

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Brandi Harbaugh, Finance Director *BH*
Robert Ruffner, Planning Director *RR*

FROM: Aaron Hughes, Land Management Officer *RR*

DATE: August 22, 2024

RE: Ordinance 2024-19- 07, 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 (Mayor)

The Kenai Peninsula Borough School District (KPBSD) provides K-5 educational instruction to approximately 242 students at the North Star School facility. While the existing campus consists of a 28-acre parcel of KPB-owned land, its proximity to private land holdings and Salamatof Lake limits future decision making, management and campus planning. The strategic acquisition of the subject parcel will help to secure additional flexibility and longevity for the existing school site.

Land Management disposes of KPB lands identified as being surplus to KPB needs. The sale proceeds from these disposals are held in trust within the Land Trust Fund for the future management of KPB lands and the acquisition of real property necessary to satisfy KPB needs, like the subject parcel.

The proposed purchase price of \$53,000.00, is consistent with current market comparables in the area. An additional \$6,000.00 will be used to cover due diligence costs and closing fees related to the acquisition. The purchase agreement provides up to 90 days to close.

This Ordinance authorizes the purchase of the subject parcel and appropriates \$59,000 from the Land Trust Fund to cover the costs associated with the purchase. The Ordinance also provides for the classification of the subject parcel as “Government”.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED	
Account:	<u>250.21210. LNDNS.48610</u>
Amount:	<u>\$59,000</u>
By:	<i>BH</i> _____
Date:	<u>8/19/2024</u>