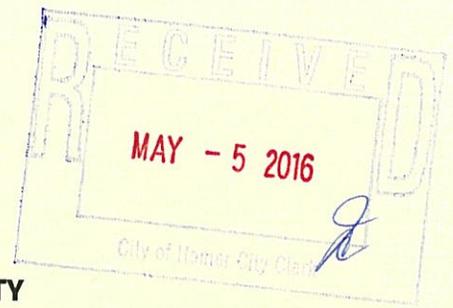


INVITATION TO BID
CITY OF HOMER

TO PURCHASE CITY REAL PROPERTY
SEVEN PARCELS



Sealed bids for the purchase of real property will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until **2:00 p.m. Thursday, June 2, 2016**, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.** Plan holder registration forms and bid specifications are available online at <http://www.cityofhomer-ak.gov/rfps>

The City of Homer, Alaska, is hereby advertising for sealed bids to purchase the following real property:

Govt. Lot 3 lying east of Kachemak Drive, Section 14, Township 6 South, Range 13 West, Seward Meridian (KPB Parcel No. 179-150-03)

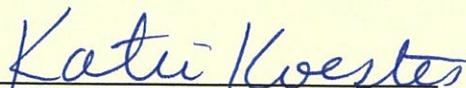
S. ½ of Govt. Lot 30 lying west of Kachemak Drive, Section 14, Township 6 South, Range 13 West, Seward Meridian (KPB Parcel No. 179-080-50)

Govt. Lots 10, 21, 24, 25 and 36, Section 14, Township 6 South, Range 13 West, Seward Meridian (KPB Parcel Nos. 179-080-09, 179-080-15, 179-080-25, 179-080-26 and 179-100-01)

An electronic copy of the bid package is available on the City's website <http://www.cityofhomer-ak.gov/rfps> or you may purchase hard copies at the Office of the City Clerk for a fee of \$10.00. If you have any questions on the contents of the bid package, please contact the City Clerk at (907) 235-3130.

The City reserves the absolute right to reject any or all proposals, may waive any or all informalities or irregularities, and may permit the correction of errors or omissions in responses.

Dated this 4 day of May, 2016


Katie Koester, City Manager

Publish: Homer News: May 12 and 19, 2016
Account No.: 100.0101.5227



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 29 2016 6:20PM

General Information

| | |
|---|---|
| HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624 | Property ID 17915003 Address Document / Book Page Acreage 0.2400 |
|---|---|

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------------|
| 17915003 | HOMER CITY OF | 491 E PIONEER AVE |

Legal Description

| Description |
|--|
| T 6S R 13W SEC 23 Seward Meridian HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEAST ERLY OF KACHEMAK BAY DRIVE |

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|----------|
| | | Land | Structures | Total |
| 2016 | Main Roll Certification | \$22,600 | \$0 | \$22,600 |
| 2015 | Main Roll Certification | \$22,600 | \$0 | \$22,600 |
| 2014 | Main Roll Certification | \$22,600 | \$0 | \$22,600 |
| 2013 | Main Roll Certification | \$22,600 | \$0 | \$22,600 |
| 2012 | Main Roll Certification | \$22,600 | \$0 | \$22,600 |
| 2011 | Main Roll Certification | \$18,200 | \$0 | \$18,200 |
| 2010 | Main Roll Certification | \$18,200 | \$0 | \$18,200 |
| 2009 | Main Roll Certification | \$18,200 | \$0 | \$18,200 |
| 2008 | Main Roll Certification | \$17,300 | \$0 | \$17,300 |
| 2007 | Main Roll Certification | \$13,300 | \$0 | \$13,300 |
| 2006 | Main Roll Certification | \$13,300 | \$0 | \$13,300 |
| 2005 | Main Roll Certification | \$12,100 | \$0 | \$12,100 |
| 2004 | Main Roll Certification | \$11,600 | \$0 | \$11,600 |
| 2003 | Main Roll Certification | \$11,600 | \$0 | \$11,600 |
| 2002 | Main Roll Certification | \$11,600 | \$0 | \$11,600 |
| 2001 | Main Roll Certification | \$11,600 | \$0 | \$11,600 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|-----------|--------|--------------|-----------|-----------|
| | Rural S | 0.2400 | 0.00 | 0.00 | \$22,600 |



KPB Parcel Viewer



Printed: Apr 29, 2016



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 29 2016 6:18PM

General Information

| | | |
|---|-----------------------------|------------------|
| HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624 | Property ID | 17908050 |
| | Address | 4757 KACHEMAK DR |
| | Document / Book Page | 20110000730 |
| | Acreage | 0.4900 |

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------------|
| 17908050 | HOMER CITY OF | 491 E PIONEER AVE |

Legal Description

| Description |
|--|
| T 6S R 13W SEC 14 Seward Meridian HM S1/2 OF GOVT LOT 30 LYING WEST OF KACHEMAK DR |

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|----------|
| | | Land | Structures | Total |
| 2016 | Main Roll Certification | \$15,000 | \$0 | \$15,000 |
| 2015 | Main Roll Certification | \$15,000 | \$0 | \$15,000 |
| 2014 | Main Roll Certification | \$15,000 | \$0 | \$15,000 |
| 2013 | Main Roll Certification | \$15,000 | \$0 | \$15,000 |
| 2012 | Main Roll Certification | \$15,000 | \$0 | \$15,000 |
| 2011 | Main Roll Certification | \$2,300 | \$0 | \$2,300 |
| 2010 | Main Roll Certification | \$2,300 | \$0 | \$2,300 |
| 2009 | Main Roll Certification | \$2,300 | \$0 | \$2,300 |
| 2008 | Main Roll Certification | \$2,200 | \$0 | \$2,200 |
| 2007 | Main Roll Certification | \$1,700 | \$0 | \$1,700 |
| 2006 | Main Roll Certification | \$1,700 | \$0 | \$1,700 |
| 2005 | Main Roll Certification | \$1,500 | \$0 | \$1,500 |
| 2004 | Main Roll Certification | \$3,600 | \$0 | \$3,600 |
| 2003 | Main Roll Certification | \$3,600 | \$0 | \$3,600 |
| 2002 | Main Roll Certification | \$5,000 | \$0 | \$5,000 |
| 2001 | Main Roll Certification | \$5,000 | \$0 | \$5,000 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|-----------|--------|--------------|-----------|-----------|
| | Rural J | 0.4900 | 0.00 | 0.00 | \$15,000 |



KPB Parcel Viewer



Printed: Apr 29, 2016



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 29 2016 6:34PM

General Information

| | | |
|---|-----------------------------|-------------|
| HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624 | Property ID | 17908009 |
| | Address | |
| | Document / Book Page | 20110025280 |
| | Acreage | 2.5000 |

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------------|
| 17908009 | HOMER CITY OF | 491 E PIONEER AVE |

Legal Description

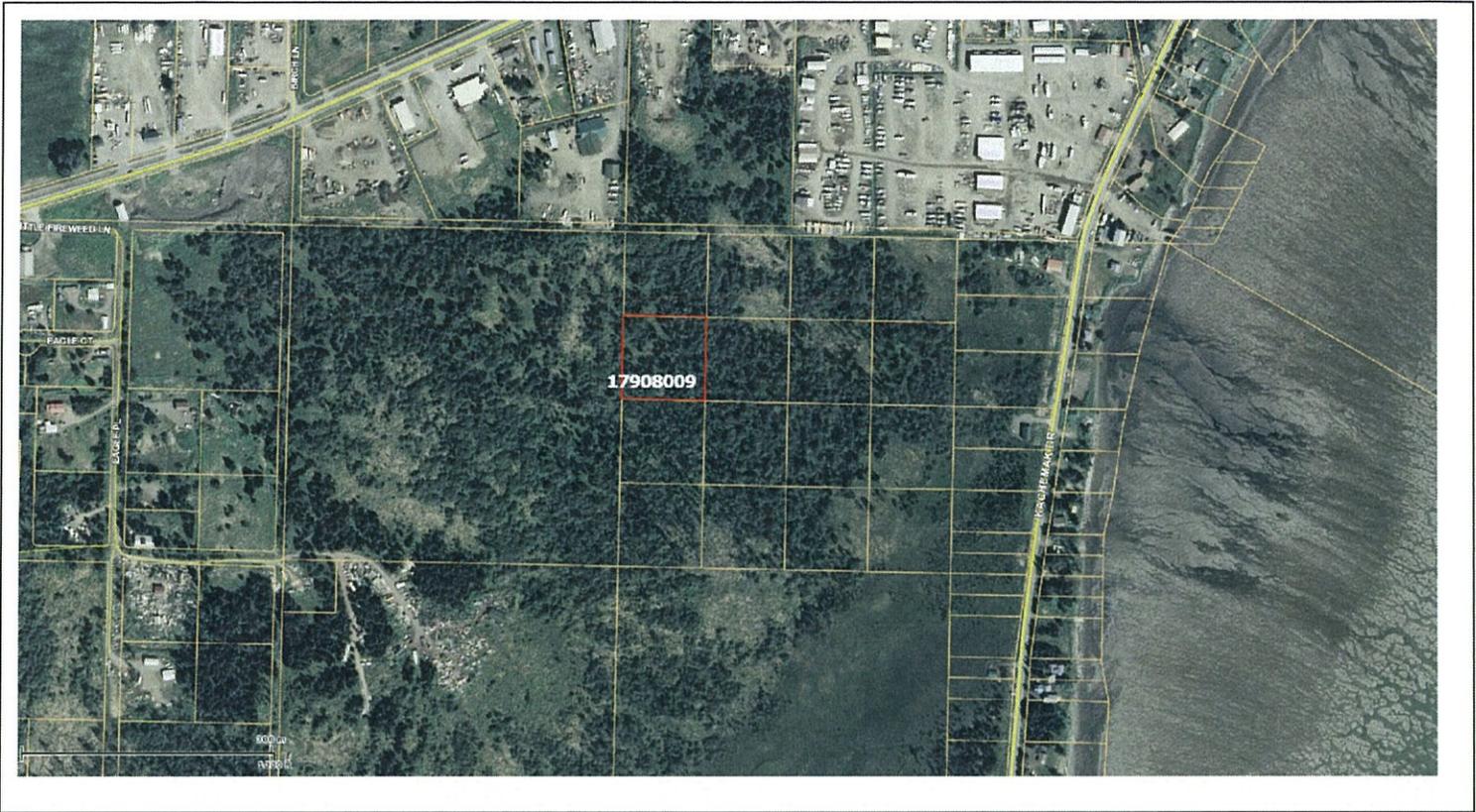
| Description |
|--|
| T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 10 |

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|----------|
| | | Land | Structures | Total |
| 2016 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2015 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2014 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2013 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2012 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2011 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2010 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2009 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2008 | Main Roll Certification | \$19,400 | \$0 | \$19,400 |
| 2007 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2006 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2005 | Main Roll Certification | \$13,500 | \$0 | \$13,500 |
| 2004 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2003 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2002 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2001 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|---------------------------|--------|--------------|-----------|-----------|
| | Commercial G/Forced Value | 2.5000 | 0.00 | 0.00 | \$21,700 |



KPB Parcel Viewer



Printed: Apr 29, 2016



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 29 2016 6:36PM

General Information

| | | |
|---|-----------------------------|-------------|
| HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624 | Property ID | 17908015 |
| | Address | |
| | Document / Book Page | 20110025280 |
| | Acreage | 2.5000 |

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------------|
| 17908015 | HOMER CITY OF | 491 E PIONEER AVE |

Legal Description

| Description |
|--|
| T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 21 |

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|----------|
| | | Land | Structures | Total |
| 2016 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2015 | Main Roll Certification | \$21,700 | \$2,100 | \$23,800 |
| 2014 | Main Roll Certification | \$21,700 | \$2,100 | \$23,800 |
| 2013 | Main Roll Certification | \$21,700 | \$2,100 | \$23,800 |
| 2012 | Main Roll Certification | \$21,700 | \$2,100 | \$23,800 |
| 2011 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2010 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2009 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2008 | Main Roll Certification | \$19,400 | \$0 | \$19,400 |
| 2007 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2006 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2005 | Main Roll Certification | \$13,500 | \$0 | \$13,500 |
| 2004 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2003 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2002 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2001 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|---------------------------|--------|--------------|-----------|-----------|
| | Commercial G/Forced Value | 2.5000 | 0.00 | 0.00 | \$21,700 |



KPB Parcel Viewer



Printed: Apr 29, 2016



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 29 2016 6:38PM

General Information

| | | |
|---|-----------------------------|-------------|
| HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624 | Property ID | 17908025 |
| | Address | |
| | Document / Book Page | 20110025280 |
| | Acreage | 2.5000 |

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------------|
| 17908025 | HOMER CITY OF | 491 E PIONEER AVE |

Legal Description

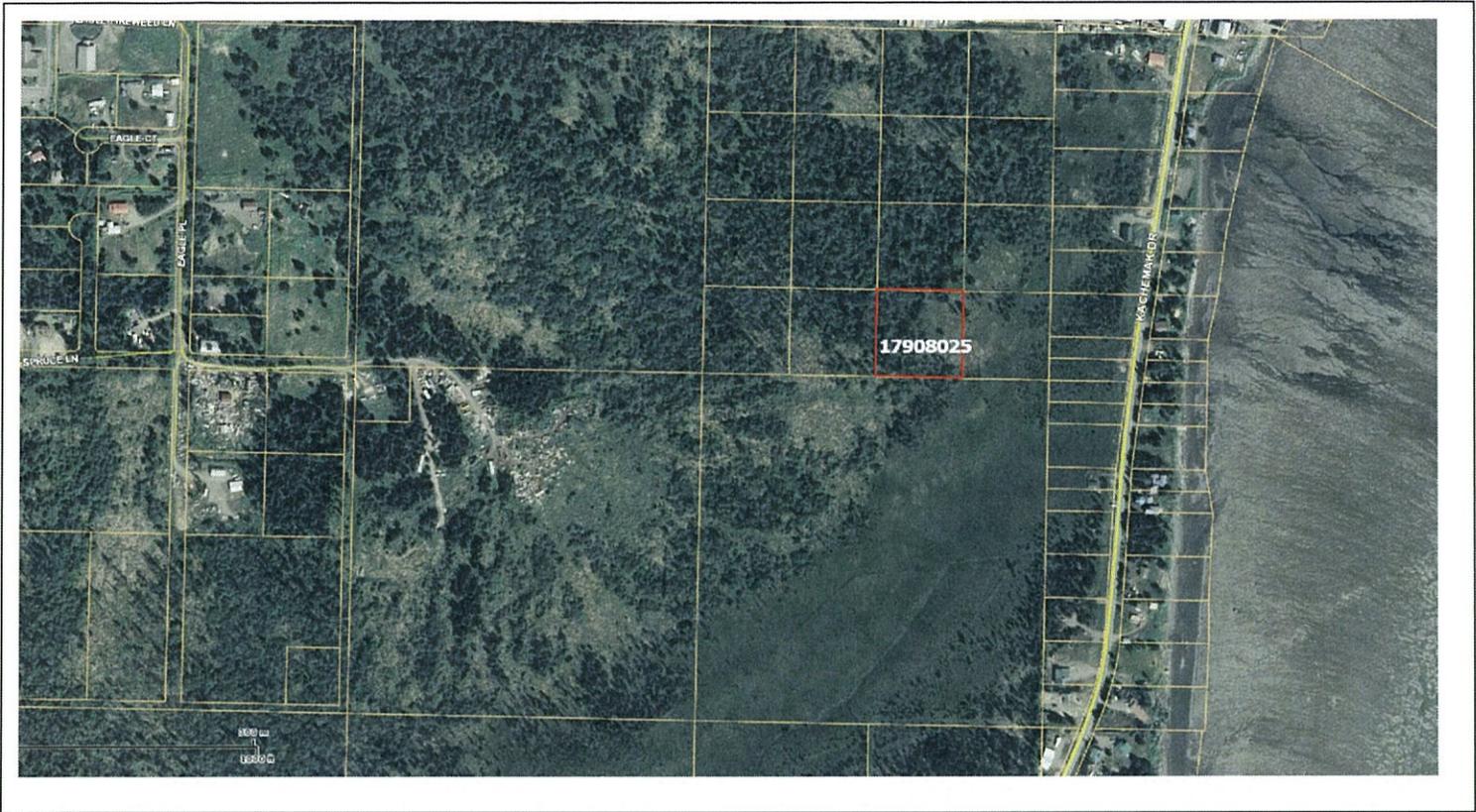
| Description |
|--|
| T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 24 |

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|----------|
| | | Land | Structures | Total |
| 2016 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2015 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2014 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2013 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2012 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2011 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2010 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2009 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2008 | Main Roll Certification | \$19,400 | \$0 | \$19,400 |
| 2007 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2006 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2005 | Main Roll Certification | \$13,500 | \$0 | \$13,500 |
| 2004 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2003 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2002 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2001 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|---------------------------|--------|--------------|-----------|-----------|
| | Commercial G/Forced Value | 2.5000 | 0.00 | 0.00 | \$21,700 |



KPB Parcel Viewer



Printed: Apr 29, 2016



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 29 2016 6:39PM

General Information

| | |
|---|---|
| HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624 | Property ID 17908026 Address Document / Book Page 20110025280 Acreage 2.5000 |
|---|---|

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------------|
| 17908026 | HOMER CITY OF | 491 E PIONEER AVE |

Legal Description

| Description |
|--|
| T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 25 |

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|----------|
| | | Land | Structures | Total |
| 2016 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2015 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2014 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2013 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2012 | Main Roll Certification | \$21,700 | \$0 | \$21,700 |
| 2011 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2010 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2009 | Main Roll Certification | \$20,400 | \$0 | \$20,400 |
| 2008 | Main Roll Certification | \$19,400 | \$0 | \$19,400 |
| 2007 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2006 | Main Roll Certification | \$14,900 | \$0 | \$14,900 |
| 2005 | Main Roll Certification | \$13,500 | \$0 | \$13,500 |
| 2004 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2003 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2002 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |
| 2001 | Main Roll Certification | \$10,500 | \$0 | \$10,500 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|---------------------------|--------|--------------|-----------|-----------|
| | Commercial G/Forced Value | 2.5000 | 0.00 | 0.00 | \$21,700 |



KPB Parcel Viewer



Printed: Apr 29, 2016



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 29 2016 6:40PM

General Information

| | |
|---|---|
| HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603-7624 | Property ID 17910001 Address Document / Book Page 20110025280 Acreage 5.0000 |
|---|---|

Owners

| Property ID | Display Name | Address |
|-------------|---------------|-------------------|
| 17910001 | HOMER CITY OF | 491 E PIONEER AVE |

Legal Description

| Description |
|--|
| T 6S R 13W SEC 14 Seward Meridian HM GOVT LOT 36 |

Value History

| Year | Reason | Assessed | | |
|------|-------------------------|----------|------------|----------|
| | | Land | Structures | Total |
| 2016 | Main Roll Certification | \$38,100 | \$0 | \$38,100 |
| 2015 | Main Roll Certification | \$38,100 | \$0 | \$38,100 |
| 2014 | Main Roll Certification | \$38,100 | \$0 | \$38,100 |
| 2013 | Main Roll Certification | \$38,100 | \$0 | \$38,100 |
| 2012 | Main Roll Certification | \$38,100 | \$0 | \$38,100 |
| 2011 | Main Roll Certification | \$72,300 | \$0 | \$72,300 |
| 2010 | Main Roll Certification | \$72,300 | \$0 | \$72,300 |
| 2009 | Main Roll Certification | \$72,300 | \$0 | \$72,300 |
| 2008 | Main Roll Certification | \$68,600 | \$0 | \$68,600 |
| 2007 | Main Roll Certification | \$52,800 | \$0 | \$52,800 |
| 2006 | Main Roll Certification | \$52,800 | \$0 | \$52,800 |
| 2005 | Main Roll Certification | \$48,000 | \$0 | \$48,000 |
| 2004 | Main Roll Certification | \$14,000 | \$0 | \$14,000 |
| 2003 | Main Roll Certification | \$14,000 | \$0 | \$14,000 |
| 2002 | Main Roll Certification | \$14,000 | \$0 | \$14,000 |
| 2001 | Main Roll Certification | \$14,000 | \$0 | \$14,000 |

Land Details

| Primary Use | Land Type | Acres | Eff Frontage | Eff Depth | Asd Value |
|-------------|-----------|--------|--------------|-----------|-----------|
| | Rural J | 5.0000 | 0.00 | 0.00 | \$38,100 |



KPB Parcel Viewer



Printed: Apr 29, 2016

BID FORM

Name: _____

Address: _____

Phone: _____

Date: _____

A deposit in the amount of **10%** of the bid price payable to the City of Homer is required and must be submitted with the sealed bid by check or money order. Failure to include a proper deposit will result in rejection of the proposal as nonresponsive.

Deposit Amount: _____

BID

Any bid that is less than the stated minimum bid will be rejected as nonresponsive.

Lot 3: \$ _____

Lot 30: \$ _____

Lot 10: \$ _____

Lot 21: \$ _____

Lot 24: \$ _____

Lot 25: \$ _____

Lot 36: \$ _____