

Introduced	Mayor
Date:	July 14, 1998
Hearing:	August 18, 1998
Action:	Enacted
Vote:	7 Yes, 0 No, 2 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 98-34**

**AN ORDINANCE AUTHORIZING THE MARKET VALUE SALE OF
TEN (10) PARCELS OF BOROUGH LAND BY SEALED BID**

WHEREAS, the Borough has received patent to the land listed on Attachment A of this ordinance;
and

WHEREAS, the land has been appropriately classified for deposit into the land bank; and

WHEREAS, the land has been deposited into the land bank pursuant to KPB 17.10.060(B); and

WHEREAS, the Planning Commission conducted a public hearing and recommended enactment during the regularly scheduled July 13, 1998 meeting;

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

SECTION 1. That the parcels listed on Attachment A are authorized for sale with a minimum bid at fair market value as established by the Assessing Department.

SECTION 2. That the method of disposal shall be by sealed bid pursuant to KPB 17.10.1010(F) with the bid opening date being September 24, 1998.

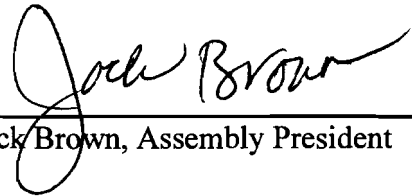
SECTION 3. That all parcels will be conveyed by Quitclaim Deed. Either title insurance or another similar report must be obtained for all borough-financed sales, at the Buyer's expense, showing the condition of title and that there are no unsatisfied judgements or liens against the Buyer at the time 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 Kenai Peninsula Borough may elect to terminate the purchase contract, in which case all monies on deposit will be refunded to the Buyer.

SECTION 4. That, upon successfully bidding or entering into an agreement to acquire the land, down payment of ten percent (10%) of the sale price shall be made and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply.

SECTION 5. That the Mayor is authorized to sign any documents necessary to effectuate this ordinance.

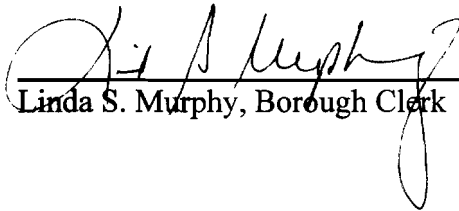
SECTION 6. That this ordinance becomes effective immediately upon its enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 18TH DAY OF AUGUST, 1998.



Jack Brown, Assembly President

ATTEST:



Linda S. Murphy, Borough Clerk



ORDINANCE 98-34
ATTACHMENT A

Tax Parcel No.	General Location	Legal Description	Classification	Minimum Bid
039-010-33	Kenai	Lot 4, Block 1, Oceanside Subdivision, according to Plat No. 75-46, Kenai Recording District, containing 1.93 acres more or less.	Residential	\$8,000.00
039-010-41	Kenai	Government Lots 17 & 18, and NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 26, T6N, R12W, S.M., containing 13.49 acres more or less.	Residential	\$70,500.00
039-010-43	Kenai	Government Lot 8, Section 26, T6N, R12W, S.M., containing 1.59 acres more or less.	Residential	\$24,000.00
045-070-01	Kenai	NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 34, T6N, R11W, S.M., containing 10.00 acres more or less.	Residential	\$56,000.00
045-070-02	Kenai	Government Lot 38, Section 34, T6N, R11W, S.M., containing 2.50 acres more or less.	Residential	\$12,600.00
045-170-02	Kenai	Portion of W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying south of the Kenai Spur Highway, Section 34, T6N, R11W, S.M., containing 2.61 acres more or less.	Residential	\$25,200.00
055-540-17	K-Beach	Tract E, Karluk Reef Subdivision, Addition No. 1, according to Plat No. 85-67, Kenai Recording District, containing 2.35 acres more or less.	Residential	\$20,000.00
055-540-18	K-Beach	Tract F, Karluk Reef Subdivision, Addition No. 1, according to Plat No. 85-67, Kenai Recording District, containing 1.49 acres more or less.	Residential	\$16,000.00
131-170-75	Kasilof	NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 34, T4N, R11W, S.M., containing 40.00 acres more or less.	(pending)	\$64,000.00
133-021-35	Cohoe/ Kasilof	Tract E, Pettifoggers Place Subdivision, according to Plat No. 89-25, Kenai Recording District, containing 22.04 acres more or less.	Residential	\$63,900.00