

Introduced by: Mayor  
 Date: 06/07/11  
 Hearing: 07/05/11  
 Action: Enacted as Amended  
 Vote: 9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH  
 ORDINANCE 2011-20**

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PARCELS OF  
 BOROUGH LAND BY SEALED BID**

**WHEREAS,** the Borough has clear title to the land listed in Section 1 of this ordinance; and

**WHEREAS,** the land has been appropriately classified pursuant to KPB 17.10.080; and

**WHEREAS,** the Planning Commission at its regularly scheduled meeting of June 27, 2011, recommended enactment of the ordinance as amended by unanimous consent;

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

**SECTION 1.** The parcels listed below are authorized for sale at a minimum of the fair market value as determined by the Assessing department and Derry & Associates.

<b>TAX PARCEL No.</b>	<b>GENERAL LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>ACRES</b>	<b>MINIMUM BID</b>
017-140-27	North Kenai	Government Lot 36, T6N, R12W, Section 14, Seward Meridian, Alaska. Subject to right-of-ways per Book 253, Page 621, Kenai Recording District	2.5 Gross 2.0 Net	\$5,300
017-160-10	North Kenai	Government Lot 81, T6N, R12W, Section 14, Seward Meridian, Alaska. Subject to right-of-ways per Book 253, Page 621, Kenai Recording District	2.5 Gross 1.80 Net	\$5,900
063-091-86	Sterling	Lot 1 of Coupe Deville Subdivision, as shown on Plat No. 2009-47, Kenai Recording District	1.91	\$20,900
172-051-49	Fritz Creek	Lot 6 of Hutler Ridge Subdivision, as shown on Plat No. 2009-26, Homer Recording District	2.78	\$18,800
172-051-50	Fritz Creek	Lot 7 of Hutler Ridge Subdivision, as shown on Plat No. 2009-26, Homer Recording District	2.44	\$18,600

159-190-63	Happy Valley	Government Lot 11, Section 25, T3S, R15W, Seward Meridian, Alaska	5.0	\$8,500
133-022-38	Cohoe	Lot D1 of Pettifogger's Place Three Subdivision, as shown on Plat No. 2008-50, Kenai Recording District	4.27	\$31,000
131-010-35	Kalifornsky Beach	Lot 2 of Inlet Dreams Subdivision, as shown on Plat No. 2007-129, Kenai Recording District	2.52	\$104,300
131-110-71	Kalifornsky Beach	Lot 1 of Ocean Pond Subdivision Second Addition, as shown on Plat No. 2008-53, Kenai Recording District	5.64	\$149,400
131-110-72	Kalifornsky Beach	Lot 2 of Ocean Pond Subdivision Second Addition, as shown on Plat No. 2008-53, Kenai Recording District	5.53	\$139,800

**SECTION 2.** The method of disposal shall be by sealed bid pursuant to KPB 17.10.100(F). The date of the bid opening shall be September 26, 2011.

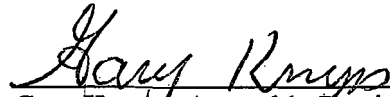
**SECTION 3.** All parcels will be conveyed by quitclaim deed. Either title insurance or another similar report must be obtained for all borough-financed sales, at the buyer's expense, showing the condition of title and that there are no unsatisfied judgments or liens against the buyer at the time of closing, the latter of which shall also be verified by the buyer. In the event a title report showing a reasonably acceptable condition of title cannot be obtained, then either the buyer or the borough may elect to terminate the purchase contract, in which case all monies on deposit will be refunded to the buyer. The borough administration is authorized to obtain a credit report for purchasers who must meet the credit criteria established by the Kenai Peninsula Borough Finance Department prior to closing of the sale.

**SECTION 4.** Upon successfully bidding or entering into an agreement to acquire the land, a down payment of ten percent (10%) of the sale price, or \$1,500.00, whichever is greater, shall be made and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply.

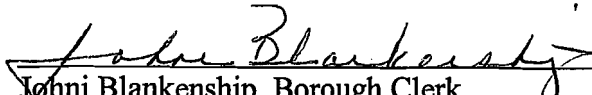
**SECTION 5.** The mayor is authorized to sign any documents necessary to effectuate this ordinance.

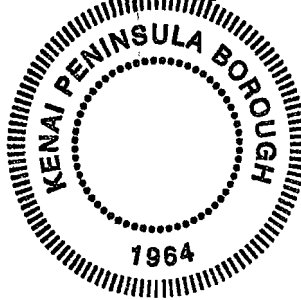
**SECTION 6.** This ordinance shall become effective immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 5TH DAY OF JULY, 2011.**

  
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Gary Knopp, Assembly President

ATTEST:

  
Johni Blankenship, Borough Clerk



Yes: Haggerty, Johnson, McClure, Murphy, Pierce, Smalley, Smith, Tauriainen, Knopp  
No: None  
Absent: None