



## **KENAI PENINSULA BOROUGH**

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**MIKE NAVARRE**  
**BOROUGH MAYOR**

### **MEMORANDUM**

**TO:** Gary Knopp, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Mike Navarre, Mayor *MN*  
Max Best, Director of Planning *MB*

**FROM:** Marcus Mueller, Land Management Officer *MM*  
*S.C.* Dan Conetta, Land Management Agent

**DATE:** July 3, 2012

**SUBJECT:** Substitute Ordinance 2012-24 Authorizing the Sale of Certain Parcels of Borough Land in Widgeon Woods Phase Two Subdivision in the Ciechanski Area by Sealed Bid Procedures

This substitute ordinance is the result of further consideration by Land Management staff coupled with the information from a new appraisal of the Widgeon Woods Subdivision.

The new appraisal indicates a value range of \$30,000 to \$38,000 amongst the 29 lots eligible for sale in Widgeon Woods Subdivision. This proposal would allow for bidding on any of 29 individual lots with individual lot minimums set at the appraised value. Continuing with the intent to sell up to eight lots per year, purchase agreements would be awarded to those eight bids that are the highest percentage over minimum bid.

This approach closely mirrors a traditional sealed bid sale, except that only eight lots would be sold from the 29 eligible lots eligible to receive bids. The eight lots sold would be those receiving the highest bids relative to the appraised value

Thank you for your consideration of the substitute ordinance.