

Resolution 13-089 Approving the Sale of 385 Square Feet from Lot 7-A, Tract B, Nils O. Svedlund Subdivision

Resolution ID: 13-089

Resolution Status: Awaiting Decision

Resolution Summary:

A Resolution of the City Council of Homer, Alaska, Approving the Sale of 385 Square Feet From Lot 7-A, Tract B, Nils O. Svedlund Subdivision for \$1,655.50 to Harmon And Pauli Hall, dba Dragonfly LLC, and Establishing the Terms of the Sale. City Manager.

CITY OF HOMER
HOMER, ALASKA

City Manager

RESOLUTION 13-089

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING THE SALE OF 385 SQUARE FEET FROM LOT 7-A, TRACT B, NILS O. SVEDLUND SUBDIVISION FOR \$1,655.50 TO HARMON AND PAULI HALL, DBA DRAGONFLY LLC, AND ESTABLISHING THE TERMS OF THE SALE.

WHEREAS, Harmon and Pauli Hall, dba Dragonfly LLC, have requested that the City sell 385 square feet of land from Lot 7-A, Tract B, Nils O. Svedlund Subdivision; a triangular piece of land immediately adjacent to their property (Lot 6 A) and fronting on Pioneer Avenue; and

WHEREAS, Acquisition of this small piece of land will resolve a setback encroachment on the side lot line and is part of the larger redevelopment project for the Pioneer Building and new site plan approved by the Planning Commission through Conditional Use Permit 13-06; and

WHEREAS, The parcel proposed for sale is not needed by the City and disposal will not impede future development of the lot; and

WHEREAS, The Homer City Council approved the sale of this 385 square feet in concept through adoption of Resolution 13-069; and

WHEREAS, The parcel proposed for sale is too small to be developed and would be of no use to anyone other than the Halls and therefore, a public sale is not warranted and direct negotiations between the City and the Halls pursuant to HCC 18.12.050 is necessary and appropriate; and

WHEREAS, HCC 18.12.020 provides that an appraisal is not required if property does not exceed \$1,000 in value in the current tax assessment records of the Kenai Peninsula Borough; and

WHEREAS, The current Borough assessment for the parcel to be sold is \$1,655.50.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council finds that the parcel proposed for sale is not needed by the City and its disposal will not impede future development or use of the land.

BE IT FURTHER RESOLVED that the Council finds that given the relatively small size of the parcel and its assessed value, a commercial appraisal is not warranted, and waives the requirements in HCC 18.12.020.

BE IT FURTHER RESOLVED that the Council hereby approves the proposed sale, the terms of which are a negotiated sale and cash payment in the amount of \$1,655.50, and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 26th day of August, 2013.

CITY OF HOMER

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MARY E. WYTHE, MAYOR
ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Revenue \$1,655.50 to Account No. 100-040-4901.

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