



# Land Management

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax  
A Division of the Planning Department

## Real Property Need Questionnaire (Part One)

LMD#: 20-05

KPB Agency: South Peninsula Hospital & LTC

Agency Contact: Ryan Smith, CEO

Phone Number: 907-235-0241 Contact Email: rsmith@sphosp.org

Agency Representative Signature: Ryan K Smith Date: 7/1/22

1. Is this a new operational need?  Yes  No
2. If "No", does the agency propose to:  Extend  Replace  Expand
3. Need Type:  Land Only  Facility Space Only  Land & Facility
4. Interest Type:  Fee Title  Lease  Permit  Easement
5. Is this acquisition supported by a campus plan?  Yes  No
6. Is this acquisition to support a planned capital improvement?  Yes  No
7. Briefly describe the purpose and need for the property/facility:

The purpose of this property is to supply staff housing close to campus and relieve us of the burden of managing numerous individual properties for temporary staff.

8. What is the projected timeframe to meet the purpose and need?

Urgent.

9. Term of Need:

Indefinite.

10. Has the agency board taken any formal actions in support of this proposed acquisition?

Yes

No  (If yes, please attach documentation - i.e. meeting minutes, resolution, etc..)

11. Will fulfilling this need result in a surplus real property or a move?  Yes  No

a. How much has been / will be budgeted for the real property?

b. Initial cost estimate for property type (completed by Land Management):

c. Funding plan: (recommendation: discuss the funding plan with the Finance Dept. in advance)

Operating Fund - Fund Balance:

Capital Fund - Fund Balance:

Capital Fund Project #:

Operating Fund Account Code:

External Source - Grant:

External Source - Other:

To be determined:

LTIF Inter-fund Loan  
(10 Years @ Prime Rate)

appropriate to Date of 18th

12. Interim Project Account:  N/A 250.21210.  .49999  
(Project #)

**ROUTING & ACKNOWLEDGEMENT:**

Land Mgmt MA Probable Cost (2, 3, 4, 8)  
Finance BT Funding Plan & Project # (11c & 12)  
Grant Administration N/A Eligible Expense (11c Grant Info Only)  
Capital Projects [Signature] Project Identified (6, 7, 8, 11, 12)  
Mayor [Signature] Purpose & Plan (All)

NO funds appropriated.

No Grants listed federal or otherwise - possible grant notice, resubmit if they are grant funds. fl for signature

If you have any questions regarding this form please contact the Land Management Division.

Please Return to Land Management



## Land Management

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### Real Property Need Questionnaire (Part Two)

LMD#: 20-05

KPB Agency: South Peninsula Hospital & LTC

Agency Contact: Ryan Smith, CEO Phone Number: 907-235-0241

Email Address: ahinnegan@sphosp.org

**13. Has a potential property/facility been identified?** Yes  No

*If yes, please provide the following:*

Physical Address: 3964 Bartlett Street, Homer, AK 99603

Parcel Identification Number(s) (PIN-8 digits): 17513342

Lot/Building Size: 7405SF lot / 2405SF bldg Age of Building: 19 yrs - 2003

Condition of Building:  Excellent  Good  Fair  Poor

Is remodeling needed?  Yes  No

If yes, briefly describe proposed remodeling:

This property has been used as a 6br airbnb and is furnished and turnkey. It could be used immediately.

Owner/Agent Contact: Chris Story, Agent 907-299-7653

Phone: 907-299-7653 Email: alaskamattersradio@gmail.com

Mailing Address: www.ILoveHomerAlaska.com

If this site is not available do you wish to pursue other properties? Yes  No

***If yes complete questions 14 & 15***

If numerous properties/facilities have been identified attach additional sheets with the above information.

**14. Location Needs:**

Please provide a map showing the target geographic boundary area.

**Road Access** (check all that apply):

Road Type

- Major Highway Frontage
- Side Street
- Either

Road Surface

- Paved
- Gravel
- Either

Road Maintenance

- Maintained Road
- Unmaintained Road
- Either

**Utility Requirements** (check all that apply):

Heating (fuel type):   Water/Sewer (on site or public):

Electricity  Phone  Internet (specification):

Location Characteristics:

Zoning Considerations:

Environmental Considerations:

**15. Facility Criteria**

Interior Requirements:

Required Square Footage:

ADA/Accessibility Requirement:  Yes  No

Types of rooms needed (check all that apply):

Office(s): Number/Size

Bathroom(s): Number/Size

- Reception Area(s): Number/Size
- Conference Room(s): Number/Size
- Kitchen/Break Area(s): Number/Size
- Training Room(s): Number/Size
- Storage Room(s): Number/Size
- Garage Bay(s): Number/Size
- Other: Number/Size

**Exterior Requirements:**

Required Square Footage:  Type of areas needed (check all that apply):

- Parking (number of vehicles):
- Outside Storage (area size/type)
- Outside Training Area (area size required):
- Fenced/Gated Area (area size required):

**Required Services/Amenities (check all that apply):**

- Janitorial  Building Maintenance  Ground Maintenance  Snow Removal  Security Alarm

**16. Please describe any additional criteria or considerations:**

This building will serve as staff housing to alleviate the strain of leasing/maintaining/cleaning multiple properties throughout Homer. We like the idea of multi-family units/apartment complex. This Airbnb does have some shared living/dining spaces, but individual locking bedrooms. It will work well with single contract staffing and new recruits.

# ACQUISITION BUDGET WORKSHEET

LMD #: \_\_\_\_\_

Check All That Apply	Assigned	Option 1:		Option 2:		Option 3:	
Sale Price		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Rental - Annual		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>INVESTIGATORY</b>							
Appraisal		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Survey		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Environmental Inspection		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Preliminary Title Report		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Structural Inspections		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Soils Investigation		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Systems Inspections		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>CLOSING</b>							
Title Services		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Prorated Taxes		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Recording Fees		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>DEVELOPMENT</b>							
Project Management		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Site Preparation		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Permits		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Architect Services		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Construction		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Utility Development		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Remodeling		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Demolition		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Correction of Deficiencies		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>OPERATIONS &amp; MANAGEMENT</b>							
Utilities		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Janitorial		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Snow Removal		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>MISC</b>							
Revenue Potential		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Moving Costs		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Other Contingencies		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>TOTAL ONE TIME</b>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>TOTAL - ANNUAL</b>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Taxes Due Oct 15th</b>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

[Back](#) [Contact Agent](#)

3964 Bartlett Street

Homer, AK 99603

6 beds 4 baths 2,404 SF • #22-7103

**ACTIVE**

**\$699,000**



1 / 42



**Overview**

**Description**

In the Heartbeat of the Medical District, these TownHomes offer you office or residential opportunity or mixed use office/res. Elegant design and thoughtful layouts, just as you'd have planned. Remember...they ain't making any more land in the Medical District. Act now before this is snatched up. Income potential plus appreciation going forward equals Opportunity Knocking!

**Features**

**Reports**

**ADOM**

**34**

**Location, Tax and Legal**

**Region**

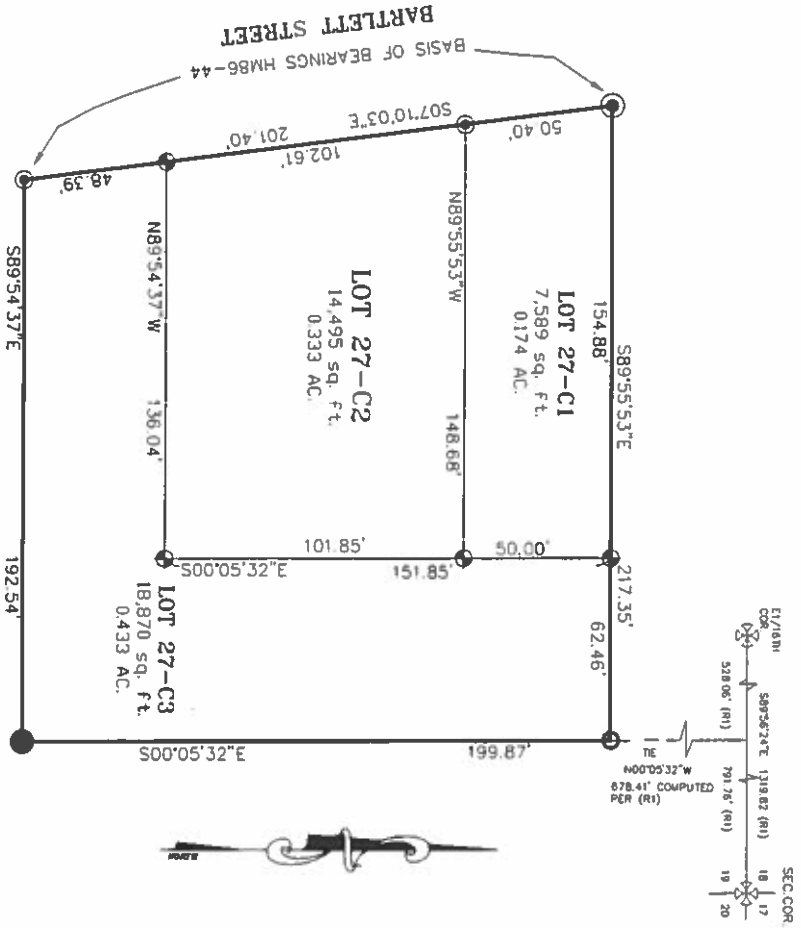
HIDE

SAVE

SHARE







SHEET 2 OF 2 IS ONLY TO CLEARLY SHOW THIS PROPERTY LINE DIAGRAM.

2006-65  
 10-5-06  
 21-10-06  
 ABILEY

SHEET 2 OF 2  
 M79 FILE NO. 2006-130

DATE	7-18-2008
SCALE	1" = 30'
GRID No.	AR-7J
JOB No.	4021
DRAWING	4021-FLAG 2 OF 2.dwg



**BUNNELL'S SUBDIVISION**  
**FORTIN REPLAT**  
 A REPLAT OF LOTS 27-A1A, 27-A2A AND 28-A1, BUNNELL'S SUBD. NO. 17 (HM86-44) WITHIN THE NE 1/4 SEC. 19, T8S, R13W, S4M, CITY OF HOMER, KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA, CONTAINING 0.940 ACRES.

**ABILEY SURVEYS**  
 GARY NELSON, P.S.  
 8021 144th Ave.  
 152 DENAL AVE., HOMER ALASKA 99603

Handed Sheet 2 of 2



# PARCEL REPORT

PARCEL ID: 17513342

Total Acreage: 0.17



**LEGAL DESCRIPTION:**

T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C1

**ALL PHYSICAL ADDRESSES ON THIS PARCEL:**

3964 BARTLETT ST

<b>LAND VALUE:</b>	\$36,700	<b>ASSESSED VALUE:</b>	\$291,600
<b>IMPROVEMENT VALUE:</b>	\$254,900	<b>TAXABLE VALUE:</b>	\$291,600

**BUILDINGS ON THIS PARCEL:**

<i>Building Type</i>	<i>Square Footage</i>	<i>Year Built</i>
DUPLEX	2,404	2003

**OWNERS:**

*Name:*  
HUEPER DONALD

*Address:*  
PO BOX 301  
HOMER, AK 99603

*Name:*  
HUEPER LORRAINE

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



*Address:*  
PO BOX 301  
HOMER, AK 99603

*Name:*  
HUEPER MARILYN

*Address:*  
895 OCEAN DRIVE LOOP  
HOMER, AK 99603

*Name:*  
HUEPER PAUL




*Address:*  
895 OCEAN DRIVE LOOP  
HOMER, AK 99603


Kenai Peninsula Borough  
Planning Department – Land Management Division

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**MEMORANDUM**

**TO:** Charlie Pierce, Mayor

**THRU:** John Hedges, Purchasing & Contracting Director   
Rachel Chaffee, Community and Fiscal Projects Manager  
Brandi Harbaugh, Finance Director   
Robert Ruffner, Planning Director 

**FROM:** Marcus A. Mueller, Land Management Officer 

**DATE:** July 1, 2022

**RE:** Real Property Acquisition Proposal- SPH: 3964 Bartlett St, Homer

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Enclosed is a Real Property Need Questionnaire (RPNQ) submitted by South Peninsula Hospital Inc (SPHI) to request initiating acquisition of a 6 Bedroom Residential Rental located at 3964 Bartlett Street in Homer. SPH reports that the property is situated to be immediately useful for staff housing needs. The property has recently been listed on the market for sale with Story Real Estate. If approved to proceed with acquisition, SPHI would engage an independent appraisal. A purchase price may be negotiated, subject to the appraisal, all of which would be subject to mayoral and assembly approval and appropriation of funds.

The RPNQ is to provide initial project scoping, interdepartmental coordination, and to establish direction at the beginning of a potential real property acquisition.

Please review and initial the RPNQ, and finally return the form to Land Management to initiate work on the property acquisition process.