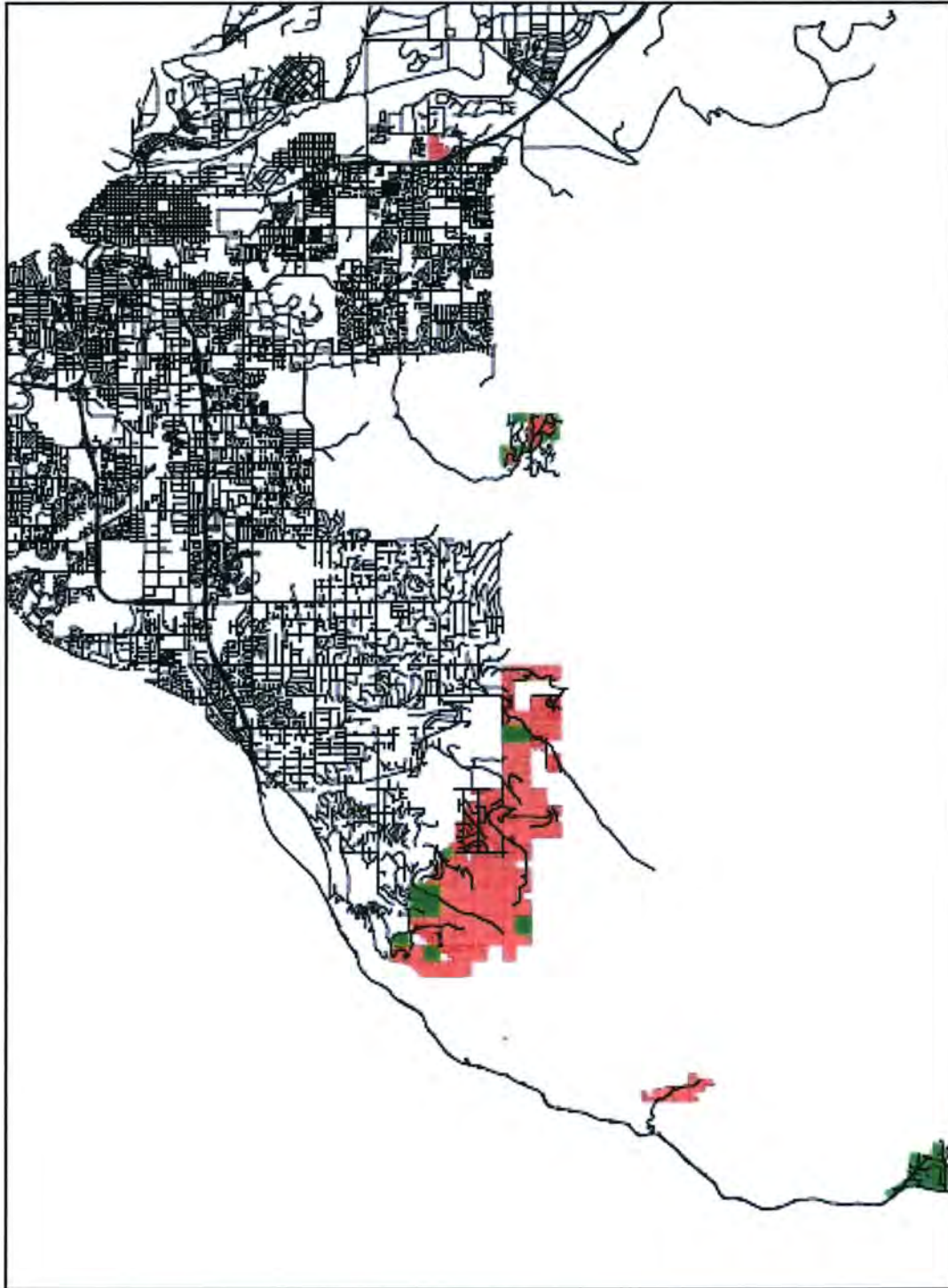
....

**(5) to a change in the boundaries of a parks and recreation service
7 area to include a subdivision or parcel that is wholly or partially within the
8 exterior boundaries of the service area.**

Map 6.4

Anchorage Parks and Recreation Service Area





Red shows parcels with an ID matching the records in the spreadsheet from the Municipal Attorney. The green parcels are in a tax district that doesn't pay for Parks and Rec. (i.e Girdwood) and some appear to be parcels owned by the MOA.