

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Peter Ribbens, 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: July 24, 2025

RE: Ordinance 2025-19-06, Authorizing the Acquisition, and Appropriating Funds for the Purchase, of Four Properties Located within the City of Homer on Behalf of the South Kenai Peninsula Hospital Service Area (Mayor)

South Peninsula Hospital Inc. (SPHI) has requested the KPB proactively secure properties necessary to meet current and future hospital expansion needs.

Land Management has negotiated the purchase of the following properties:

Walls et al. Property – Purchase price: \$500,000; physical address: 324 West Fairview Avenue
The Walls et al. property consists of a .19-acre lot and 1,028-square-foot existing residential structure, to be demolished after closing. The Walls et al. Property lies within the Homer Medical District.

Westwing, LLC Property – Purchase price: \$550,000; physical address: 4117 Bartlett Street
The Westwing, LLC Property consists of a .19-acre lot and 1,612-square-foot office building currently under lease by SPHI for \$3,000 per month. SPHI intends to immediately occupy the building after closing. The Westwing, LLC Property lies within the Homer Medical District.

Lazy Bulldogs, LLC Property – Purchase price: \$825,000; physical address: 3714 Greatland Street
The Lazy Bulldogs, LLC Property consists of a .34-acre lot and a 1,650-square-foot office building. SPHI intends to immediately occupy the building after closing. The Lazy Bulldogs, LLC Property lies within the Homer Central Business District.

Pacific Premier Trust Property – Purchase price: \$171,500; physical address: 4323 Main St.
The Pacific Premier Trust Property consists of a 4.82-acre vacant parcel. The Pacific Premier Trust Property lies within the Homer Rural Residential District.

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Re: 2025-19-06

The ordinance authorizes the acquisition of the subject properties, appropriates \$2,046,500 for the acquisitions, and an additional \$55,000 for related due diligence, administrative, and closing fees from the SPH Plant Replacement and Expansion Fund fund balance.

Your consideration is appreciated.

**FINANCE DEPARTMENT
ACCOUNT / FUNDS VERIFIED**

Acct. No. 491.20602

Amount: \$2,101,500

By: CS Date: 7/24/2025