



## **KENAI PENINSULA BOROUGH**

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

### **MEMORANDUM**

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

**THRU:** Mike Navarre, Mayor *MN*  
Max Best, Planning Director *MB*  
Marcus Mueller, Land Management Officer *MM*

**FROM:** Keith Snarey, Land Management Agent *KS*

**DATE:** August 23, 2012

**SUBJECT:** Ordinance 2012-35, authorizing a negotiated sale at fair market value of a 160 foot by 200 foot parcel located adjacent to Nikishka Beach Road in Nikiski to the Lessee, East Shore Home Properties

The subject property was conveyed to the borough through municipal entitlement subject to both a long-term lease, ADL 36812, and to Nikishka Beach Road Right of Way, ADL 32264. The lease was originally entered in 1966 and eventually assigned to East Home Shore Properties in 1979. The subject parcel containing .73+/- acres was created by the State of Alaska from a portion of two government lots without platting.

Ordinance 86-19(Substitute) authorized the sale of 17 parcels of land that were subject to state issued long term leases. The subject parcel was included in that ordinance but a purchase was not processed.

Mr. Jesse Wade, Trustee, on behalf of East Shore Home Properties has applied for a negotiated purchase of the subject property. Fair market value of the parcel is \$20,700. The sale of the property to East Shore Home Properties would complete the prior unfulfilled intent of the assembly.

A fair market value sale to East Shore Home Properties is in the borough's best interest. The parcel is largely occupied by an oil field shop owned by the applicant. East Shore Home Properties has held a long term lease on the parcel, the borough has no need for the parcel, the parcel straddles the property boundary of two other parcels, and a prior ordinance authorized this conveyance.

The assembly's consideration of this ordinance is appreciated.