

Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Brandi Harbaugh, Finance Director *BH*
John Hedges, Purchasing & Contracting Director *JH*

FROM: Robert Ruffner, Planning Director *RR*

DATE: June 25, 2026

RE: Ordinance 2026-19-01, Appropriating Supplemental Funds from the Land Trust Investment Fund for the Brown's Coho Acres and Caribou Crossing Subdivision Projects. (Mayor)

The Kenai Peninsula Borough (KPB) Land Management Division is responsible for the management of KPB lands and natural resources. As part of that management function properties are subdivided, developed, marketed, and sold for the purposes of both revenue and public benefit.

Caribou Crossing, a five (5) lot subdivision located off of Ciechanski Rd. in the K-Beach Rd. area and Brown's Coho Acres, a twenty-one (21) lot subdivision located off of Coho Loop Rd. in Kasilof, are platted, designed, and ready for road, drainage, and other work necessary to promote future land sales and residential development.

Time is of the essence to ensure that these properties are available for the 2026 fall land sale. Construction contracts will only be awarded after cost evaluation and if the development value is consistent with the improved value of the property.

The total cost for the development of both projects is estimated at a not to exceed amount of \$819,165.00 and funds are available in the Land Trust Investment Fund.

Your consideration is appreciated.

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No. <u>252.27910</u>	
Amount <u>\$819,156.00</u>	
By: <u><i>CF</i></u>	Date: <u>6/26/2026</u>