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Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor PAM
Brandi Harbaugh, Finance Director BH
Robert Ruffner, Planning Director RR
Aaron Hughes, Land Management Officer AH

FROM: Jennifer Shields, Land Management Agent JS

DATE: March 5, 2026

RE: Administration Amendment to Ordinance 2026-05 Authorizing Retention or Sale of Certain Real Property Conveyed to the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor)

Ordinance 2026-05 will authorize those parcels shown on Exhibit A to be retained for a public purpose with a classification recommendation, and authorize those parcels shown on Exhibit B to be sold at public auction. Those parcels listed are subject to change prior to sale in the event delinquent tax obligations are paid. Pursuant to Section 14 of the Ordinance, parcels repurchased by former owners of record will be removed from Exhibit A or Exhibit B, as applicable.

(Please note the bold underlined language is new. Bracketed struck through language is being removed.)

Amendment #1

- Amend Ordinance 2026-05 to remove the following parcel listed on Exhibit B which has been requested for conveyance to the City of Homer:

CONVEY TO CITY OF HOMER – REMOVE FROM EXHIBIT B				
Parcel No.	**Legal Description**	**General Location**	**Acres**	**Last Owner of Record**
17913312	Lot Forty-Seven (47), VIRGINIA LYN SUBDIVISION, according to Plat No. 61-256, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 17913312)	City of Homer	1.12	Hanson, David B & Susan L

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Amendment #2

- Amend Ordinance 2026-05 to the following parcels listed on Exhibit B which have been repurchased prior to the public hearing:

REPURCHASED – REMOVE FROM EXHIBIT B				
Parcel No.	**Legal Description**	**General Location**	**Acres**	**Last Owner of Record**
16929013	Lot Thirty-One (31), SILVER KING CAMP, AMENDED, according to Plat No. 83-51, Homer Recording District, Third Judicial District, State of Alaska. (KPB PIN 16929013)	Anchor Point	0.08	Peterson, Frank R & Peterson, Nichole M

In addition, the following proposed amendment resolves a potential conflict between Alaska Statutes 29.45.450(a) which sets out, "… Unredeemed property in a city is deeded to the city subject to the payment by the city of unpaid borough taxes and costs of foreclosure levied against the property before foreclosure…" and the language in the fifth "WHEREAS" clause allowing the former owner of record to repurchase property up to the close of business on April 24, 2026.

Amendment #3

- Amend the fifth "Whereas" clause as follows:

WHEREAS, KPB will, up to the close of business at 5:00 p.m. AKST on April 24, 2026, extend the right to former owners of record to repurchase parcels retained for public purpose and parcels that are scheduled for sale**, excluding any unredeemed parcel that lies in a city that the city has requested for conveyance and that have been deeded to the city subject to the payment by the city of unpaid borough taxes and costs of foreclosure levied against the property before foreclosure**; and

Your consideration is appreciated.