



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Borough Mayor *MN*

FROM: Marcus Mueller, Land Management Officer *MM*

DATE: March 15, 2017

SUBJECT: Ordinance 2017-04; Ordinance authorizing the sale of certain parcels of borough land by sealed bid followed by an over-the-counter sale.

The Kenai Peninsula Borough Planning Commission reviewed the subject ordinance during their regularly scheduled March 13, 2017 meeting.

A motion passed by unanimous consent to recommend approval of Ordinance 2017-04; an ordinance authorizing the sale of certain parcels of borough land by sealed bid followed by an over-the-counter sale.

In the ordinance, please make the following amendment to the last WHEREAS statement:

WHEREAS, the Planning Commission at its regularly scheduled meeting of March 13, 2017 recommended approval by unanimous consent.

Attached are the unapproved minutes of the subject portion of the meeting.

AGENDA ITEM F. PUBLIC HEARINGS

- 5. Ordinance 2017-04; Ordinance authorizing the sale of certain parcels of borough land by sealed bid followed by an over-the-counter sale.

Staff Report & Memorandum overview given by Marcus Mueller

PC Meeting: 3/13/17

The borough's Land Management Division has identified parcels of land that are surplus to the borough's need for land holdings and which could be placed in a competitive market value land sale by sealed bid followed by an over-the-counter sale. Vicinity map and aerial photos were included in the packet showing the location of each parcel. Minimum bids are set at the existing fair market value as determined in consultation with the borough's Assessing Department.

The sealed bid due date is proposed for May 12, 2017. A sale brochure will identify the parcels and explain the sealed bid procedures. Notice of the land sale will be published in accordance with KPB 17.10.110 and the brochure will be made available on the borough's land management website.

This year the borough's Land Management Division would like to continue with a finder's fee feature and increase the minimum fee from \$250 to \$300. By offering a one and one-half percent finder's fee, with a \$300 minimum, to qualified finders, the borough creates an avenue for real estate professionals to participate in borough land sales. Bidders may benefit from receiving consultation from third party real estate professionals while the borough can benefit from their advertising for better market exposure.

Parcel No. 014-040-04, also known as the Lighthouse Inn, is proposed for this year's land sale. The property contains existing structures which are in poor condition. For this sale an extended due diligence period is proposed for a buyer entering into a purchase agreement of this property and zero penalty withdrawal feature be included in that agreement. If sale of the property is unsuccessful, Land Management would then consider demolition of the improvements.

The ordinance would authorize a sealed bid land sale of 21 parcels of borough land followed by an over-the-counter sale of the parcels not sold. Consideration of this ordinance is appreciated.

END OF MEMORANDUM

Chairman Martin opened the meeting for public comment. Seeing and hearing no one wishing to speak Chairman Martin closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Ecklund moved, seconded by Commissioner Lockwood to recommend approval of Ordinance 2017-04; authorizing the sale of certain parcels of Borough Land by Sealed Bid followed by an Over-the-Counter sale.

Commissioner Glendening commended the person who processed the maps that were included in the packet. That person did an elegant job on the maps which were clear, bright and easy to read. He encouraged staff to keep that contractor.

VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	ECKLUND YES	ERNST ABSENT	FOSTER YES	GLENDENING YES	ISHAM ABSENT	LOCKWOOD YES
MARTIN YES	MORGAN ABSENT	RUFFNER YES	VENUTI ABSENT	WHITNEY YES		8 YES; 4 ABSENT

~~AGENDA ITEM F.~~ PUBLIC HEARINGS

- ~~6. Resolution 2017-024; Resolution to classify certain Borough lands located in Nikiski, Kalifornsky, Anchor Point, Cohoe and Homer areas.~~