



## **KENAI PENINSULA BOROUGH**

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**JOHN J. WILLIAMS**  
**BOROUGH MAYOR**

### **MEMORANDUM**

**TO:** Grace Merkes, Assembly President  
Kenai Peninsula Borough Assembly Members

**FROM:** Ron Long, Assembly Member  
John J. Williams, Mayor

**DATE:** April 2, 2008

**SUBJECT:** Ordinance 2008-11 Authorizing the Sale of Land to the Cooper Landing Senior Citizen Corporation, Inc. at Less than Fair Market Value

Ordinance 2005-06 (Mayor) Substitute authorized a negotiated lease with option to purchase on 12.5 acres of land off Snug Harbor Road in Cooper Landing. From that offer the Cooper Landing Senior Citizen Corporation, Inc. (CLSCCI) purchased a 2+ acre parcel and successfully developed that property according to plan. The new senior housing has been well received and there is ample demand for more senior housing.

CLSCCI has since received additional funding to begin developing more senior housing, and therefore requires ownership of additional lands. Assembly Member Long and I have been working with seniors of Cooper Landing to find ways to make their project successful in moving forward.

This ordinance revisits the terms offered by the 2005 ordinance and draws new findings based on CLSCCI's demonstrated success, the importance of this type of community development, and the payments already received by the Borough.

Your consideration of offering these lands to CLSCCI for \$1.00 for senior housing purposes is appreciated.