

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Kelly Cooper, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor 
Max Best, Planning Director 

FROM: Marcus A Mueller, Land Management Officer 

DATE: February 13, 2020

RE: Ordinance 2020-08, Authorizing the Sale of Certain Parcels of Borough Land by Sealed Bid Followed by an Over-the-Counter Sale (Mayor)

The Kenai Peninsula Borough (KPB) Land Management Division has identified certain parcels of land that are surplus to the KPB'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 KPB Assessing Department.

The sealed bid due date is proposed for May 15, 2020. 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 KPB Land Management Division's website.

The KPB'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. Bidders may benefit from receiving consultation from third party real estate professionals while the borough can benefit from increased market exposure.

This 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 ordinance is scheduled to come before the KPB Planning Commission at its February 24, 2020 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.