

# 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, *PM*  
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 2024-03 \_\_\_, 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.