

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *RR*
Aaron Hughes, Land Management Officer *AH*

FROM: Jennifer Shields, Land Management Agent *JS*

DATE: July 23, 2026

RE: Ordinance 2026-28, Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough Via Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction (Mayor)

The Kenai Peninsula Borough (KPB) Land Management Division has identified certain parcels of land that are surplus to KPB needs. Attached are maps showing the location of each parcel. Minimum sale prices, termed reserve amounts, are proposed to be set at the estimated fair market value as determined through consultation with the KPB Assessing Department.

The live public outcry/simulcast online auction is proposed for October 10, 2026, in the KPB Assembly Chamber. A sale brochure will identify the sale parcels and provide a brief explanation of the auction and subsequent closing process. Notice of the land sale will be published in accordance with KPB 17.10.110, and the auction brochure will be made available on the KPB Land Management Division's land sale website. The ordinance provides a framework to reschedule the auction in the event that the live auction date is cancelled, and would authorize a secondary online-only auction land sale of those parcels not sold in the live auction.

An exception to the classification of the parcels to be disposed of by this ordinance is provided, since classifying land uses for surplus, disposed land does not serve a useful purpose in guiding future management decisions of KPB-owned lands.

In recognition of the need to promote affordable land purchase and housing development opportunities for KPB residents, the ordinance designates seven (7) parcels as eligible to participate in the Land Affordability Program (LAP) as authorized by Ordinance 2025-09. The LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings.

The KPB Planning Commission will hold a public hearing regarding the proposed land sale on August 10, 2026, and will forward its recommendation to the Assembly.

Your consideration is appreciated.