

# THE BOROUGH'S LAND MANAGEMENT PROGRAM

# WHAT IS LAND MANAGEMENT?

- THE BOROUGH HAS THE STATUTORY AUTHORITY TO ACQUIRE, OWN, USE, MANAGE, AND DISPOSE OF LAND. THE BOROUGH HAS NUMEROUS RESPONSIBILITIES IN EACH OF THESE AREAS.

# TO ACQUIRE

MUNICIPAL ENTITLEMENT LAND GRANT

TARGETED ACQUISITIONS FOR OPERATIONS

TAX COLLECTION ENFORCEMENT

# TO OWN

BOUNDARY SURVEYING

TITLE RECORD KEEPING

INVENTORY MAPPING

# TO USE

OPERATING SITES & CAMPUSES

GENERAL PUBLIC USES

FACILITATING FUTURE GROWTH & DEVELOPMENT

# TO MANAGE

DEVELOPMENT & CONSERVATION OF RESOURCE VALUES

AUTHORIZING USES BY INDUSTRIES, NEIGHBORS, AND PARTNERS

# TO DISPOSE

GENERAL SETTLEMENT

PUBLIC PURPOSES

FINANCIAL RETURN

AVOID LIABILITIES

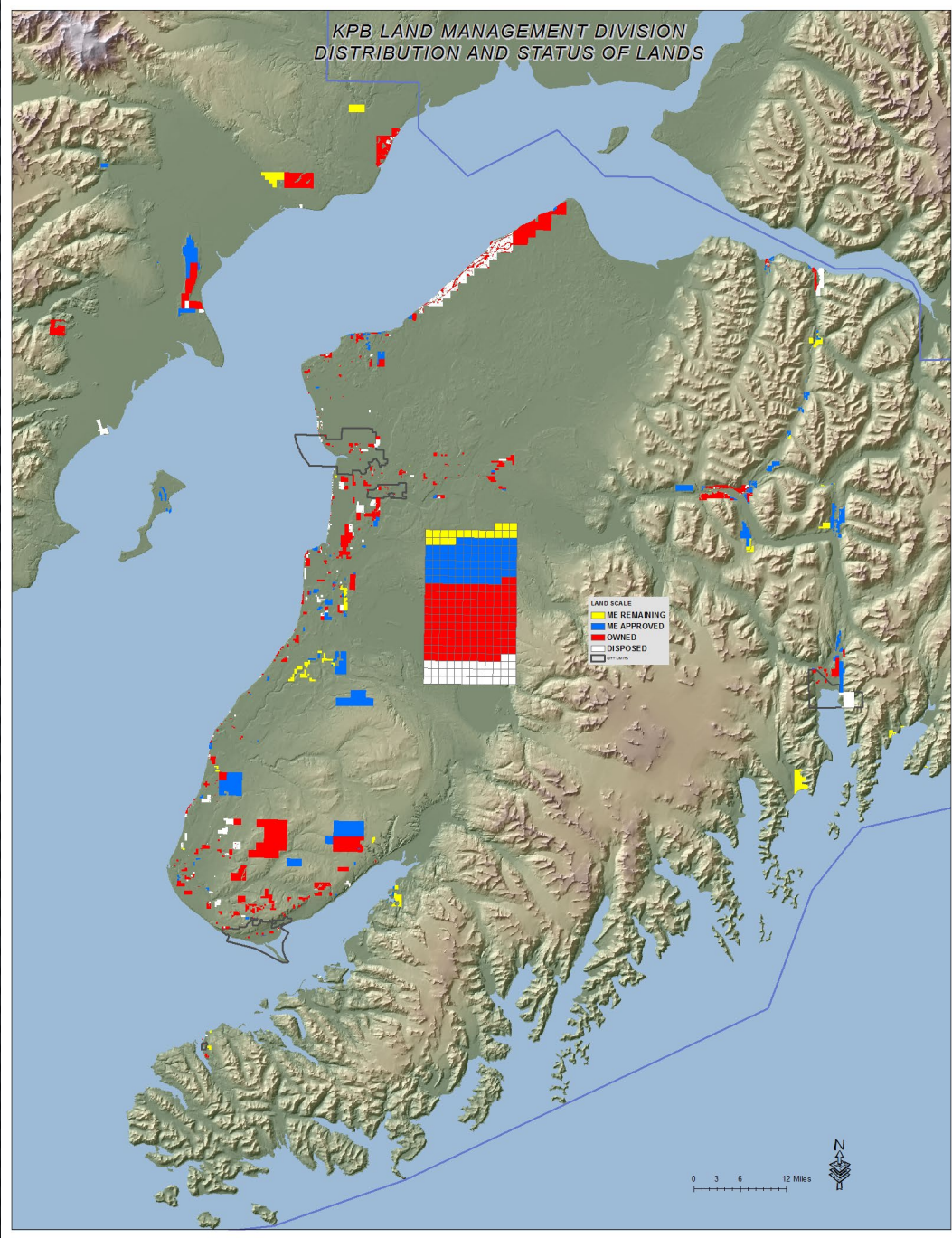
TAX FORECLOSURE SALE ADMINISTRATION

# TITLE 17 BOROUGH LANDS

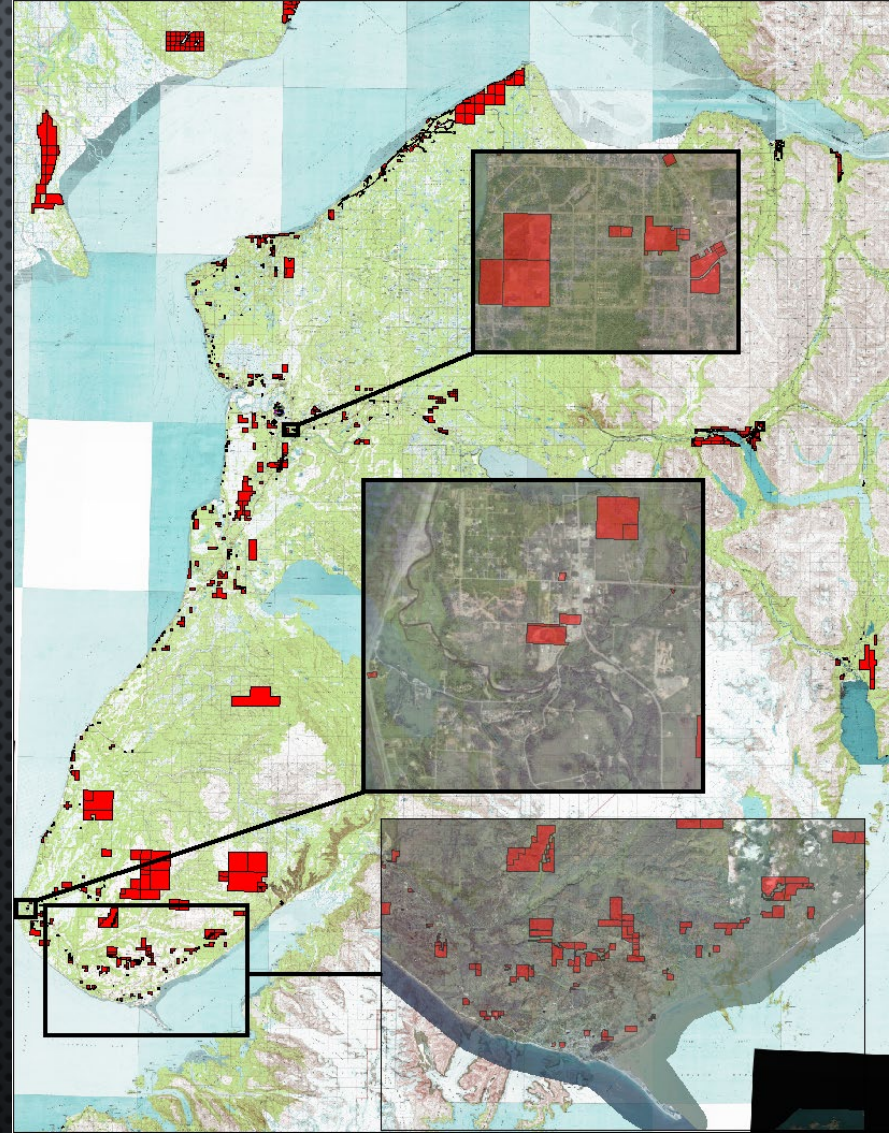
- POLICY STATEMENT
- PROCEDURES TO ACQUIRE, CLASSIFY, AUTHORIZE USES, OFFER RESOURCES, AND TO CONDUCT DISPOSALS

# LAND USE PLANS REGARDING BOROUGH LAND MANAGEMENT

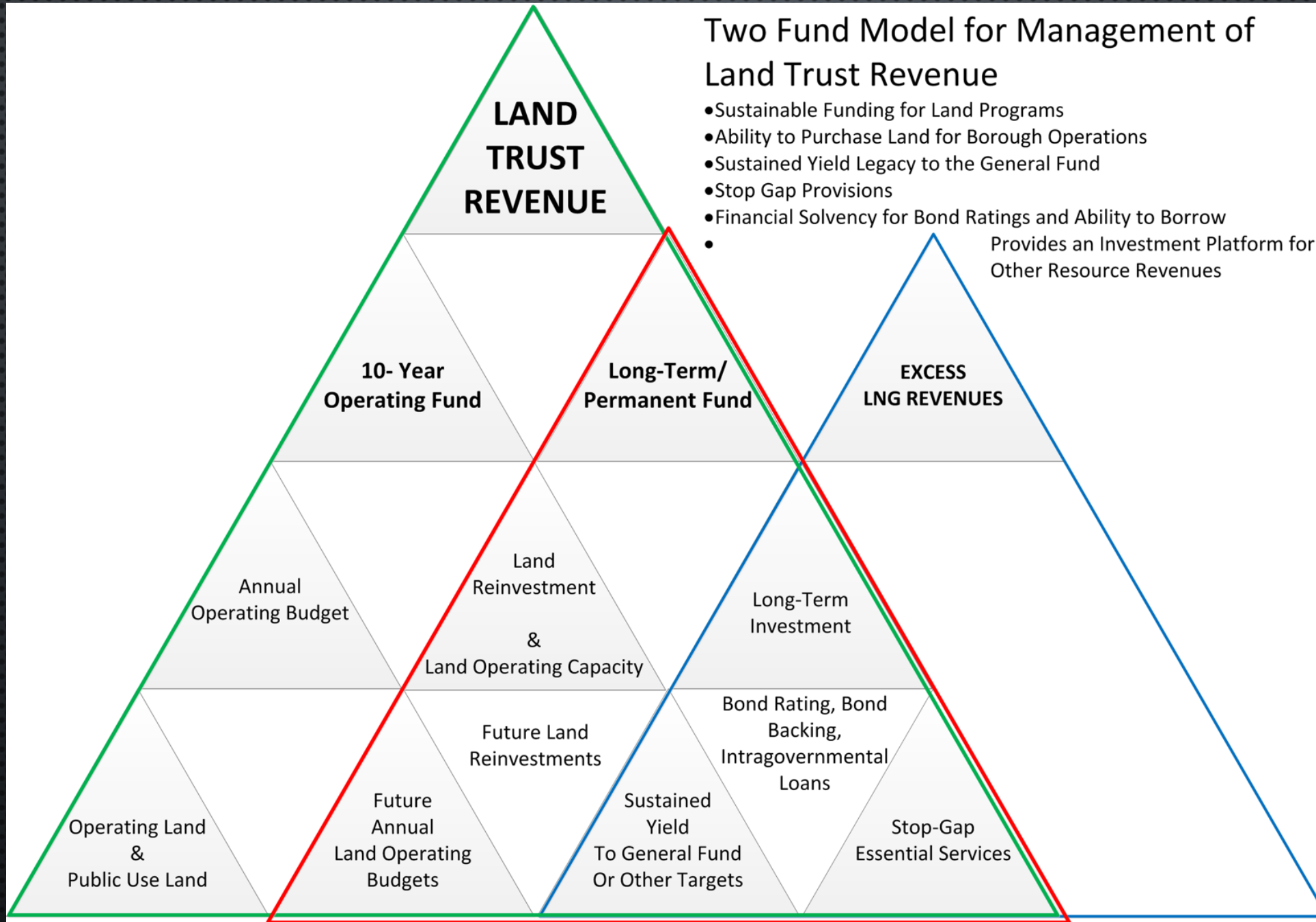
- IDENTIFIES COMMUNITY PRIORITIES & EXPECTATIONS
- PROVIDES A TRANSPARENT PROCESS FOR PUBLICLY INITIATED EFFORTS
- APPLIES LAND CLASSIFICATION TO PROMOTE DESIRED OUTCOMES



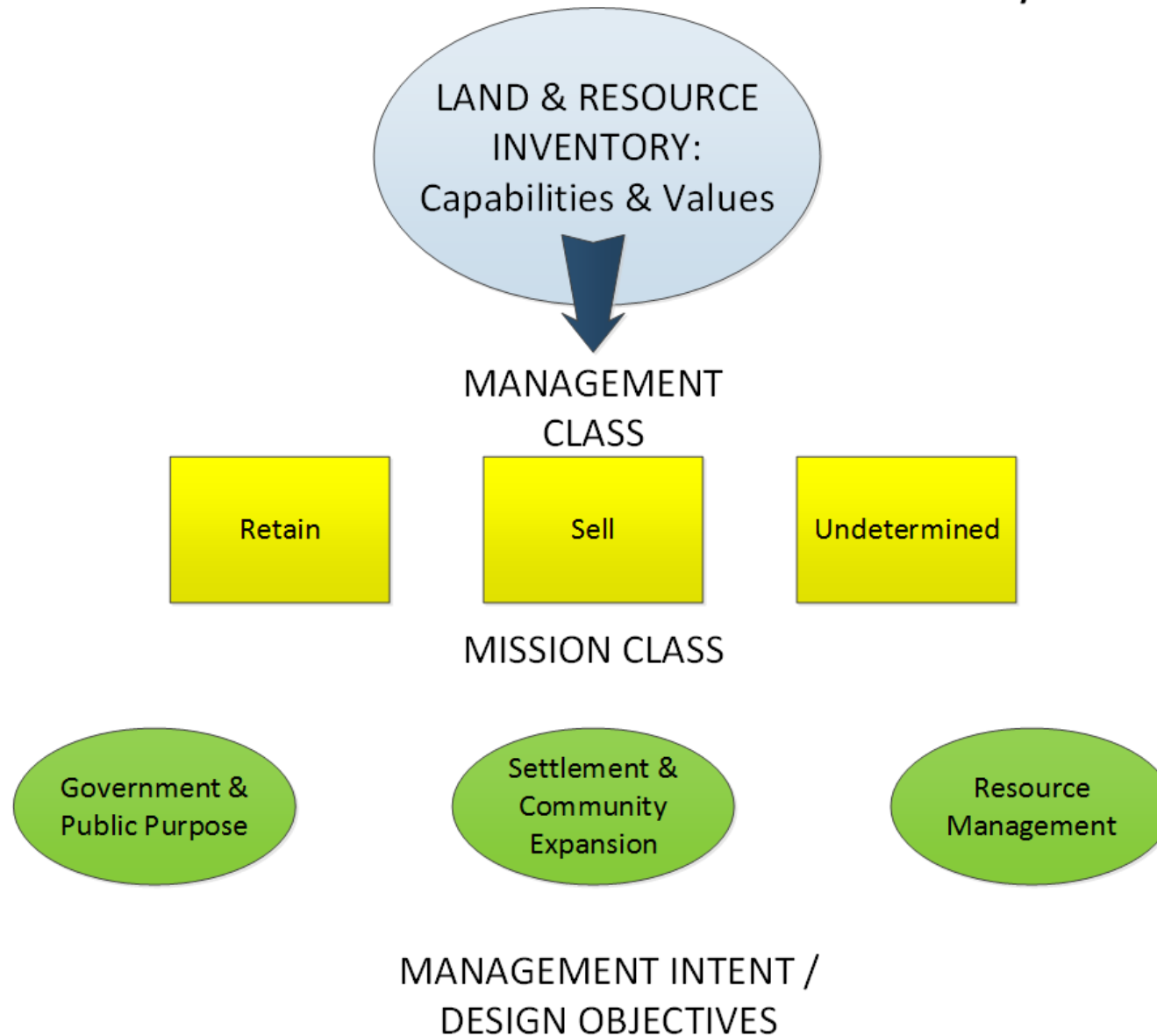
## OUR LAND INVENTORY



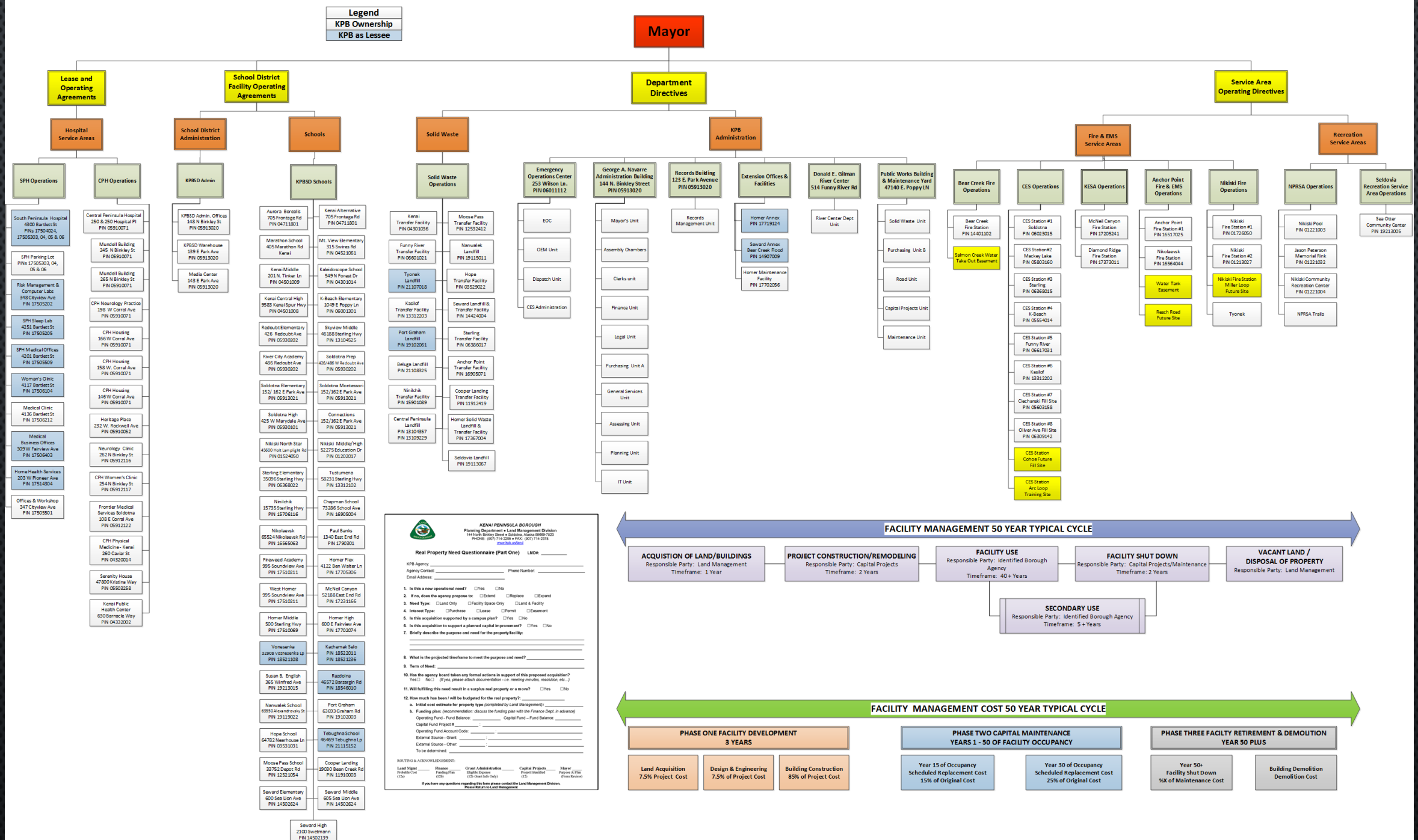
# OUR FINANCIAL STREUCTURE



## MISSION-MANAGEMENT LAND CLASSIFICATION W/ ACTIONS & USES



FACILITY MANAGEMENT GROUPING AND MODEL



Real Property Need Questionnaire (Part One)

UNO

KPB Agency

Agency Contact

Phone Number

Email Address

1. Is this a new operational need? ☐ Yes ☐ No

2. If yes, does the agency propose to: ☐ Expand ☐ Replace ☐ Land Only ☐ Facility Based Only

3. Need Type: ☐ Land Only ☐ Facility Based Only

4. Interest Type: ☐ Purchase ☐ Lease ☐ Permit ☐ Easement

5. Is this acquisition supported by a campus plan? ☐ Yes ☐ No

6. Is this acquisition to support a planned capital improvement? ☐ Yes ☐ No

7. Briefly describe the purpose and need for the property/facility:

8. What is the projected timeframe to meet the purpose and need?

9. Terms of Need:

10. Has the agency board taken any formal actions in support of this proposed acquisition? (Yes/No) If yes, please attach documentation (i.e. meeting minutes, resolution, etc.)

11. Will fulfilling this need result in a surplus real property or a move? ☐ Yes ☐ No

12. How much has been/will be budgeted for the real property?:  
a. Initial cost estimate for property type (completed by Land Management);  
b. Funding plan (recommendation: discuss the funding plan with the Finance Dept. in advance)  
Operating Fund - Fund Balance \_\_\_\_\_ Capital Fund - Fund Balance \_\_\_\_\_  
Capital Fund Project # \_\_\_\_\_  
Operating Fund Account Code \_\_\_\_\_  
External Source - Grant \_\_\_\_\_  
External Source - Other \_\_\_\_\_  
To be determined: \_\_\_\_\_

NOTED & ACKNOWLEDGEMENT:  
Land Mgmt \_\_\_\_\_ Planner \_\_\_\_\_ Capital Projects \_\_\_\_\_ Mayor \_\_\_\_\_  
Public Works \_\_\_\_\_ Finance \_\_\_\_\_ Facility Expenses \_\_\_\_\_ (See Item 10b)  
If you have any questions regarding this form please contact the Land Management Division.  
Please Return to Land Management.

FACILITY MANAGEMENT 50 YEAR TYPICAL CYCLE

ACQUISITION OF LAND/BUILDINGS  
Responsible Party: Land Management  
Timeframe: 1 Year

PROJECT CONSTRUCTION/REMODELING  
Responsible Party: Capital Projects  
Timeframe: 2 Years

FACILITY USE  
Responsible Party: Identified Borough Agency  
Timeframe: 40+ Years

FACILITY SHUT DOWN  
Responsible Party: Capital Projects/Maintenance  
Timeframe: 2 Years

VACANT LAND / DISPOSAL OF PROPERTY  
Responsible Party: Land Management

SECONDARY USE  
Responsible Party: Identified Borough Agency  
Timeframe: 5+ Years

FACILITY MANAGEMENT COST 50 YEAR TYPICAL CYCLE

PHASE ONE FACILITY DEVELOPMENT  
3 YEARS

Land Acquisition  
7.5% Project Cost

Design & Engineering  
7.5% of Project Cost

Building Construction  
85% of Project Cost

PHASE TWO CAPITAL MAINTENANCE  
YEARS 1 - 50 OF FACILITY OCCUPANCY

Year 15 of Occupancy  
Scheduled Replacement Cost  
15% of Original Cost

Year 30 of Occupancy  
Scheduled Replacement Cost  
25% of Original Cost

PHASE THREE FACILITY RETIREMENT & DEMOLITION  
YEAR 50 PLUS

Year 50+  
Facility Shut Down  
% of Maintenance Cost

Building Demolition  
Demolition Cost

**Mayor**

**Planning Director**

**Planning Admin  
Asst**

**Land Management Officer**

Inventory, Legislation, Budget, Administration & Public Relations

**Land Grant & Survey  
Programs**

Municipal Entitlement  
Selections &  
Conveyance Processes  
ME Land Surveys  
Community & Public  
Purpose Land Leases  
and Special Sales  
Grant Funded Projects  
Administrator

**Land Planner & Internal  
Services**

Land Planning  
Classifications  
Site Level Management  
Plans  
Public Notice Reviews  
Public Meetings  
  
Campus Plans  
Site Selection  
School Operating  
Agreements  
Delegation of  
Management Authority

**Land Management  
Agent-  
Resource Management**

Resource Management  
Gravel  
Hard Rock  
Timber  
Agricultural Soils  
Access/Trails/  
Recreation  
Stewardship/Trespass/  
Clean Up

**Land Management  
Agent-  
Realty Services**

Land Disposals  
General Land Sale  
Sole Source Leases  
Lease Offerings  
Sole Source Sales  
Special Land Offerings  
Tax Foreclosure  
  
Land Acquisition  
Real Estate Purchases  
Tax Foreclosure intake

**Land Management  
Technician III-  
Authorizations &  
Contracts**

Land Use Permits  
Easements  
Community Trail  
Management  
Agreements  
Utility ROW Permits  
  
Contact Administration  
Invoicing & Insurance  
Contract Records &  
Accounting

**LM Admin Assistant-  
  
Internal & Public  
Information**

Land Record Systems  
Reporting  
  
Public Information  
Web  
Customer Service

# FY 23 BUDGET

## **FY22 Accomplishments**

- ❑ Land Trust Investment Fund Strategy on Track
  - ❑ Land Sale Revenue \$5.5 M
  - ❑ Reoccurring Revenue Increase Exceeding \$25 K Year over Year Benchmark
- ❑ Sterling Highway MP 45-60 Project Coordination & Land Agreements
- ❑ Unit 395 Land Planning Project start-up
- ❑ Communication Site Lease Agreements Benefitting KPB Communication Needs in Support of IT Department
- ❑ 2021 Tax Foreclosure Auction recapturing \$125,572 in back taxes
- ❑ Spruce Bark Beetle Response Strategy & Grant Funding Applications

# FY23 BUDGET

## **FY23 New Initiatives**

- ☐ CES Station 1 Replacement Site Completion
- ☐ WESA Anchor Point Land Acquisition
- ☐ SPH Land Acquisitions pending campus planning
- ☐ Solid Waste South Peninsula C&D Site Replacement
- ☐ Municipal Entitlement Final Decision Recording
- ☐ Municipal Entitlement Surveys (40,000 Acres Pending)
- ☐ Spruce Bark Beetle Timber Sales
- ☐ Spruce Bark Beetle Grants & Grant Implementation
- ☐ Land Information Management System Pursuit
- ☐ Land Code and Land Classification Overhaul
- ☐ Stand Up Surveying Position
- ☐ Establishing Lease Offering Programs for general and ag leases
- ☐ Cooper Landing Frontage Road Project with DOT
- ☐ Unit 395 1000-acre Land Planning with professional consulting team

# FY 23 BUDGET

## **FY23 Challenges & Opportunities**

- ☐ Capacity
  - ☐ Onboarding
  - ☐ Succession Planning Opportunities
  
- ☐ Real Estate Markets
  - ☐ House Lot Supply in Seward & Homer
  - ☐ Communication Tower Sites
  
- ☐ Resource Management
  - ☐ Agriculture
  - ☐ Supply of Beetle Kill Spruce Materials
  - ☐ Material sites on the Frontier
  
- ☐ Land Records – Information Management System Development

# SALES

2022 General Land Sale

Timing- August 2022

Method- Live/Online Auction

Special Seward Land Auction

Winter 2023 – Pending Studies

Timber Sales

Winter 2023 – Group #1

# THANK YOU

**Julie Denison**, Land Management Technician III

**Dakota Truitt**, Land Management Agent- Resource Management

**Aaron Hughes**, Land Management Agent- Realty Specialist

**Vacant**, Land Management Admin Assistant

**Marcus Mueller**, Land Management Officer & GIS Manager