

Broyles, Randi

From: Blankenship, Johni
Sent: Monday, October 11, 2021 8:32 AM
To: Broyles, Randi
Subject: FW: <EXTERNAL-SENDER>Fwd: Assembly meeting

Please include with laydown packet

From: Dunne, Willy
Sent: Saturday, October 9, 2021 4:53 PM
To: Blankenship, Johni <JBlankenship@kpb.us>
Subject: Fwd: <EXTERNAL-SENDER>Fwd: Assembly meeting

Hi Johni,

Can you have the information below from the AP Food Pantry be included in our packet for Resolution 2021-075?

Thanks,
Willy

Sent from my iPad

Begin forwarded message:

From: Willy Dunne <wdunne907@gmail.com>
Date: October 9, 2021 at 3:47:56 PM AKDT
To: "Dunne, Willy" <WDunne@kpb.us>
Subject: <EXTERNAL-SENDER>Fwd: Assembly meeting

CAUTION:This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Sent from my iPhone

Begin forwarded message:

From: Anchor Point Food Pantry <apfp.266@gmail.com>
Date: October 9, 2021 at 3:32:30 PM AKDT
To: Willy Dunne <wdunne907@gmail.com>
Subject: Assembly meeting

Hi there,

I am just checking to make sure that we, the Anchor Point Food Pantry, -hoping in the AP transfer site plat land classification - are on the Assembly meeting agenda for Oct. 12. We are making sure that there is no confusion.

If so, our hope is to have the full five acres classified as institutional, so that there will be a decent buffer between the residential and the institutional areas, but **we don't want to have it voted down with a no vote.** We will accept it as is, if we need to, and appreciate the kindness of the borough.

Is it possible to have the institutional land appropriated (?) to the Anchor Point Food Pantry at this meeting - since we already have an application in back in June?
We appreciate your help and your time.

Thank you,
Missy

Broyles, Randi

From: Blankenship, Johni
Sent: Monday, October 11, 2021 3:40 PM
To: Broyles, Randi
Subject: FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Monday, October 11, 2021 3:40 PM
To: BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>
Subject: New Public Comment to Assembly Members

Your Name: Lauren Isenhour

Your Email: homegrownconstructionak@gmail.com

Subject: Anchor Point land classification

Message:

Assembly Members,

I'm Lauren Isenhour, general contractor of Home Grown Construction LLC. We've built the spec homes along Birch St next door to this borough property. If this property is going to be classified, long term, it is the best use of this property for it to be classified as residential and commercial (currently waste handling), and have it generate money for the borough, and growth for our community. Creating more residential lots and making them available for sale in a residential neighborhood is the best use of this land. There is always a need for the Borough to generate income – that income benefits ALL our residents. There are plenty of lots alongside the highway in Anchor Point that are wonderfully suited for business or institutional development, and in a thriving community, we need a balance of ALL growth: business, institutional, and residential.

We see a lot of new buyers interested in living in Anchor Point because it's awesome to live here, but they commute to Homer for work and so aren't interested in being down the North Fork or further north of town. There is limited acreage that makes up the "Anchor Point Proper" area, basically the land between School St and Ester Ave, where you are within walking distance to the school and other amenities. A lot of us love living in Anchor Point because we like having acreage, privacy, etc. But there is a population of people who like living with neighbors, having quick access to amenities, and having smaller lots to care for. We can accommodate both types here in Anchor Point! We need the residential growth to build up our community. We all want more activities and things to do here, more restaurant options, and more business development. We need the residential growth to have that. And there is prime neighborhood growth potential in this borough acreage that we're discussing now.

Here are some ball park numbers from my construction standpoint on the value of residential development:

*Subdivided, these would be nice building lots in a prime neighborhood location. Because city water has been extended down Birch St, the land can be subdivided into seven or eight .5acre parcels and sold and built on, generating hundreds of thousands of dollars of revenue for the Borough and add up to 2 million dollars in tax base. Those are real numbers!

*Construction creates jobs and generates money for our local contractors and laborers – at approx. \$100K per

house in labor cost, the 5 spec houses we've built along Birch St (4 on Birch St, 1 on Nelson St) have put \$500K into the pockets of local laborers and contractors

*Those same 5 houses have a combined tax assessment value of \$1.2 million. For the life of those homes, the Borough continues to generate revenue from property taxes

Location, location, location! This property is in a prime location for residential development that allows for community growth in a positive direction, as well as creates jobs and income for our local contractors and laborers. All development is important to our community. It is my opinion as a general contractor, business owner, and Anchor Point resident that the westerly 5 acres of this particular borough parcel is best classified and used for residential development.

Respectfully submitted,

Lauren Isenhour

10/11/21

Broyles, Randi

From: Blankenship, Johni
Sent: Monday, October 11, 2021 3:35 PM
To: Broyles, Randi
Subject: FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Monday, October 11, 2021 3:35 PM
To: BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>
Subject: New Public Comment to Assembly Members

Your Name: Mary Trimble

Your Email: maryetrimble@gmail.com

Subject: Classification of borough lands in Anchor Point

Message:

Assembly Members,
Re: Classification of 16.2 acres in downtown Anchor Point

As a member of the Anchor Point Advisory Commission, we addressed this issue and heard public comments. The vote was 4-2 and the motion to approve the classification failed. Comments from the commission members were that the public at large were not involved and informed, that the comprehensive plan should come first before such a classification is made and that it might not be the best location for the purpose of the classification.

The borough planning commission approved the classification which is why you have it before you on tomorrow's agenda. I understand that they, the planning department and commission, do not look at issues from a financial standpoint and are responding to a request from the Food Pantry for a lease. The assembly on the other hand has the obligation to the taxpayers to make wise financial decisions. The western 5ac area in the drawing has been divided into 2 sections - 1.53ac residential and 3.52ac institutional with the intent to be able to lease the institutional area to the Food Pantry.

My position as a 45 year resident of Anchor Point, a Realtor, a land developer, an investor in real estate and a concerned citizen is that the entire 5 acres should be classified residential if it is to be classified at all at this time. It is surrounded on 3 sides by residential properties and one side by the transfer site. There is a need for more residential lots as the population is growing and a benefit of living in town is access to natural gas and the closeness to Homer where the jobs are. In 1978, we built our family home on School St and purchased all the adjoining property we could not knowing that over 35 years later our daughter would be a residential contractor building on the very properties we had developed and held all those years. To say I am proud is an understatement. Not many longtime residents have their children return home and be able to make a living in the town they were born in and be able to raise their family in a healthy environment.

My objection to the site being classified with 3.5ac institutional is not an effort against the Food Pantry. They have other options and have relocated to an indoor facility where they can continue to serve their purpose as stated in their Articles of Incorporation "to help feed the hungry in our community". This is a worthy purpose

but they want to go way beyond that and with their meager resources build a huge community center without consulting the community other than their small group of supporters. This does not make sense to me that the borough would consider leasing and/or selling to a nonprofit with such lofty goals and take it forever off the tax rolls – not in the best interest of the community, in my opinion. Recently, Anchor Point has been asked by Planning to develop a comprehensive plan specifically for our town which reasonably should happen first and let the whole community, from all walks of life, have input on the future of their town.

Marcus Mueller gave me a list of the 9 current land leases on borough property, 6 of which uses are trails, shooting ranges and racetracks, basically warehousing the land for the short term. Then there is the Hope Fire and EMS, the SPARC center in Homer next to the Middle School and Boys and Girls Club for Youth Programs. None of these are similar to what is before you. This classification is only for the purpose of then leasing to the Anchor Point Food Panty with their clear intent of owning the property.

As a Realtor, I abide by the Realtor Code of Ethics and in the Preamble we are charged with requiring the “highest and best use” of the land and the widest distribution of land ownership so you can understand my strong beliefs. I know you are not Realtors but you are elected officials that are charged by the taxpayers of this borough to make financial decisions in their best interest. I hope that you have read this far in my letter and understand my point of view. You will be hearing a lot of emotional testimony from the Food Pantry board and supporters. Please use reason and put on your “highest and best use” hat and if you must classify the land at this time then do it wisely and with consideration of all tax payers and community members.

Respectfully,

Mary Trimble 907-299-2677

maryetrimble@gmail.com

Broyles, Randi

From: Blankenship, Johni
Sent: Tuesday, October 12, 2021 10:29 AM
To: Broyles, Randi
Subject: FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Tuesday, October 12, 2021 10:23 AM
To: BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>
Subject: New Public Comment to Assembly Members

Your Name: Kelsie parkinson

Your Email: kparkinson907@gmail.com

Subject: Classification of borough lands

Message:

Hello assembly members, my name is Kelsie Parkinson and I am a resident/homer owner in Anchor Point. I have recently (like as in the last 2 days) been informed of a possible decision of classifying part of the borough lot that is the transfer site lot in anchor point. I've also been notified as to why this possible classification is on the agenda. I work out of town a lot of the year so I unfortunately had no notice to this agenda all summer, and have heard most people in our community haven't had much notice of it either which baffles me. I support the Food Pantry of Anchor Point and love that we have people willing to help the hungry and less fortunate. I 100% do not however support the idea of them tearing apart beautiful land and building a huge facility or parking lot or community center or whichever they choose 20ft next to my home. My house is right next to where they want to build and throw up this commercial lot and I feel that it would be beyond unacceptable to even consider allowing them to do so. I've heard in my very short amount of knowledge about this matter that they do have other options. This is nothing against the poor or hungry. I've been poor, I've been hungry, I've had to ask friends and family for money to help feed me in the past to be able to go to work because I've been so broke. At the same time, I work as hard as I can so I can keep a roof over my head. While I'm home for what seems like short amounts of time I want to enjoy being home, in my house, in my sweet little neighborhood I live in. Which is down birch street and my home is the first home on Nelson street. This center would ruin the neighborhood aspect we have here, it would ruin the privacy and atmosphere, and I know for a fact it would substantially decrease the property value of all the homes here. I'm not a realtor or a home builder but I like the feel like I do know a thing or two and I really hope you all think about how this will affect the community and more importantly the homes down in this area. The food pantry has other options and sounds like they know it, it sounds to me that they just want everything handed to them for free which saddens me, but also sounds why they are turning to the borough because they have exhausted options they used to and refuse any other option that they truly have in way more realistic locations. Locations where businesses are established and the majority is commercial, not residential and not homes. Most of us don't live in this small town for its city like feel and I would be truly devastated if this plan is allowed to go through and I end up with a whole lot of issues and feeling like there's a super store 20 feet off my lot. I love my charming home, please don't ruin the atmosphere

I have living in this location. They have other options, ones that make more sense. Thank you for your time.
-kelsie parkinson

Broyles, Randi

From: Blankenship, Johni
Sent: Tuesday, October 12, 2021 3:29 PM
To: Broyles, Randi
Subject: FW: New Public Comment to Assembly Members

From: Kenai Peninsula Borough <webmaster@borough.kenai.ak.us>
Sent: Tuesday, October 12, 2021 3:28 PM
To: BoroughAssembly <Borough-Assembly@kpb.us>; Mayor's Department <MayorDepartmental@kpb.us>
Subject: New Public Comment to Assembly Members

Your Name: Mary Trimble

Your Email: maryetrimble@gmail.com

Subject: Anchor Point land classificationn

Message:

Assembly President and Members,

As an addendum to my previous letter I want to add that there is a borough parcel, 16572006, that is just off the Sterling Highway behind the gas station and post office that would be an ideal location for the Food Pantry. There is power, gas and public water immediately available. It is a level, undeveloped 33 acres, plus 5ac adjoining, currently classified institutional and was originally purchased for a school site in 1985 when Chapman School was bursting at the seams. Since then the student population has gone down and the talk of a new school is just a memory for us old timers while the newer folks are fighting just to keep Chapman from being shut down.

I do not see a real emergency or urgency for the Food Pantry to have a location right this minute so this site should be considered because it is such a superior location in a commercial area and not a residential neighborhood.

Thank you,

Mary Trimble

Broyles, Randi

From: Blankenship, Johni
Sent: Tuesday, October 12, 2021 4:33 PM
To: Broyles, Randi
Subject: FW: <EXTERNAL-SENDER>Borough land use for anchor point food pantry

-----Original Message-----

From: William Carey <careyfarmsalaska@gmail.com>
Sent: Tuesday, October 12, 2021 4:30 PM
To: G_Notify_AssemblyClerk <G_Notify_AssemblyClerk@kpb.us>
Subject: <EXTERNAL-SENDER>Borough land use for anchor point food pantry

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This community greatly needs a place for a food pantry. But at the same time there needs to be an over site committee set in place to ensure that the boroughs interest and persons giving monies to this endeavor are properly done to insure the integrity of said proposal.

Reasons why: the current pantry board doesn't conduct a board meeting g as should be done. They fail to follow roberts rules. There is no correct agenda, financial report or proper minutes typed up. As a non profit there needs to be an audit done on their expenses from said grants and donations as some of their spending leaves a lot of unanswered questions as to their use. There has been an account of discrimination of civil rights and possible discrimination of a disabled veteran with possible pending investigations as to this conduct.

Please consider this very carefully as it will impact our community here in anchor point. This should be considered only as a good pantry. Not a combination pantry and community center And not with the currant board running it.
Thank u for your time

Darlene Carey