Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Wayne Ogle, Assembly President

THRU: Charlie Pierce, Mayor
            Max Best, Planning Director

FROM: Marcus A Mueller, Land Management Officer

DATE: February 22, 2018

RE: Ordinance 2018-_13_, Authorizing the Sale of Certain Parcels of Borough
            Land by Sealed Bid Followed by an Over-The-Counter Sale (Mayor)

The borough's Land Management Division has identified certain 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. Attached is a vicinity map and parcel site maps showing the location of each parcel. Minimum bids are set at the estimated fair market value as determined in consultation with the borough's Assessing Department.

The sealed bid due date is proposed for May 31, 2018. 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 by offering a 1.5 percent finder's fee, with a $300 minimum, to qualified finders. This 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.

The attached ordinance would authorize a sealed bid land sale of certain parcels of borough land followed by an over-the-counter sale of the parcels not sold.

This matter is scheduled to come before the Planning Commission at its March 26, 2018 meeting. The Planning Commission will forward its recommendations to the assembly prior to the scheduled hearing on this ordinance.

Your consideration of this ordinance is appreciated.