

# Kenai Peninsula Borough

## Planning Department – Land Management Division

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### MEMORANDUM

**TO:** Ryan Tunseth, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Robert Ruffner, Planning Director *RR*

**FROM:** Aaron Hughes, Land Management Officer *AH*

**DATE:** May 7, 2026

**RE:** Ordinance 2026- 23, Authorizing the Conveyance of the Nikolaevsk School Property to Alaska Homestead Education, Inc. in Support of Community K-12 Education (Mayor)

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On July 6, 2025, the Kenai Peninsula Borough School District Board of Education voted to surplus the Nikolaevsk School property. On October 9, 2025, the Kenai Peninsula Borough School District (KPBSD) provided official notice the Nikolaevsk School property had been vacated, and the Land Management Division accepted management responsibility of the property on behalf of the Kenai Peninsula Borough (KPB).

The Planning Department was then approached by Alaska Homestead Education, Inc. (AHE) regarding the use and potential disposal of the property in support of a recently approved Charter School. Due to limited future use options of the built for purpose facility, and substantial ongoing management, maintenance, and other related holding costs of the property, a negotiated sale was proposed.

The ordinance will authorize the as-is, where-is, disposal of the Nikolaevsk School Property to the Alaska Homestead Education, Inc, for an amount other than fair market value in support of community K-12 education. The purchase agreement provides for a sale price of \$2,000,000 with seller financing at 6% interest to be collected over ten equal annual installment amounts of \$202,526.64. All installment payments will be deferred by KPB so long as the property is used for K-12 school purposes and a minimum of \$202,526.64 is contributed towards building maintenance and other building related operating costs. In the event the minimum required amount is not contributed annually, the remaining balance will be deposited with KPB for future use by AHE upon approval of the KPB Assembly.

To further protect KPB's interests during this 10 year period, the property may revert back to KPB, at its discretion, should the property not be used for K-12 education purposes. This arrangement takes into consideration the unique attributes, clouded title, and restricted conveyance related to the transaction. Alaska Homestead Education, Inc. anticipates occupying the property immediately upon closing in preparation for the 2026-2027 school year.

Your consideration is appreciated.