

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Borough Mayor *CP*
Melanie Aeschliman, Planning Director *MA*
Marcus A Mueller, Land Management Officer *MAM*

FROM: Aaron Hughes, Land Management Agent *AH*

DATE: March 23, 2022

RE: Ordinance 2022-06, Authorizing the Negotiated Sale of 183.234 Acres in Cooper Landing as Part of the Sterling Highway Mile Post 45-60 Realignment Project to the State of Alaska Department of Transportation and Public Facilities for a Negotiated Amount Over Appraised Value (Mayor)

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) has requested the negotiated sale of 183.234 acres of KPB owned lands located in Cooper Landing as right-of-way for the proposed Sterling Highway Mile Post 45-60 Realignment. The proposed right-of-way acquired lands are described as 22 Project Parcels as referenced on the attached maps.

The attached Ordinance would authorize the Mayor to execute all necessary documentation required to convey the above referenced project parcels to DOT&PF in consideration of the negotiated sale price of \$2,122,900.

The proposed sale price is the result of negotiations between KPB and DOT&PF after detailed review of DOT&PF contracted independent third-party appraisal on all project parcels. The appraisal valuations for all project parcels totaled \$1,722,200 and the negotiated sale price includes an additional \$400,000 in consideration.

The sale of the Project Parcels to DOT&PF authorized under this ordinance will benefit borough residents and visitors by providing necessary upgrades to the Sterling Highway and is consistent with the 1996 Cooper Landing Land Use Plan.

Your consideration of the attached Ordinance is appreciated.