

## **E. NEW BUSINESS**

2. Ordinance 2024-03 Authorizing the sale of certain parcels of Borough owned land by outcry auction followed by a secondary online auction.

# Kenai Peninsula Borough

## Planning Department – Land Management Division

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### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, KPB Assembly

**THRU:** Peter A. Micciche, Mayor *AM*  
Robert Ruffner, Planning Director *SLRR*  
Marcus A. Mueller, Land Management Officer *mam*

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

**DATE:** January 25, 2024

**RE:** Ordinance 2024-\_\_\_\_\_, Authorizing the Sale of Certain Parcels of Kenai Peninsula Borough-Owned Land by Outcry Auction Followed by a Secondary Online Auction (Mayor)

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The Kenai Peninsula Borough (KPB) Land Management Division has identified certain parcels of land that are surplus to KPB needs. The parcels identified have been acquired through prior tax foreclosure actions or other means for a public purpose. Attached are vicinity-site maps showing the location of each parcel. Minimum sale prices, termed “auction reserves”, are proposed to be set at the estimated fair market value as determined through consultation with the KPB Assessing Department.

The live outcry auction is proposed for May 11, 2024, to be held at Soldotna High School. A sale brochure will identify the parcels and provide a brief explanation of the auction and subsequent closing process. Notice of the land sale will be published in accordance with KPB 17.10.110 and the brochure will be made available on the KPB Land Management Division’s website. The Ordinance provides a framework to reschedule the auction in the event the auction date is cancelled.

The Ordinance authorizes an outcry auction land sale of KPB land followed by a secondary online-only auction land sale of the parcels not sold in the live auction.

The Planning Commission will hold a public hearing on February 12, 2024, and will forward its recommendations to the Assembly.

Your review and consideration of the Ordinance is appreciated.

Introduced by: Mayor  
 Date: 02/06/24  
 Hearing: 02/27/24  
 Action:  
 Vote:

**KENAI PENINSULA BOROUGH  
 ORDINANCE 2024-**

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PARCELS OF KENAI PENINSULA BOROUGH-OWNED LAND BY OUTCRY AUCTION FOLLOWED BY A SECONDARY ONLINE AUCTION**

**WHEREAS,** the Kenai Peninsula Borough (“KPB”) has title to the lands listed in Section 1 of this ordinance; and

**WHEREAS,** these parcels are surplus to the needs of KPB; and

**WHEREAS,** parcels 01310252 and 05534018 were acquired by KPB for road projects that are no longer needed, and parcel 13910041 was acquired by KPB as part of the establishment of the Western Emergency Service Area (“WESA”) and is no longer needed; and

**WHEREAS,** other parcels on this list were acquired through tax foreclosure and retained for public purposes; and

**WHEREAS,** AS 29.45.460(b) specifically anticipates that tax foreclosed properties retained by KPB may later be sold; and

**WHEREAS,** the KPB Planning Commission conducted a public hearing at its regularly scheduled meeting of February 12, 2024, and recommended \_\_\_\_\_;

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

**SECTION 1.** That the parcels listed below are authorized for sale at a minimum of the reserve amounts listed.

<b>PARCEL ID</b>	<b>ACRES</b>	<b>LEGAL</b>	<b>GENERAL AREA</b>	<b>RESERVE</b>
01205042	0.17	LOT 18, BLOCK 6 OF BLOCKS 5, 6, 7, 8, 12, 13, & 14, AURORA HEIGHTS	Nikiski	\$3,600.00

		SUBDIVISION, FILED UNDER PLAT NO. K-1510, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.		
01226129	0.17	LOT 16, BLOCK 9, AURORA HEIGHTS PRELIMINARY SUBDIVISION PLAN, FILED UNDER PLAT NO. K-1320, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	\$3,600.00
01310252	0.83	THAT PORTION OF U.S. GOVERNMENT LOT 9, IN SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, LYING EASTERLY OF THE ROADWAY EASEMENT GRANTED TO THE STATE OF ALASKA AND RECORDED JULY 28, 1971 AS BOOK 41, PAGE 25, LOCATED IN THE KENAI RECORDING DISTRICT, STATE OF ALASKA	Nikiski	\$8,500.00
01406024	0.31	LOT 12, BLOCK 2, GALEN GRAY SUBDIVISION, ACCORDING TO PLAT KN-899, LOCATED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	\$3,400.00
01507009	0.62	LOT 9, BLOCK 1, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	\$9,400.00
01510009	0.32	LOT 4, BLOCK 4, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	\$5,200.00

01512006	0.28	LOT 6, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	\$5,000.00
01512007	0.28	LOT 7, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	\$5,000.00
01513018	0.28	LOT 8, BLOCK 3 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	\$5,000.00
01703004	0.28	LOT 10, BLOCK 7, KENAI DEVELOPMENT CORPORATION SUBDIVISION, ACCORDING TO PAT NO. K-803, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Kenai	\$1,200.00
03904012	0.17	LOT 17, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Kenai	\$5,000.00
03904015	0.17	LOT 20, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Kenai	\$5,000.00

05534018	0.57	LOT 1, BLOCK 3, BELUGA BAY ESTATES SUBDIVISION, PART 2, ACCORDING TO PLAT 77-155, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Kenai	\$65,000.00
06313011	0.58	LOT 18, PANORAMIC PARK SUBDIVISION, ACCORDING TO PLAT K-1189, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	\$20,200.00
06544050	0.31	LOT 50, BLOCK 14, GREGORY SUBDIVISION NO. 6, ACCORDING TO PLAT NO. 74-54, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	\$13,700.00
06557012	0.04	LOT 12, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	\$7,000.00
06557013	0.04	LOT 13, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	\$7,000.00
06557016	0.04	LOT 16, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	\$7,000.00
06557017	0.03	LOT 17, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	\$7,000.00
11902021	0.73	LOTS 20 AND 21, TOWLE SUBDIVISION NO. 1, SEWARD RECORDING	Cooper Landing	\$260,000.00

		DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.		
12503115	0.57	THAT CERTAIN PORTION OF LOT 26 LYING NORTHEASTERLY OF BEAR CREEK OF THE PLAT OF WOODROW ALASKA FILED JUNE 17, 1916 UNDER PLAT NO. VIII IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Seward	\$38,800.00
13504129	0.45	LOT 12, BLOCK 7, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Caribou Island	\$5,000.00
13505139	0.57	LOT 2, BLOCK 5, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Caribou Island	\$5,000.00
13910041	1.01	LOT 1, COOPER-ENGLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 97-9, RECORDS OF THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Ninilchik	\$100,000.00
14419006	0.59	LOT 33, BLOCK 8, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Seward	\$15,000.00
14421041	0.46	LOT 18, BLOCK 7, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL	Seward	\$13,000.00

		DISTRICT, STATE OF ALASKA.		
16929232	0.07	LOT 32, SILVER KING CAMP UNIT III, FILED UNDER PLAT NO. 85-45, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Anchor Point	\$7,700.00
19118023	0.28	THE NORTH 1/2 OF TRACT C, FRANK RABY 1971 ADDITION, ACCORDING TO PLAT 72-60, SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Seldovia	\$15,700.00

**SECTION 2.** That the parcels listed below were obtained by KPB through prior tax foreclosure actions and retained for public purpose. In accordance with provisions of AS 29.45.460, the assembly finds that a public need no longer exists for these parcels.

<b>PARCEL ID</b>	<b>ACRES</b>	<b>ABBREVIATED LEGAL</b>	<b>GENERAL AREA</b>	<b>PRIOR OWNER</b>
01205042	0.17	LOT 18, BLOCK 6 OF BLOCKS 5, 6, 7, 8, 12, 13, & 14, AURORA HEIGHTS SUBDIVISION, FILED UNDER PLAT NO. K-1510, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	Victor Vidlar
01226129	0.17	LOT 16, BLOCK 9, AURORA HEIGHTS PRELIMINARY SUBDIVISION PLAN, FILED UNDER PLAT NO. K-1320, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	Bethany R. Purcell
01406024	0.31	LOT 12, BLOCK 2, GALEN GRAY SUBDIVISION, ACCORDING TO PLAT KN-899, LOCATED IN	Nikiski	Counsellors Investment Co.



		THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.		
01507009	0.62	LOT 9, BLOCK 1, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	Charmain R. Hendrickson
01510009	0.32	LOT 4, BLOCK 4, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	Roy Metler
01512006	0.28	LOT 6, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	Roy Metler
01512007	0.28	LOT 7, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Nikiski	M & H Enterprises Inc.
01513018	0.28	LOT 8, BLOCK 3 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL	Nikiski	Bethany R. Hanley

		DISTRICT, STATE OF ALASKA.		
01703004	0.28	LOT 10, BLOCK 7, KENAI DEVELOPMENT CORPORATION SUBDIVISION, ACCORDING TO PAT NO. K-803, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Kenai	Paul Anderson
03904012	0.17	LOT 17, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Kenai	Charles Castien
03904015	0.17	LOT 20, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Kenai	Charles Castien
06313011	0.58	LOT 18, PANORAMIC PARK SUBDIVISION, ACCORDING TO PLAT K-1189, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	Phillis Reinders
06544050	0.31	LOT 50, BLOCK 14, GREGORY SUBDIVISION NO. 6, ACCORDING TO PLAT NO. 74-54, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL	Sterling	Bradley J. and Mary H. Locke

		DISTRICT, STATE OF ALASKA.		
06557012	0.04	LOT 12, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	Estate of Siewert O. Warren
06557013	0.04	LOT 13, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	Estate of Warren O. Siewert
06557016	0.04	LOT 16, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	Ted and Cheryl A. Miller
06557017	0.04	LOT 17, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Sterling	Ted and Cheryl A. Miller
11902021	0.73	LOTS 20 AND 21, TOWLE SUBDIVISION NO. 1, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Cooper Landing	Dorothy and Charles Graves
12503115	0.57	THAT CERTAIN PORTION OF LOT 26 LYING NORTHEASTERLY OF BEAR CREEK OF THE PLAT OF WOODROW ALASKA FILED JUNE 17, 1916 UNDER PLAT NO. VIII IN THE SEWARD RECORDING DISTRICT, THIRD	Seward	Big Five Corporation

		JUDICIAL DISTRICT, STATE OF ALASKA.		
13504129	0.45	LOT 12, BLOCK 7, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Caribou Island	Richard and Wendy Schenker
13505139	0.57	LOT 2, BLOCK 5, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Caribou Island	The Estate of William L. Melchert
14419006	0.59	LOT 33, BLOCK 8, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Seward	Anne Thorne and Kim Baughman
14421041	0.46	LOT 18, BLOCK 7, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Seward	Gail Y. Faro
16929232	0.07	LOT 32, SILVER KING CAMP UNIT III, FILED UNDER PLAT NO. 85- 45, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Anchor Point	Earnest Flagg
19118023	0.28	THE NORTH 1/2 OF TRACT C, FRANK RABY 1971 ADDITION, ACCORDING TO PLAT 72-60, SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL	Seldovia	Adam Cleghorn

		DISTRICT, STATE OF ALASKA.		
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**SECTION 3.** That the parcel below, having been acquired by WESA, has been identified as being surplus to the needs of WESA. All net sale proceeds resulting from the sale of the parcel shall be deposited into WESA account 209.37225.

PARCEL ID	ACRES	ABBREVIATED LEGAL	GENERAL AREA
13910041	1.01	LOT 1, COOPER-ENGLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 97-9, RECORDS OF THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.	Ninilchik

**SECTION 4.** That the assembly makes an exception to KPB 17.10.090 requiring classification prior to disposal. This exception is based on the following findings of fact pursuant to KPB 17.10.230:

1. Special circumstances or conditions exist.
  - a. KPB 17.10.080(A) states classification of property is for review, plan implementation and management purposes. The classification system designates the most appropriate uses for land and thereby guides KPB management of such lands and implementation action to provide for the identified uses. This ordinance serves to set the management plan for the identified properties.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this chapter.
  - a. The preservation of a substantial property right is not applicable to this case; the considerations under this ordinance as to the management of the land are substantially similar to classification thereby being a practical manner of complying with the intent of classification.
3. The granting of the exception will not be detrimental to the public or injurious to other property in the area.

- a. The parcels are deemed surplus and appropriate to return to market.

**SECTION 5.** That the method of disposal will be by outcry public auction pursuant to KPB 17.10.100(B) followed by an online land sale auction. The date of the outcry public auction sale will be May 11, 2024. The auction will be held at Soldotna High School or other such advertised location. A secondary online-only land sale auction will be conducted for those parcels not sold as part of the outcry auction. The secondary auction is to run a minimum of two weeks beginning not later than August 12, 2024.

**SECTION 6.** That the Mayor is authorized to remove any or all of the proposed land sale offerings for any reason, including real estate market conditions, at any time prior to the date of the initial auction and/or secondary online-only land sale auction.

**SECTION 7.** That in the event the administration is unable to proceed with the outcry auction on the designated date, the administration will reschedule the outcry auction and subsequent secondary online land sale auction 45 to 90 days later than the date designated in this ordinance. In the event the dates designated in Section 2 are cancelled and an alternative date is rescheduled, then such sale date and location must be re-advertised for at least 30 days prior to the sale, consistent with the original advertisement.

**SECTION 8.** That all parcels must be conveyed by quitclaim deed. Title insurance in the form of a lender's policy of title insurance must be obtained for all KPB-financed sales. All title insurance and closing fees are at the buyer's expense. Title insurance must show the condition of title and no unsatisfied judgments or liens against the buyer at the time of closing, the latter of which must also be verified by the buyer prior to closing. In the event a title report showing an acceptable condition of title cannot be obtained by seller, then either the buyer or KPB may elect to terminate the purchase agreement, in which case all monies on deposit will be refunded to the buyer. For KPB-financed sales, buyers must execute a release authorizing KPB to obtain a credit report on the said buyers.

**SECTION 9.** That upon successful sale at auction, buyer/bidder will enter into an agreement to acquire subject parcel, a down payment of 10 percent of the sale price, or \$1,500.00, whichever is greater, must be deposited with KPB or its designee and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 will apply, except that KPB will retain the down payment, up to \$1,000, if the prospective buyer breaches a term of the sale.

**SECTION 10.** That auction records will contain first and second position bid amounts for each property. In the event the first position buyer is unable to perform, the property will be offered for sale to the second position bidder for the amount of the second position bid, provided that the second position bid amount is in excess of the established reserve. If the second position bidder is not interested or unable to perform, and the second position bid is in excess of the established reserve, the second position bid amount will become the stated reserve price in the subsequent

secondary online-only auction. Auction records for the secondary online-only auction will contain first and second position bid amounts for each property. In the event the first position buyer is unable to perform, the property will be offered for sale to the second position bidder for the amount of the second position bid, provided that the second position bid amount is in excess of the established reserve. If the second position bidder is not interested or unable to perform, the parcel will be returned to KPB's land bank.

**SECTION 11.** That the Assembly authorizes the use of seller financing as a payment option for purchasers for those lands authorized for sale under this ordinance. Terms of the seller financing will be in accord with KPB 17.10.120.

**SECTION 12.** That the Mayor is authorized to sign any documents necessary to effectuate this ordinance.

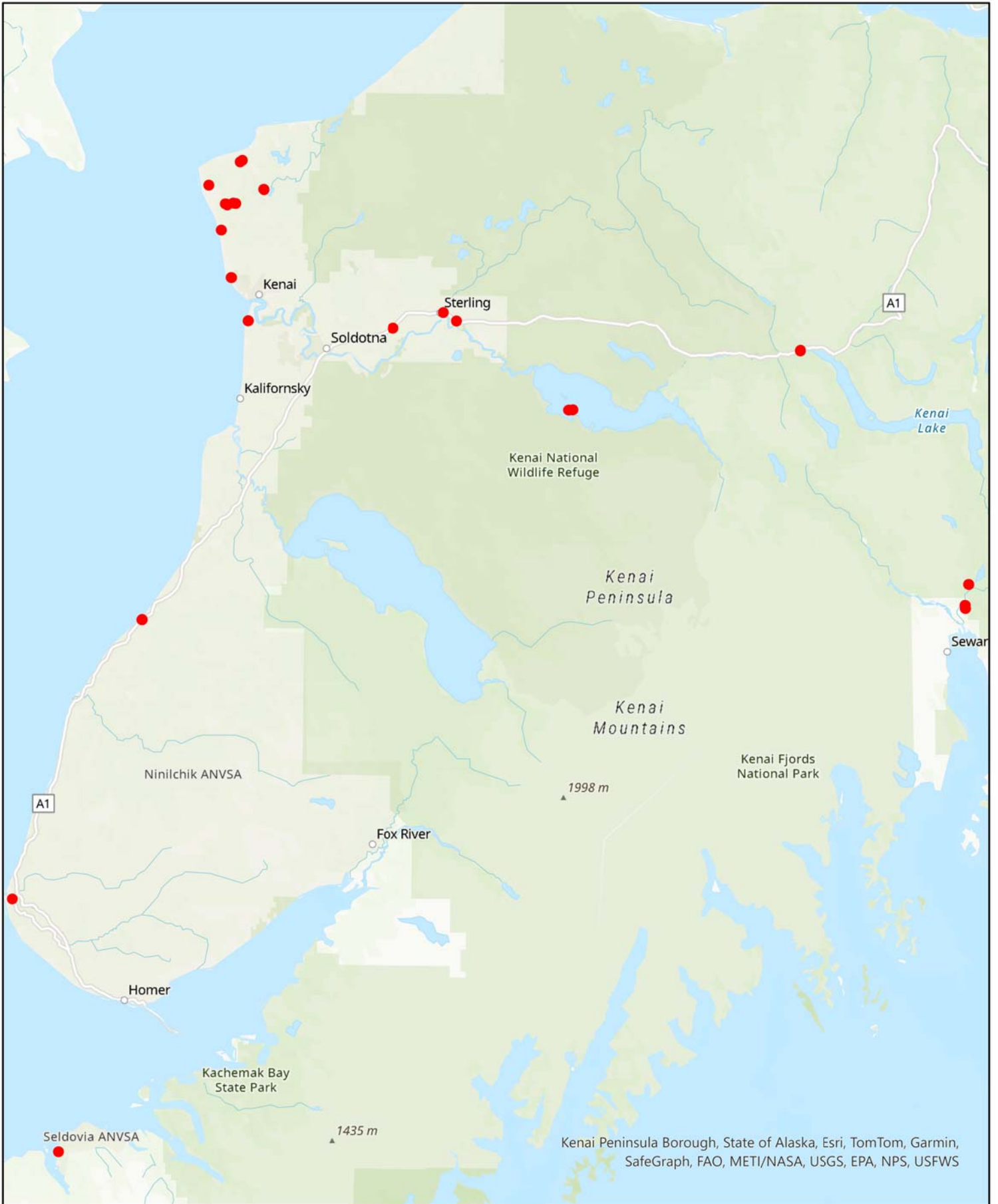
**SECTION 13.** That this ordinance shall become effective immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

\_\_\_\_\_  
Brent Johnson, Assembly President

ATTEST:

\_\_\_\_\_  
Michele Turner, CMC, Borough Clerk



## 2024 Spring Land Sale Vicinity Map





## MINIMUM BID: \$3,600.00

Acres: 0.17

**Legal Description:** LOT 18, BLOCK 6 OF BLOCKS 5, 6, 7, 8, 12, 13, & 14, AURORA HEIGHTS SUBDIVISION, FILED UNDER PLAT NO. K-1510, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot recently cleared with smaller diameter birch and aspen.

**Special Features:** Platted lot with developed access to the Kenai Spur Highway in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to the borough by Clerks Deed in 2002 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway, Marhenke Street and Christie Avenue, a platted road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Gas and Electric utility are available in the area.





## MINIMUM BID: \$3,600.00

Acres: 0.17

**Legal Description:** LOT 16, BLOCK 9, AURORA HEIGHTS PRELIMINARY SUBDIVISION PLAN, FILED UNDER PLAT NO. K-1320, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

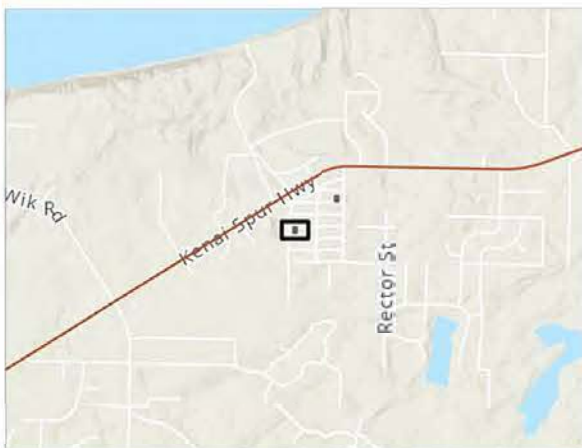
**Topography:** Level lot with smaller diameter birch and aspen.

**Special Features:** Platted lot with developed access to the Kenai Spur Highway in close proximity to schools and other amenities in Nikiski.

**Disclosures:** The property was conveyed to the borough by Clerks Deed in 2005 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway, Marhenke Street and Marlene Avenue, a platted road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Gas and Electric utility are available in the area.





## MINIMUM BID: \$8,500.00

Acres: 0.83

**Legal Description:** THAT PORTION OF U.S. GOVERNMENT LOT 9, IN SECTION 17, TOWNSHIP 7 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, LYING EASTERLY OF THE ROADWAY EASEMENT GRANTED TO THE STATE OF ALASKA AND RECORDED JULY 28, 1971 AS BOOK 41, PAGE 25, LOCATED IN THE KENAI RECORDING DIS

**Topography:** Mostly level lot with a slight grade to the North East towards Marie Lake with smaller diameter spruce, birch and aspen.

**Special Features:** Triangular shaped lot fronting Holt Lamplight Road. Potential views of Marie Lake.

**Disclosures:** The property was acquired by the borough in 1984 by Statutory Warranty Deed. KPB has no historical knowledge of the property or its prior use. A developed utility corridor exists across the NE corner of the parcel. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway, Miller loop road and Holt Lamplight Road, a paved platted road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Gas and Electric utility are available in the area.





## MINIMUM BID: \$3,400.00

Acres: 0.31

**Legal Description:** LOT 12, BLOCK 2, GALEN GRAY SUBDIVISION, ACCORDING TO PLAT KN-899, LOCATED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

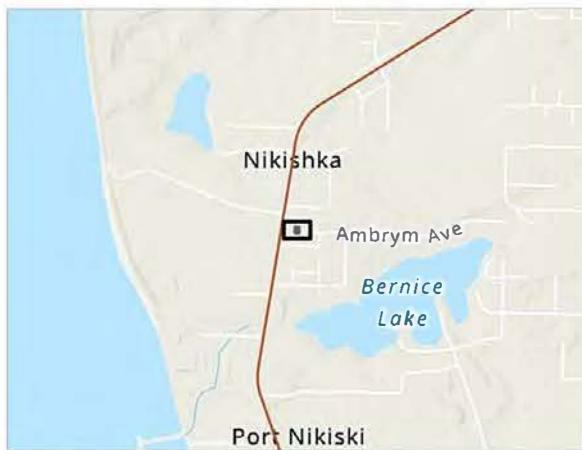
**Topography:** Level lot with a mix of small to medium diameter spruce.

**Special Features:** Platted lot located South of Nikiski and North of Bernice Lake. Property is located within close proximity to the Kenai Spur Highway.

**Disclosures:** The property was acquired by the borough in 1994 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. According to KPB aerial imagery a potential undocumented driveway may exist across the SE corner of the lot. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway, Beaver Avenue and Miller loop road and Tikopia Street, a developed platted road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Gas and Electric utilities are available in the area.



(Oblique View)



## MINIMUM BID: \$9,400.00

Acres: 0.62

**Legal Description:** LOT 9, BLOCK 1, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

**Topography:** Mostly level on the West half of the lot with a slight bluff overlooking a riparian area to the East. A mixed stand of spruce and birch exist on the westerly portion of the lot.

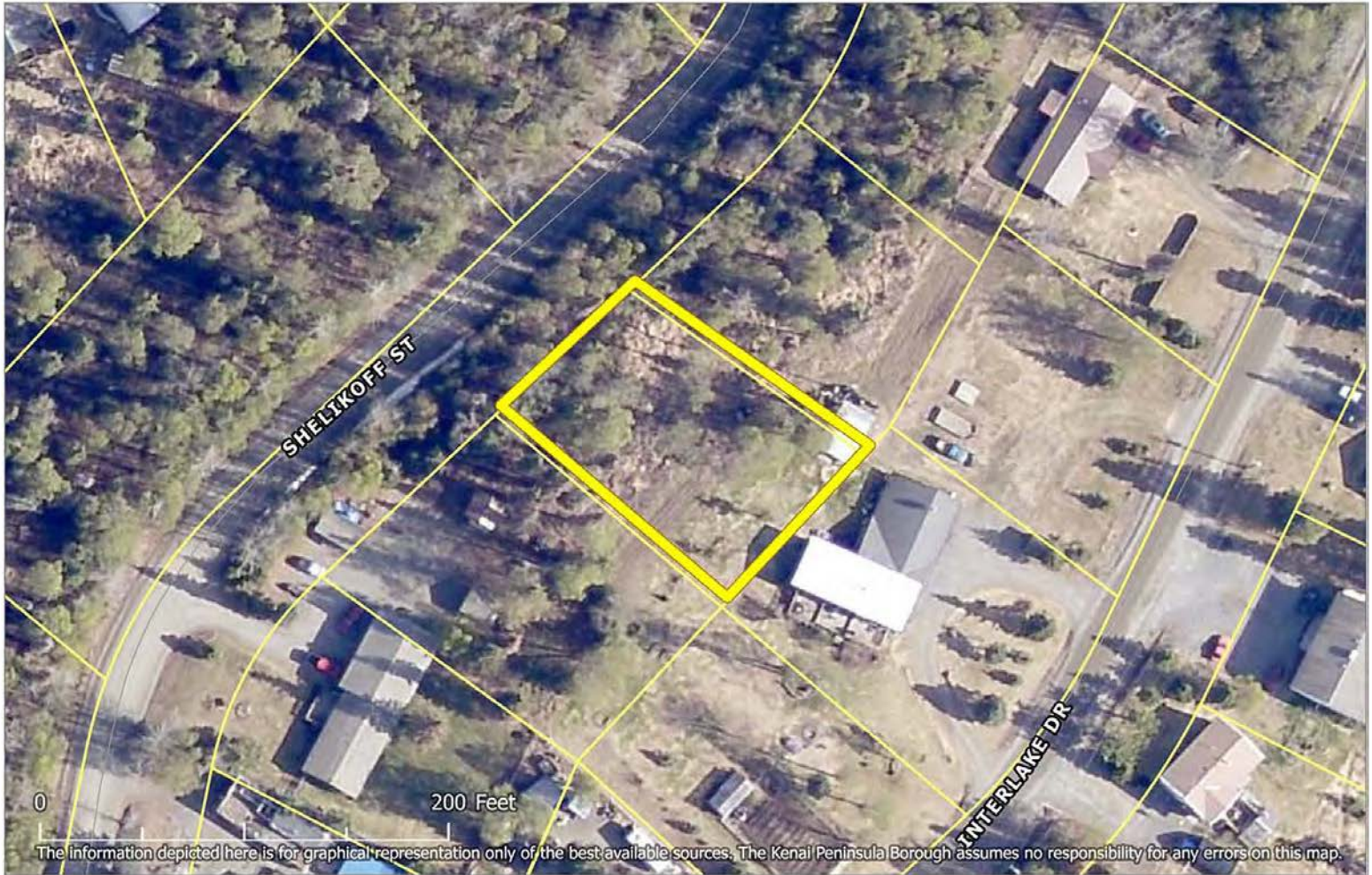
**Special Features:** Platted residential lot with paved access located South of Nikiski near Cabin Lake.

**Disclosures:** The property was acquired by the borough in 1996 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. According to KPB aerial imagery a riparian area exists on the easterly portion of the lot. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway, Miller Loop Road and Cabin Lake Drive, a platted, developed road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$5,200.00

Acres: 0.32

**Legal Description:** LOT 4, BLOCK 4, BARANOFF TERRACE SUBDIVISION, ACCORDING TO PLAT K-1556, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

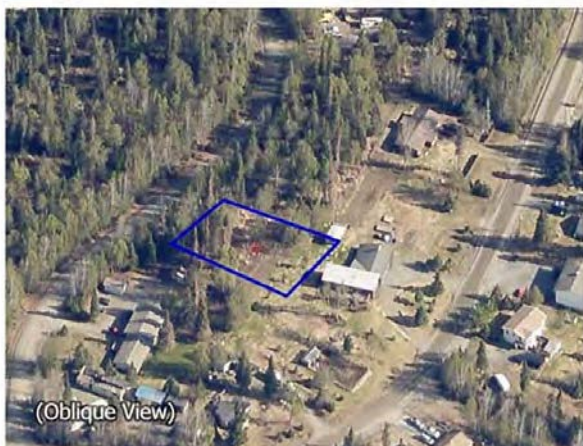
**Topography:** Level lot with a mixed stand of spruce and birch along the West side of the parcel.

**Special Features:** Platted residential lot with developed access located South of Nikiski near Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. According to KPB aerial imagery prior clearing may have taken place along the east property boundary. Aerial imagery indicates a potential encroachment may exist along the easterly property boundary. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to c

**Access:** Potential access may be by way of the Miller Loop Road, to Shelikoff Street, a platted developed road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$5,000.00

Acres: 0.28

**Legal Description:** LOT 6, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with a mixed stand of spruce and birch.

**Special Features:** Platted residential lot located South of Nikiski and East of Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2013 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Miller Loop Road to Blueberry Avenue, a platted developed road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale. **Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$5,000.00

Acres: 0.28

**Legal Description:** LOT 7, BLOCK 1 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with a mixed stand of spruce and birch.

**Special Features:** Platted residential lot located South of Nikiski and East of Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2013 by Clerks Deed resulting from a tax foreclosure action. KPBB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Miller Loop Road to Blueberry Avenue, a platted developed road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.







## MINIMUM BID: \$5,000.00

Acres: 0.28

**Legal Description:** LOT 8, BLOCK 3 SPRUCEWOOD MANOR SUBDIVISION, ACCORDING TO PLAT K-1606, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with a mixed stand of spruce and birch .

**Special Features:** Platted residential lot located South of Nikiski and East of Cabin Lake.

**Disclosures:** The property was acquired by the borough in 2005 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Miller Loop Road to Blueberry Avenue, a platted developed road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$1,200.00

Acres: 0.28

**Legal Description:** LOT 10, BLOCK 7, KENAI DEVELOPMENT CORPORATION SUBDIVISION, ACCORDING TO PAT NO. K-803, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with a mixed stand of spruce and birch.

**Special Features:** Platted residential lot located North of Kenai with a developed platted access and within close proximity to the Kenai Spur Highway.

**Disclosures:** The property was acquired by the borough in 2000 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway to Commerce Drive and Fleet Street, a platted undeveloped road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$5,000.00

Acres: 0.17

**Legal Description:** LOT 17, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

**Topography:** Level lot with a mixed stand of spruce and birch.

**Special Features:** Platted residential lot located North of Kenai with platted access and within close proximity to the Kenai Spur Highway.

**Disclosures:** The property was acquired by the borough in 2017 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. Property is located within the City of Kenai and subject to city zoning and development requirements, restrictions, and permitting. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway to Alpine Drive, and Windflower Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are in the area.





Parcel No. 03904015

Kenai



The information depicted here is for graphical representation only of the best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



## MINIMUM BID: \$5,000.00

Acres: 0.17

**Legal Description:** LOT 20, BLOCK 8, BLACK GOLD ESTATES SUBDIVISION AMENDED, ACCORDING TO PLAT NO. K-1399, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA .

**Topography:** Level lot with a mixed stand of spruce and birch.

**Special Features:** Platted residential lot located North of Kenai with platted access and within close proximity to the Kenai Spur Highway.

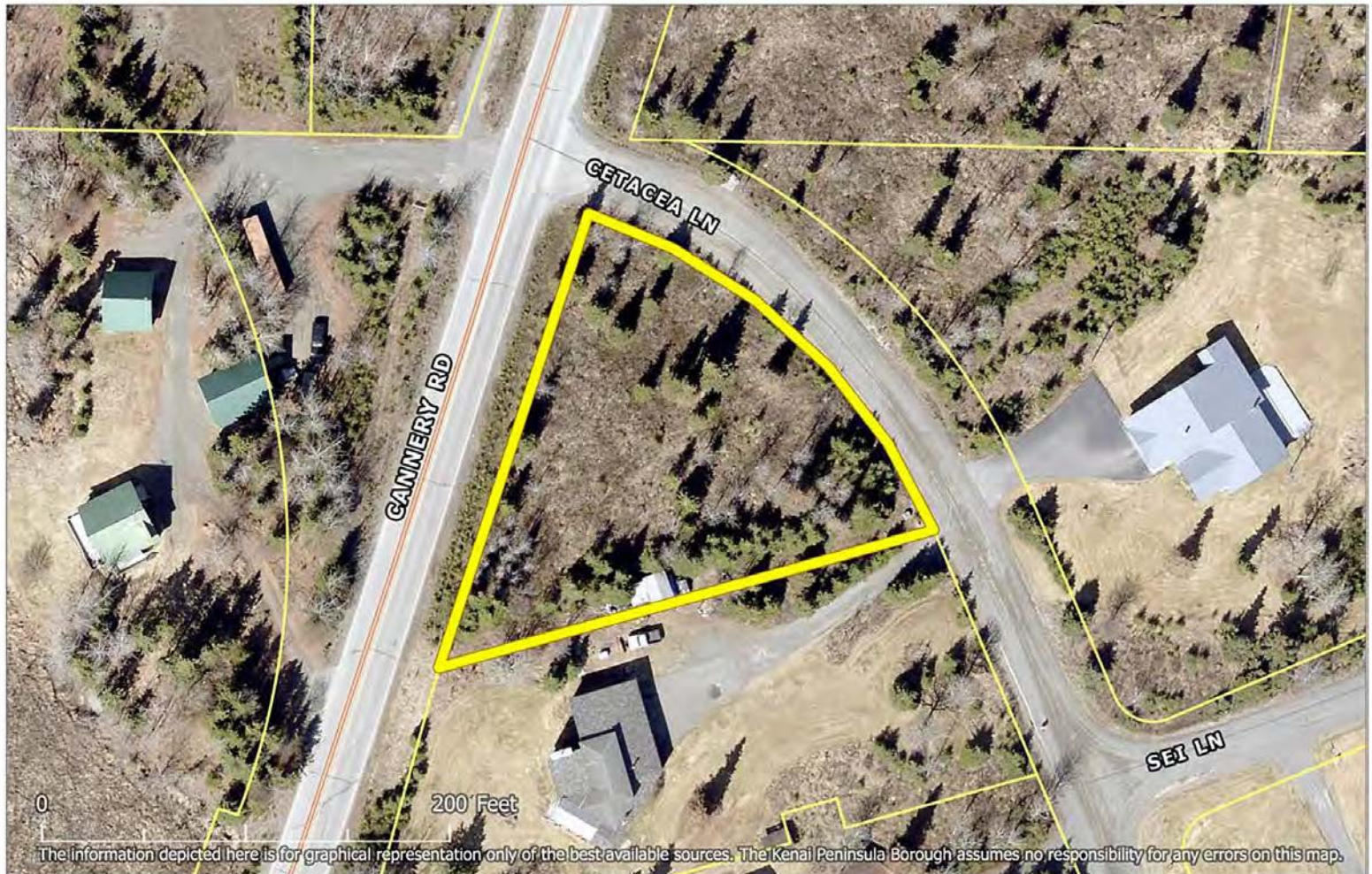
**Disclosures:** The property was acquired by the borough in 2017 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. Property is located within the City of Kenai and subject to city zoning and development requirements, restrictions and permitting. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Kenai Spur Highway to Alpine Drive, and Windflower Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are in the area.



(Oblique View)



## MINIMUM BID: \$65,000.00

Acres: 0.57

**Legal Description:** LOT 1, BLOCK 3, BELUGA BAY ESTATES SUBDIVISION, PART 2, ACCORDING TO PLAT 77-155, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

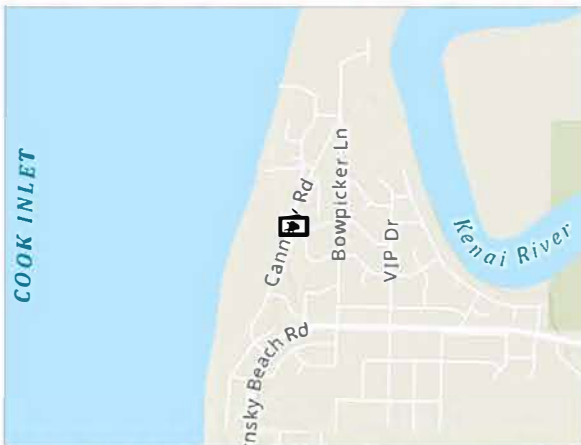
**Topography:** A level platted lot with a mixed stand of birch and smaller diameter spruce and birch.

**Special Features:** Platted residential lot located North of West of Soldotna off of K-Beach Road. Parcel is within close proximity of public beach access with possible views of Cook Inlet and the Alaska Range.

**Disclosures:** The property was acquired by the borough in 1982 by Warranty Deed. KPB has no historical knowledge of the property or its prior use. The property is subject to recorded Covenants Conditions and Restrictions as well as a recorded utility easement. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Cannery Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$20,200.00

Acres: 0.58

**Legal Description:** LOT 18, PANORAMIC PARK SUBDIVISION, ACCORDING TO PLAT K-1189, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

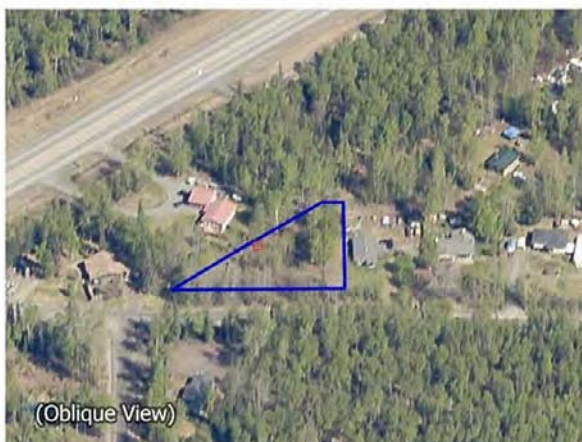
**Topography:** Level, partially cleared lot with a small spruce stand along the easterly property boundary.

**Special Features:** Residential lot located with developed platted access, located East Soldotna with easy access to the Sterling Highway.

**Disclosures:** The property was acquired by the borough in 1996 by Clerks Deed as the result of a borough tax foreclosure action. Aerial imagery indicates the possibility of encroachments along the northwesterly boundary. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Sterling Highway and Panoramic Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$13,700.00

Acres: 0.31

**Legal Description:** LOT 50, BLOCK 14, GREGORY SUBDIVISION NO. 6, ACCORDING TO PLAT NO. 74-54, FILED IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with a dense stand of spruce and smaller diameter birch.

**Special Features:** Platted residential lot in the Sterling area within close proximity to the Sterling Highway.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Sterling Highway and June Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$7,000.00

Acres: 0.04

**Legal Description:** LOT 12, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

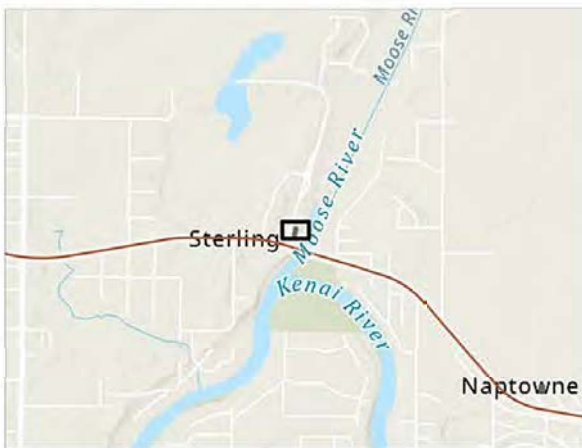
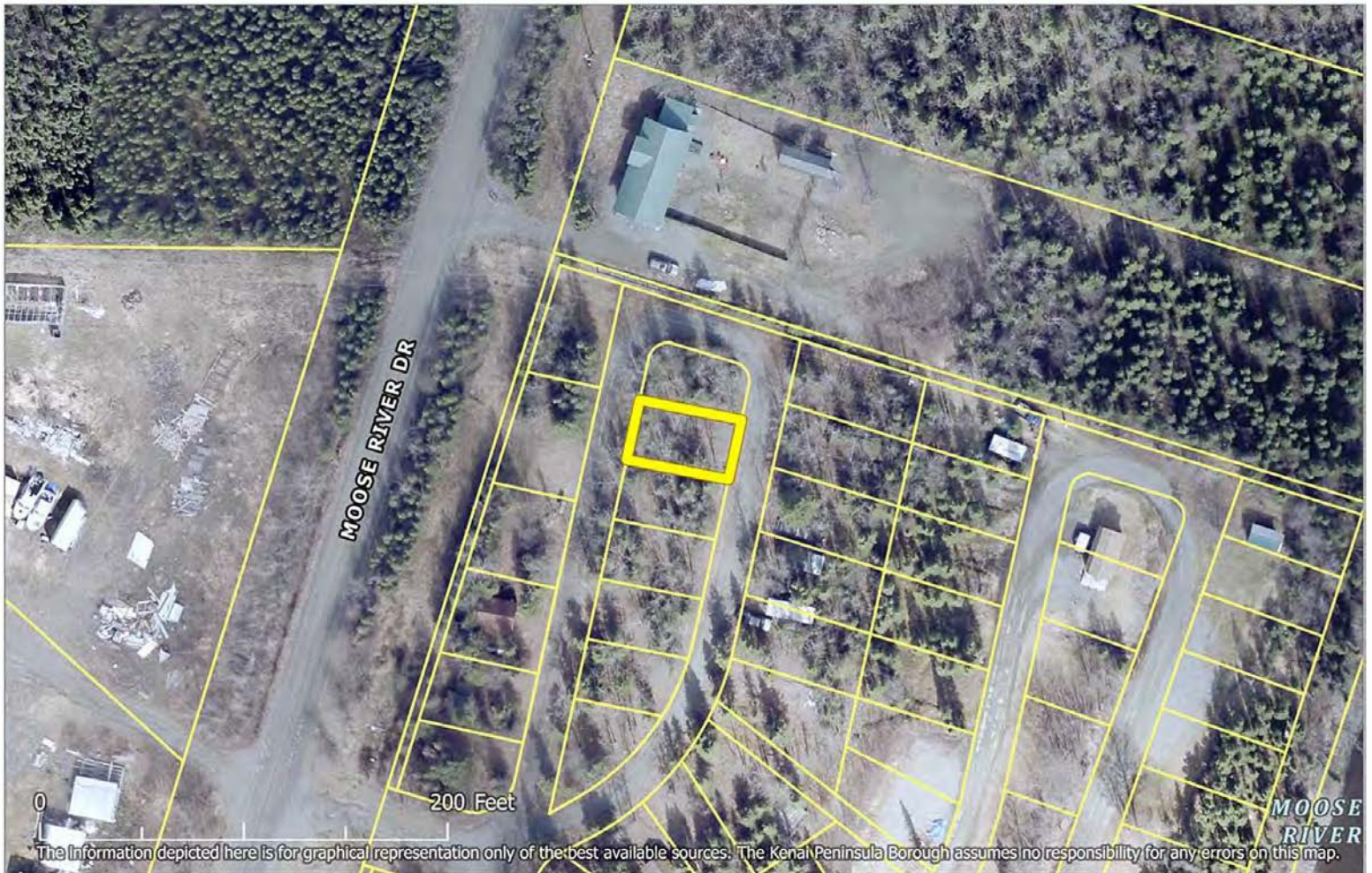
**Disclosures:** The property was acquired by the borough in 2018 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

**Access:** Potential access may be by way of the Sterling Highway and Moose River Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.







## MINIMUM BID: \$7,000.00

Acres: 0.04

**Legal Description:** LOT 13, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

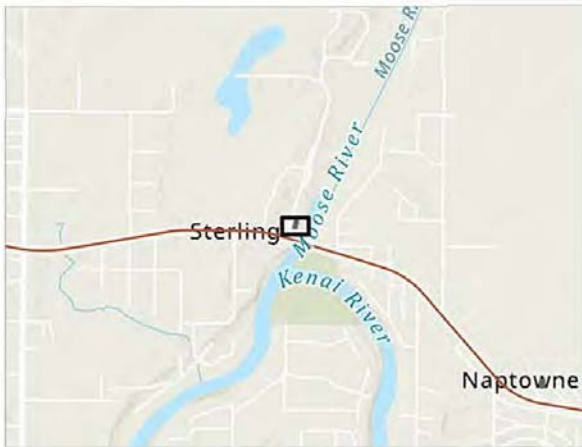
**Disclosures:** The property was acquired by the borough in 2018 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

**Access:** Potential access may be by way of the Sterling Highway and Moose River Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.



(Oblique View)



## MINIMUM BID: \$7,000.00

Acres: 0.04

**Legal Description:** LOT 16, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

**Disclosures:** The property was acquired by the borough in 2001 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

**Access:** Potential access may be by way of the Sterling Highway and Moose River Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$7,000.00

Acres: 0.03

**Legal Description:** LOT 17, THE GREAT ALASKA FISH CAMP, PLAT NO. 82-81, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Level lot with smaller diameter spruce and birch.

**Special Features:** Platted RV lot in the Sterling area within close proximity to the Sterling Highway, Moose River and public Kenai River access.

**Disclosures:** The property was acquired by the borough in 2001 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Property is subject to Land Use Restrictions, recorded as Book 285, Page 971, Kenai Recording District.

**Access:** Potential access may be by way of the Sterling Highway and Moose River Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric and gas utilities are available in the area.





## MINIMUM BID: \$260,000.00

Acres: 0.73

**Legal Description:** LOTS 20 AND 21, TOWLE SUBDIVISION NO. 1, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Slightly sloping lot with a mixed stand of spruce and birch.

**Special Features:** Located in the community of Cooper Landing with approximately 149 feet of river frontage, just off the Sterling Highway.

**Disclosures:** The property was acquired by the borough in 1975 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have recently been located as part of an as-built survey necessary to address prior encroachment issues. A portion of the property lies within the Habitat Protection District and flood zone. The encroachment issues have been resolved. A portion of the property may have been cleared and improved as a result of the prior encroachment. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Sterling Highway. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.





## MINIMUM BID: \$38,800.00

Acres: 0.57

**Legal Description:** THAT CERTAIN PORTION OF LOT 26 LYING NORTHEASTERLY OF BEAR CREEK OF THE PLAT OF WOODROW ALASKA FILED JUNE 17, 1916 UNDER PLAT NO. VIII IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

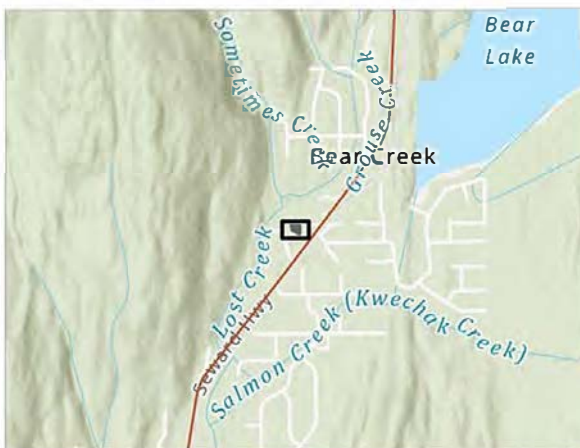
**Topography:** Level lot adjacent to Bear Creek.

**Special Features:** Bear Creek frontage property within close proximity to the city of Seward.

**Disclosures:** The property was acquired by the borough in 1975 by Clerks Deed as the result of a borough tax foreclosure action and later conveyed to the borough by Quitclaim Deed in 1982. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. Bear Creek fronts the entire SW property boundary. A portion of the property lies within an established flood zone. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Seward Highway and Peace Avenue a platted road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.





Parcel No. 13504129

Caribou Island



## MINIMUM BID: \$5,000.00

Acres: 0.45

**Legal Description:** LOT 12, BLOCK 7, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Slightly sloping lot with a mix of spruce and birch.

**Special Features:** Caribou Island interior lot with platted access to Skilak Lake.

**Disclosures:** The property was acquired by the borough in 1996 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. This is a remote property with limited access. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Sterling Highway to Skilak Loop Road which provides access to a public launch. Access to Caribou Island is limited to boat, plane, or snowmachine in the winter when ice conditions permit. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No public utilities are available.



Parcel No. 13505139

Caribou Island



## MINIMUM BID: \$5,000.00

Acres: 0.57

**Legal Description:** LOT 2, BLOCK 5, CARIBOU ISLAND SUBDIVISION, ACCORDING TO AMENDED PLAT 37, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Slightly sloping lot with a mix of spruce and birch.

**Special Features:** Caribou Island interior lot with platted access to Skilak Lake.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed as the result of a borough tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. This is a remote property with limited access. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of the Sterling Highway to Skilak Loop Road which provides access to a public launch. Access to the Caribou Island is limited to boat, plane, or snowmachine in the winter when ice conditions permit. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** No public utilities are available.





## MINIMUM BID: \$100,000.00

**Acres:** 1.01

**Legal Description:** LOT 1, COOPER-ENGLE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 97-9, RECORDS OF THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Slightly sloping lot with a mix of larger diameter spruce and birch.

**Special Features:** Developed residential lot with existing log home on a concrete block foundation, existing septic system, well and electric utility on the property. A developed driveway the the home and shed are also on the property. Easy access to the Sterling Highway with inlet views from the second story. A third party property inspection is available for review.

**Disclosures:** The property was acquired by the borough in 2021 by Warranty Deed resulting from a donation for the benefit of Western Emergency Services. KPB has no historical knowledge of the property or its prior use. Property corners have been located. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs. Proceeds from the sale of the property will benefit Western Emergency Services. No warranty and or other representations are being provided regarding condition of the property or any improvements.

**Access:** Potential access may be by way of the Sterling Highway directly to the West property boundary It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available on the lot.





## MINIMUM BID: \$15,000.00

Acres: 0.59

**Legal Description:** LOT 33, BLOCK 8, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Mostly level platted lot.

**Special Features:** Level platted lot in the Camelot By The Sea Subdivision just north of Seward. Property has dedicated access and is similar in size to adjacent properties within the same development.

**Disclosures:** The property was acquired by the borough in 2017 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of Salmon Creek Road and Lancelot Drive, platted roads. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.



(Oblique View)



## MINIMUM BID: \$13,000.00

Acres: 0.46

**Legal Description:** LOT 18, BLOCK 7, CAMELOT BY THE SEA SUB, PLAT NO. SW-76, SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Mostly level platted lot with a slight depression and wet area located on the West half of the property.

**Special Features:** Level platted lot in the Camelot By The Sea Subdivision just north of Seward. Property has dedicated access and is similar in size to adjacent properties within the same development.

**Disclosures:** The property was acquired by the borough in 2016 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. It is the responsibility of all interested buyers to identify property corners and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Potential access may be by way of Salmon Creek Road, King Arthur Drive and Merlin Drive, all platted roads. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.



(Oblique View)



## MINIMUM BID: \$7,700.00

Acres: 0.07

**Legal Description:** LOT 32, SILVER KING CAMP UNIT III, FILED UNDER PLAT NO. 85-45, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

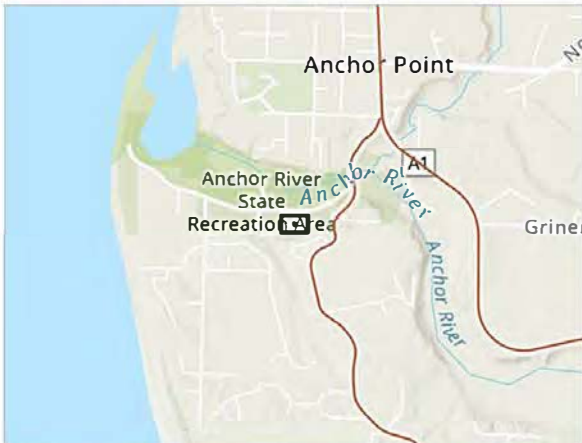
**Topography:** Level partially cleared lot.

**Special Features:** Level recreational lot, located near the Anchor Point Public Beach access.

**Disclosures:** The property was acquired by the borough in 2008 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. Property is encumbered by Covenant, Conditions and Restriction (CCR's), recorded as Book 112, Page 761 and Book 136, Page 387, Homer Recording District. It is the responsibility of all interested buyers to identify property corners, review CCR's, and conduct their own due diligence to confirm the property will satisfy their fut

**Access:** Potential access may be by way of Anchor Point Road and Ann Drive. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.





## MINIMUM BID: \$15,700.00

Acres: 0.28

**Legal Description:** THE NORTH 1/2 OF TRACT C, FRANK RABY 1971 ADDITION, ACCORDING TO PLAT 72-60, SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

**Topography:** Unknown

**Special Features:** Platted lot located adjacent to Seldovia.

**Disclosures:** The property was acquired by the borough in 2005 by Clerks Deed resulting from a tax foreclosure action. KPB has no historical knowledge of the property or its prior use. KPB records and aerial imagery indicate an old cabin ruin exists along the easterly boundary of the parcel. It is the responsibility of all interested buyers to identify property corners, and conduct their own due diligence to confirm the property will satisfy their future needs.

**Access:** Property is remote in nature. Access to Seldovia is by boat or plane only. Access from Seldovia to the parcel may be by Anderson Way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

**Utilities:** Electric utility is available in the area.

**WESTERN EMERGENCY SERVICE AREA  
PO BOX 350  
72440 MILO FRITZ AVENUE  
ANCHOR POINT, AK 99556-0350  
REGULAR BOARD MEETING MINUTES  
WEDNESDAY EVENING, OCTOBER 12, 2022  
18:30 HOURS**

**CALL TO ORDER**

Chairman, Dawson Slaughter called the meeting to order at 18:33 hours.

**PLEDGE OF ALLEGIANCE**

All rose for the Pledge of Allegiance. Board Chair, Dawson Slaughter led the pledge of allegiance.

**ROLL CALL**

**Board Members Present:** Cherie Richter, Seat A; Dawson Slaughter, Seat B; Kathryn Lopeman, Seat C; Katherine Covey, Seat D; Janice Nofziger, Seat E

**Staff Members Present:** Jon Marsh, Chief; Rob Mathis, Deputy Chief; Cassie Parkinson, FF Tech/ Acting Secretary

**Absent:** David Bear, Assistant Chief; Robert Dash, Training Captain/56 hour; KPB Assembly President, Brent Johnson

**Visitors:** Jeran Marchbanks, Firefighter/56hour

**APPROVAL OF THE AGENDA**

**Discussion:** none

   **K Covey**    /    **K Lopeman**    moved and seconded to approve the Agenda as written.

   **5**    Yes,    **0**    No,    **0**    Absent      Motion Passed

**APPROVAL OF THE MINUTES, Regular Board Meeting, September 14, 2022.**

**Discussion:** None

   **K Covey**    /    **K Lopeman**    moved and seconded to approve the minutes of the September 14, 2022 Regular Board Meeting as written.

   **5**    Yes,    **0**    No,    **0**    Absent      Motion Passed

**PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

**Comments:**

No Public Comments.

## REPORTS

### A. Chief's Report ~ Jon Marsh, Chief: (see attached)

Key Points: Dave Matthews is planning an Open House on Halloween at Station 3. Shannon Schwendeman is planning something small at Station 1. Fire Service Instructor class is starting October 24<sup>th</sup>. National Fire Academy class (STICO) this weekend at Station 3. EMS Symposium in Anchorage October 18-22. Dave Matthews, Jolayne Soplanda and Cassie Kwell will be attending. Previous 12 Months billing collection rate is at 78%. \$264,136.02 total charges, \$148,960.32 collected with \$73,580.82 pending. Calls for assistance: 421 YTD, 34 calls since last meeting.

### B. SREMSC / KPESI Report ~ Ryon Turley:

Absent. Preparing for the Annual EMS Symposium in Anchorage. No report

## PENDING BUSINESS & FOLLOW-UP FROM LAST MEETING

### A. Positions:

Last Meeting, Board Chair Dawson Slaughter had tasked the board members to go and speak with community members to get input on how the community felt about adding positions and the expected increase in property taxes that may come from extra coverage.

Board Members spoke with people from both Ninilchik and Anchor Point communities and came back with the following:

- Community members are supportive of extra coverage.
- Most community members don't seem to know or pay attention to what their property taxes cover.
- Overall, most community members are ok with an increase in taxes for an increase in coverage.
- A small amount of community members are not supportive of potential property tax increases, no matter what the reason
- Overall, a majority of community members worry more about assessed property values than the mil rate or actual property tax paid.
- The community will support the Boards recommendations as long as the service they expect, is being provided.

There was much discussion on how to manage the needs of the service area and request additions to funding.

Key points of discussion:

Managing the service area  
Assess and request for needs of the service area  
Bare minimum requests for coverage needs  
Overtime wages vs Staffing  
Transparency and community awareness of services provided  
Staffing vs shift coverage by volunteers  
Decrease in volunteer hours and availability  
Justification for needs of the service area

There was discussion and review of requests. The Board (prior to the merger) had requested positions, those requests were put on hold due to the COVID crisis. The merger happened and the task force decided on the minimum number of positions that were needed to manage the area of expansion. These positions are covering the entire area.

In order to decrease overtime wages, improve response times, cover mandatory paid leave, and provide the expected level of service to the community we need additional positions.

The addition of 7 full time positions would only guarantee that the two staffed stations would have a full crew to cover one call at a time, per station with no backup for a third call if it were to drop.

Board members decided the appropriate number of positions to ensure the needs of the service area are met, should be 9.

Board Chair, Dawson Slaughter addressed the Board concerning this request. Mr. Slaughter recommended that the Board as a whole, needs to be in accord and agreement on this issue before it proceeds any further.

The Board unanimously agreed to support the management of the service area and provide the community with the level of service the community expects.

    **K Lopeman**     /     **K Covey**     moved and seconded to recommend Chief Marsh move forward with the request of 9 additional positions for full staffing in order to fulfill the needs of the Service Area and provide the level of service the community expects.

    **5**     Yes,     **0**     No,     **0**     Absent                      Motion Passed

## **NEW BUSINESS**

### **A. Property (74155 Sterling Hwy):**

Board Member, Katherine Covey introduced this topic.

This property was acquired during the merger with Ninilchik Emergency Services. It was previously utilized as a training property for NES. The property is not being utilized and the suggestion is to sell this property and utilize the funds for needs of the service area.

Chief Marsh spoke with Finance about this property. The intent with the merger was to donate this property to WES. It is ours (the service area) to do with as we please.

This property is relatively small. There is no need for it right now and the topography of the parcel makes it unusable for our needs.

More discussion on this parcel ensued.

    **K Covey**     /     **K Lopeman**     moved and seconded to proceed with listing this property for sale on behalf of Western Emergency Services.

5   Yes,   0   No,   0   Absent                      Motion Passed

**INFORMATIONAL MATERIAL**

Expense Report  
Chief's Report

**PUBLIC COMMENTS**

None

**BOARD COMMENTS**

Seat A; Vice Chair, Cherie Richter: none

Seat B; Chair, Dawson Slaughter: none

Seat C; Kathryn Lopeman: none.

Seat D; Katherine Covey: none.

Seat E; Janice Nofziger: none.

**EXECUTIVE SESSION**

None

**NOTICE OF NEXT REGULAR BOARD MEETING**

**Discussion:** The next regularly scheduled meeting is set for November 9<sup>th</sup>. Acting Secretary Cassie Parkinson and Chief Marsh will both be out of town on this day. There was discussion of rescheduling the meeting for the following Wednesday, which is November 16<sup>th</sup>.

The Board unanimously agreed to reschedule the meeting for Wednesday, November 16<sup>th</sup>, 2022. This meeting will be held at Station One in Ninilchik.

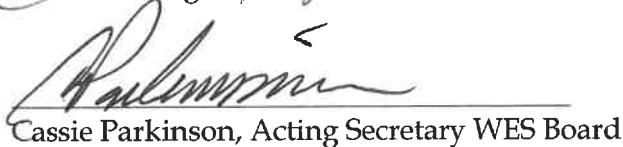
Wednesday, November 16<sup>th</sup>, 2022 will be the next scheduled meeting.

**ADJOURNMENT**

Chairman, Dawson Slaughter adjourned the meeting at 19:30.

  
Dawson Slaughter, Board Chair

\_\_\_\_\_  
11/16/2022  
Date Approved

  
Cassie Parkinson, Acting Secretary WES Board

\_\_\_\_\_  
11/16/2022  
Date Approved