

Introduced by: Mayor
Date: 09/03/24
Hearing: 09/17/24
Action: Enacted
Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2024-19-07**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY
LOCATED ADJACENT TO THE NORTH STAR SCHOOL CAMPUS IN NIKISKI
NECESSARY FOR FUTURE SCHOOL USE AND APPROPRIATING FUNDS FROM
THE LAND TRUST FUND FOR THE PURCHASE**

WHEREAS, the Kenai Peninsula Borough School District (“KPBSD”) currently provides K-5 educational instruction at the Nikiski North Star Elementary school campus; and

WHEREAS, the existing school campus consists of a 28-acre parcel, bounded by private land holdings and Salamatof Lake, limiting future management and potential expansion of the school facility; and

WHEREAS, the subject parcel consists of 4.62 acres and is located immediately adjacent to the Nikiski North Star Elementary school campus; and

WHEREAS, the subject parcel is currently listed by a local real estate agent and was actively marketed on the MLS with an asking price of \$59,900; and

WHEREAS, the Kenai Peninsula Borough's (“KPB”) Land Management Division (“Land Management”) has identified the strategic acquisition of the subject parcel as being necessary to proactively secure adjacent lands for future management options involving this KPB-owned school site; and

WHEREAS, Land Management disposes of lands surplus to KPB needs through land sale auctions, resulting in sale proceeds used for the acquisition of real property necessary to satisfy current and future KPB realty needs, like the subject parcel; and

WHEREAS, the KPB Planning Commission, at its regular meeting of September 9, 2024 recommended approval by unanimous consent;

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

SECTION 1. That pursuant to KPB 17.10.040, the assembly finds that purchasing the subject parcel, which is the following-described real property, is in KPB’s best interests as it secures additional school campus utility, planning and growth:

LOT 6, HAROLD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NUMBER 92-71, RECORDS OF THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (PARCEL NO. 01524049)

SECTION 2. That the terms and conditions substantially in the form of the Purchase Agreement accompanying this ordinance are hereby approved. The purchase price will be \$53,000 for the subject parcel, plus closing and due diligence costs not to exceed \$6,000.

SECTION 3. That the subject parcel will be classified as “Government” pursuant to KPB 17.10.080.

SECTION 4. That the Mayor is authorized to execute any and all documents necessary to purchase the subject parcel described in Section 1 in accordance with the terms and conditions contained in this ordinance and the accompanying Purchase Agreement, consistent with applicable provisions of KPB Chapter 17.10.

SECTION 5. That \$59,000 is appropriated from the Land Trust Fund fund balance to Account No. 250.21210.LNDNS.48610 for the purchase and estimated due diligence or closing costs of the subject parcel located in Nikiski, Alaska.

SECTION 6. That this ordinance shall be effective immediately.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 17TH DAY OF SEPTEMBER, 2024.

Brent Johnson

Brent Johnson, Assembly President

ATTEST:

Michele Turner

Michele Turner, CMC, Borough Clerk



Yes: Cooper, Cox, Ecklund, Elam, Hibbert, Ribbens, Tunseth, Tupper, Johnson

No: None

Absent: None