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Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor PAM
Brandi Harbaugh, Finance Director BH
Robert Ruffner, Planning Director RR
Aaron Hughes, Land Management Officer AH

FROM: Jennifer Shields, Land Management Agent JS

DATE: February 5, 2026

RE: Ordinance 2026-05 Authorizing Retention or Sale of Certain Real Property Obtained by the Kenai Peninsula Borough Through Tax Foreclosure Proceedings (Mayor)

Pursuant to AS 29.45.290 et. seq. and KPB 17.10.100(A) regarding tax foreclosure proceedings, the Kenai Peninsula Borough (KPB) has received Clerk's Deeds for that real property listed in the ordinance. The ordinance will authorize those tax foreclosed parcels listed in Exhibit A to be retained for a public purpose with a management classification recommendation, and will authorize those parcels listed in Exhibit B to be sold at public auction. The number of parcels to be retained or sold is subject to change prior to the public auction, should delinquent tax obligations be paid and parcels are repurchased by prior owners of record.

A preliminary list of parcels proposed for sale in the KPB 2026 Tax Foreclosure Land Sale Auction was sent for review and comment to the KPB School District, all KPB administrative departments, service areas, applicable cities and advisory planning commissions, and the KPB Planning Commission. Pursuant to AS 29.45.460(c), notice of the sale will also be sent to the former owners of record by certified mail within five (5) days of the first publication of the notice of hearing of the ordinance.

Due to the reduction in local newspaper publication dates, the ordinance provides for an exception to public notice publication in a newspaper of general circulation of less than thirty (30) days before the auction.

The tax foreclosure land sale auction is scheduled for April 25, 2026, in the KPB Assembly Chamber. The KPB Planning Commission will consider this ordinance at its regularly-scheduled meeting on March 16, 2026, and will forward a recommendation to the Assembly.

Your consideration is appreciated.