

Introduced by:	Baisden
Date:	09/16/25
Hearing:	10/14/25
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2025-22**

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PARCELS
WHICH DO NOT SELL IN THE 2025 ONLINE-ONLY AUCTION TO BE
OFFERED THROUGH AN OVER-THE-COUNTER SALE FOLLOWING
THE ONLINE-ONLY AUCTION**

WHEREAS, Ordinance 2025-10 authorized the sale of certain parcels owned by the Kenai Peninsula Borough via a live public outcry/simulcast auction followed by a secondary online-only auction;

WHEREAS, this ordinance will provide for the sale of parcels certain parcels not sold and which did not receive a bid during the secondary online auction to be available, through November 1, 2025, for purchase via an over-the counter sale pursuant to KPB 17.10.090(H) on first come first served basis with the reserve amount, as established by Ordinance 2025-10, for each parcel to provide the fair market value amount;

WHEREAS, this ordinance further authorizes a 25% discount during the over-the-counter sale to an eligible veteran, as defined in this ordinance;

WHEREAS, the KPB Planning Commission conducted a public hearing at its regularly scheduled meeting on _____, and recommended _____;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That the parcels listed below and offered for sale during the Kenai Peninsula Borough's secondary online-only auction, in accordance with Ordinance 2025-10, which do not sale and do not receive a bid during the online auction will be offered for sale during an over-the-counter sale period commencing after the conclusion of the only-only auction and ending at close of business on November 1, 2025. The parcels in the over-the-counter sale will be offered for purchase on a first come, first served basis. In accordance with KPB 17.10.090 the reserve amount, as established by Ordinance 2025-10, for each parcel offered for

purchase during the over-the-counter purchase period will be considered fair market value for the parcel.

01713063	4.28	GOVERNMENT LOTS FIVE (5) AND SIX (6) AND $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}$, SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713063)	Salamatof	\$70,000
01713064	1.76	GOVERNMENT LOT EIGHTEEN (18), SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713064)	Salamatof	\$33,100
02543309	7.23	LOT THIRTY-ONE (31), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02543309)	Moose Point	\$36,000
02543311	7.40	LOT THIRTY-FOUR (34), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02543311)	Moose Point	\$37,000
02544718	7.40	LOT TWO HUNDRED FORTY-FIVE (245), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02544718)	Moose Point	\$37,000
02545717	8.15	LOT THREE HUNDRED SIXTY-EIGHT (368), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02545717)	Moose Point	\$39,000

SECTION 3. That an eligible veteran is entitled to a discount of twenty-five percent (25%) off the purchase price for any parcel in the over-the-counter sale authorized by this ordinance. To be eligible for a discount, a veteran must submit proof that the veteran is: (1) at least eighteen years old; (2) has been a KPB resident for a period of not less than one year immediately preceding the date of sale; and (3) has served in the Alaska Territorial Guard for at least ninety days unless the service was shortened due to a service connected disability or on active duty in the U.S.

Armed forces at least ninety days, unless the tenure was shortened due to a service connected disability or due to receiving an early separation upon return from a tour of duty overseas, and has received an honorable discharge of a general discharge under honorable conditions. An eligible veteran is only entitled to one discount during the over-the-counter sale authorized by this ordinance.

- SECTION 4.** That all parcels will be conveyed by quitclaim deed. Title insurance in the form of a lenders policy of title insurance must be obtained for all KPB-financed sales. All title insurance and closing fees are at the buyer's expense. Title insurance must show the condition of title and no unsatisfied judgments or liens against the buyer at the time of closing, the latter of which shall also be verified by the buyer prior to closing. In the event a title report showing an acceptable condition of title cannot be obtained by seller, then either the buyer or KPB may elect to terminate the purchase agreement, in which case all monies on deposit will be refunded to the buyer. For KPB financed sales, buyers must execute a release authorizing KPB to obtain a credit report on the said buyers.
- SECTION 5.** That KPB will reserve all right, title and interest in and to all unreserved subsurface mineral rights, if any, together with the right to the future extraction of those rights.
- SECTION 6.** That upon successful over-the-counter sale, the buyer must immediately enter into an agreement to acquire the subject parcel and, if the buyer is unable to pay the full purchase price via cash (U.S. Dollars) or cashier's check, then a down payment of 10 percent of the sale price, or \$1,500, whichever is greater, must be deposited with KPB or its designee and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply, except that KPB shall retain the down payment, up to \$1,000, if the prospective buyer breaches a term of the sale.
- SECTION 7.** That the Assembly authorizes the use of seller financing as a payment option for purchasers for all lands authorized for sale under this ordinance. Terms of the seller financing shall be as defined in KPB 17.10.120.
- SECTION 8.** That the Mayor is authorized to sign any documents necessary to effectuate this ordinance.
- SECTION 9.** That if any provision of this ordinance or its application is determined to be invalid, the remaining provisions shall continue in full force and effect.
- SECTION 10.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS *DAY
OF *, 2025.**

Peter Ribbens, Assembly President

ATTEST:

Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent: