

# Kenai Peninsula Borough

## Planning Department – Land Management Division

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### MEMORANDUM

**TO:** KPB 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 *AH*

**DATE:** October 10, 2024

**RE:** Ordinance 2024-19- 18 , Authorizing the Acquisition of Real Property Located Adjacent to the Chapman School Campus in Anchor Point for Future School Use, and Appropriating \$850,000 from the General Fund for the Purchase (Mayor)

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The Kenai Peninsula Borough School District (KPBSD) provides K-8 educational instruction at the Chapman School facility in Anchor Point. The existing school campus consists of a 4.51- acre parcel of KPB-owned land. Presently, future expansion and management of the site is limited because the campus parcel is bounded by private land holdings, and the Chapman School is experiencing new challenges related to the efficient and safe use of the existing campus. The proposed acquisition of the four parcels comprising a total of 6.6 acres would secure the additional space necessary for the proactive long-term planning for this important school site.

The proposed purchase price of \$800,000 is consistent with market comparables in the area. An additional \$50,000 is being proposed to cover due diligence costs and closing fees related to the acquisition. The Purchase Agreement provides for a closing on or before December 31, 2024.

This Ordinance would authorize the purchase of the subject parcels and appropriate \$850,000 from the Kenai Peninsula Borough General Fund to cover the costs associated with the purchase. The Ordinance also provides for the classification of the subject properties as “Government”.

Your consideration is appreciated.

<b>FINANCE DEPARTMENT FUNDS/ACCOUNT VERIFIED</b>	
Account:	<u>100.27910</u>
Amount:	<u>\$850,000.00</u>
By: <i>CH</i>	Date: <u>10/10/2024</u>