



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 17-110

TO: MAYOR ZAK & HOMER CITY COUNCIL

FROM: KATIE KOESTER, CITY MANAGER

DATE: JULY 19, 2017

SUBJECT: THE SALE OF LOT 1 HARRY FEYER SUBDIVISION

In 2015, 2016, and again in 2017, the Homer City Council has resolved to sell Lot 1 Harry Feyer Subdivision.

The lot is a triangular-shaped sliver that fronts Kachemak Drive with development constraints that includes a section line easement, and water and sewer assessments totaling \$34,140.80. The 2017 assessed value of the property is approximately value of the assessments, \$34,200.

In March 2017, the City posted an Invitation to Bid noting the developments constraints and the assessment balances of \$34,140.80. The City received one bid, for one dollar and Resolution 17-034 authorized the sale. After two-months of countless phone calls to city staff the prospective buyer chose not to close unless the City reduced the balance of the assessments by approximately \$7,000.00. Based on the Invitation to Bid and Resolution 17-034 we could not proceed without reposting the Invitation to Bid.

To make the best use of staff time, I am recommending that the City use a real estate professional to market the property. Resolution 16-053 affirmed a three-year contract with Homer Real Estate based on a 10% commission rate. Since the value of this lot is approximately the value of the assessments, I am recommending that the 10% commission be based on the combined sales price and the value of the assessments. A real estate professional can contact adjacent property owners (who have the most to gain by purchasing this parcel), help to facilitate a replat of the parcel with the three adjacent property owners, and negotiate a sale that takes into consideration access issues and the assessments.

To be efficient, some flexibility is needed in regards to the sales price and the balance of the assessments. This resolution states that if the sales price, including the balance of the assessments, lowers by more than \$5,000 from previously accepted purchase agreements, (\$34, 141.80 = assessments + \$1 bid) the City Council will approve the final terms of the sale.

Att: Aerial image
2012 survey
Invitation to Bid date March 17, 2017
Resolution 17-034



Lot 1 Harry Feyer
Subdivision,
KPB 17911005

Kachemak Drive

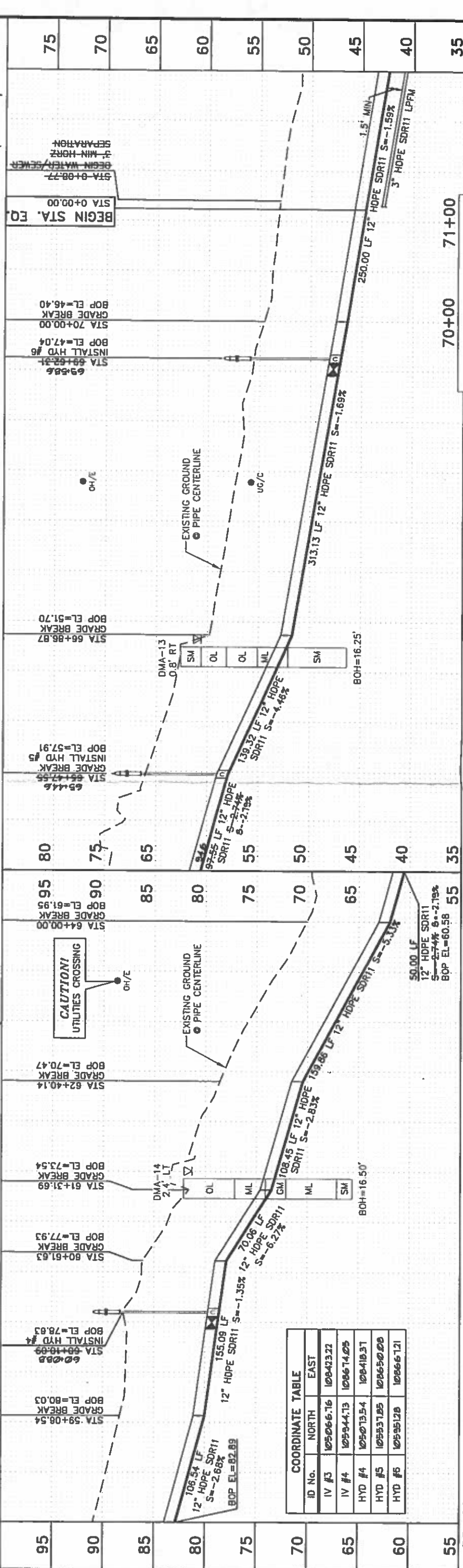
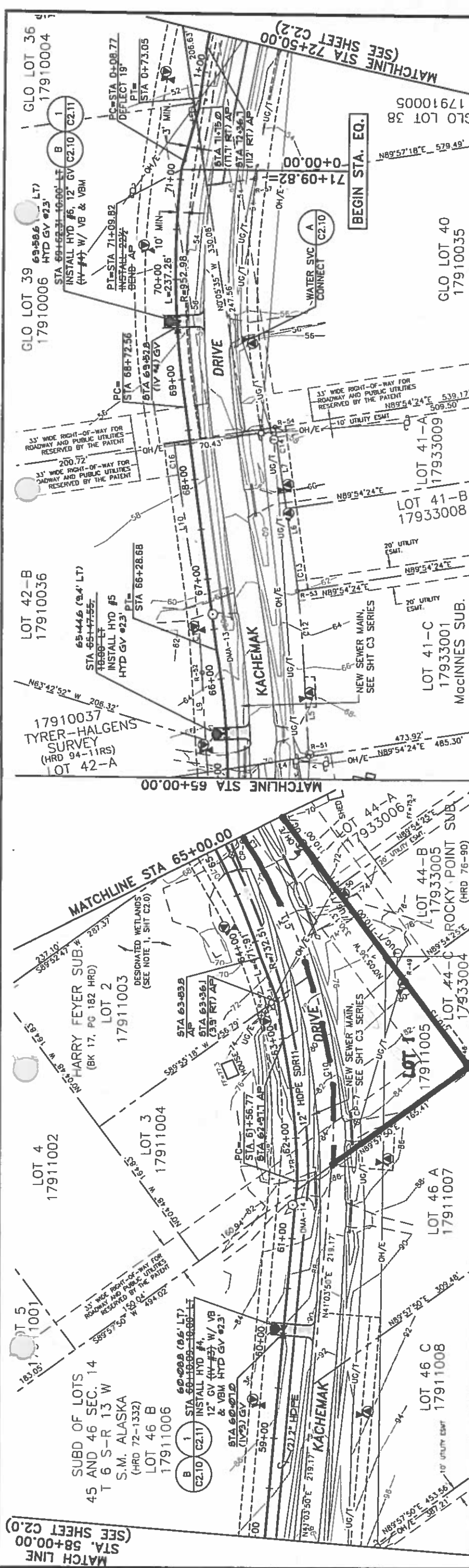


Fri Jul 21 2017 11:43:40 AM



DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and is provided for informational purposes only. The user assumes all responsibility for the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

KPB Parcel Viewer

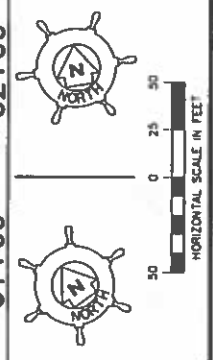


COORDINATE TABLE

ID No.	NORTH	EAST
IV #3	105066.16	108423.22
IV #4	105944.73	108674.05
HYD #4	105073.54	108419.37
HYD #5	105937.85	108650.08
HYD #6	105951.28	108666.121

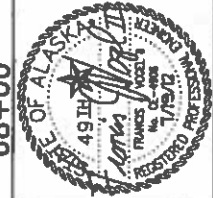
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8/19/11	FJV	HORIZ ALIGN MODIFICATION
2	6/20/12	FJV	AS CONSTRUCTED



Bristol
ENVIRONMENTAL & ENGINEERING SERVICES CORPORATION
 Phone (907) 563-0013 Fax (907) 563-6713

CITY OF HOMER, ALASKA
 PUBLIC WORKS DEPARTMENT
 3575 HEATH STREET
 HOMER, ALASKA 99603
 PHONE: (907) 235-3170
 FAX: (907) 235-3145



CITY OF HOMER - KACHEMAK DRIVE
PHASE II WATER AND SEWER IMPROVEMENTS
WATER LINE PLAN & PROFILE
STA 58+00.00 TO STA 72+50.00

03059
 SHEET NO. 11 OF 38
 DATE: 08/19/11
 DRAWN: SJW
 CHECKED: FJV
 DESIGNED: SJW
 SCALE: SHOWN

**INVITATION TO BID
CITY OF HOMER
TO PURCHASE CITY REAL PROPERTY**

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. Friday, March 31, 2017**, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. If no acceptable bids are received by March 31, 2017 the City may extend the time period. **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:

Lot 1 Harry Feyer Subdivision on Kachemak Drive, Section 14, Township 6 South, Range 13 West, Seward Meridian (KPB Parcel No. 17911005).

This lot is 0.39 acres, 16,988 square feet and in the Rural Residential Zoning District. The purchaser to assume the water and sewer assessments. The gas assessment is paid.

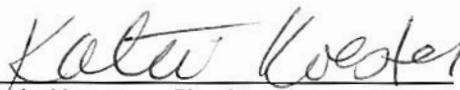
Assessments	Balance	Annual Payment	# of years remaining
Water	\$ 17,642.22	\$ 1,379.27	16.5 yrs
Sewer	\$ 16,498.58	\$ 1,290.64	16.5 yrs
Natural gas	0	0	0

From the Homer Land Allocation Plan: This lot "is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so only a portion of the land could be used for a structure. Further, Kachemak Drive is only 60 feet at this point instead of the usual 100 feet."

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 17th day of March, 2017


Katie Koester, City Manager

Publish: City website

NOTES

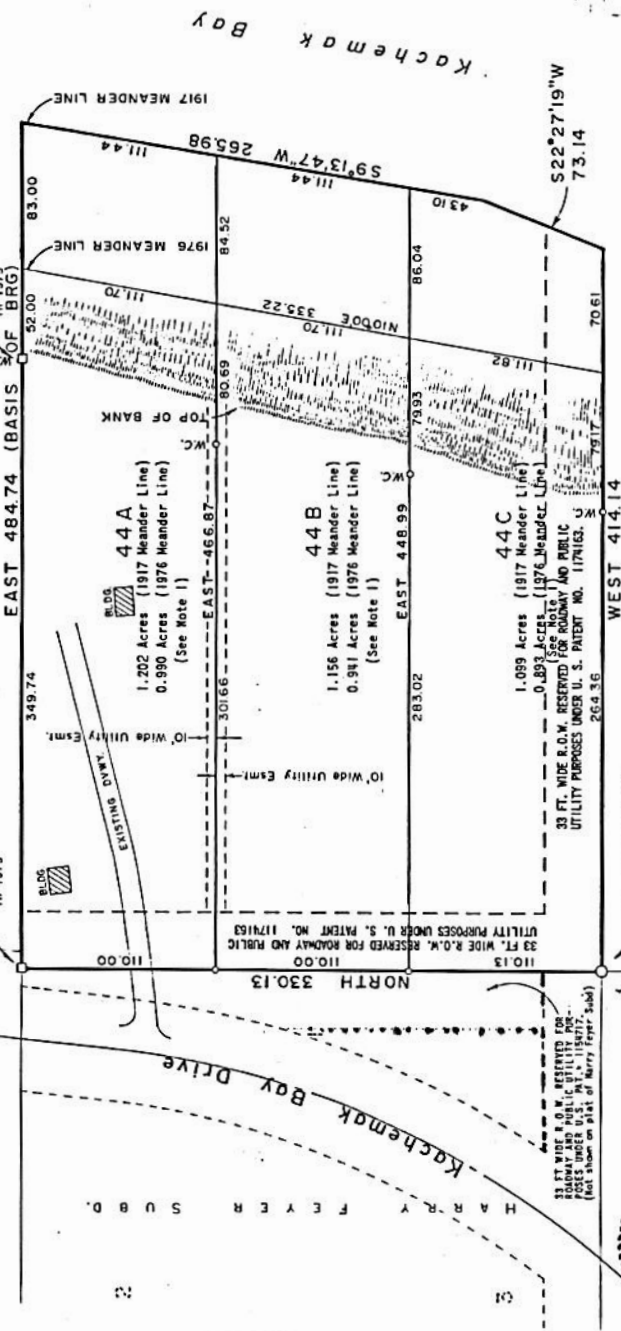
1. The acreage for all lots shown on this plat includes the adjacent R.O.W. Emt. area.
2. Wastewater disposal systems shall comply with applicable laws and regulations pertaining to the installation, construction and operation of said system.
3. 5/8" X 30" Iron Rods set at all lot corners this survey, unless indicated otherwise

M A C I N N E S S U B D .

41C

Fed. 911 X 211 Sub E Tract set by Ken Branch, R.L.S. in 1975

Fed. 911 X 211 Sub E Tract set by Ken Branch, R.L.S. in 1975



Fed. Cross in Granite Bldr. set by Henning Johnson, R.L.S. in 1952

Fed. Cross in Granite Bldr. set by Henning Johnson, R.L.S. in 1952

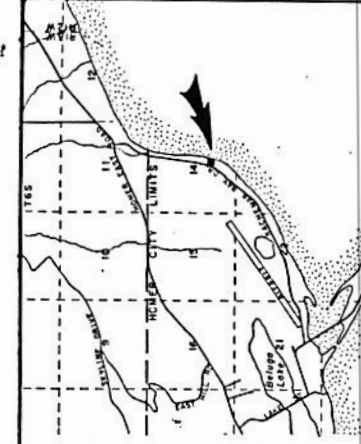
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VICINITY MAP
1" = 1 MILE

LEGEND
—○— Indicates 5/8" X 30" Iron Rod set this survey.

76-90
RECORDED - FILED 3
DATE 11/15 1976
THRU 11/22 A.M.
PREPARED BY K.S.O.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT MONUMENTS ACTUALLY EXIST AS LOCATED AND THAT DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC USE.

KENAI PENINSULA BOROUGH

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE KENAI PENINSULA BOROUGH AND THAT SAID PLAT HAS BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION.

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF November 1976.

ROCKY POINT SUBDIVISION

LOCATED WITHIN THE CITY OF HOMER

A Subdivision of BLM Lot 44, Section 14, T6S, R13W, S.M., Homer Recording Dist., Alaska, Into Lots 44A, 44B & 44C.

Containing: 3.457 ACRES (1917 Meander Line)
2.824 ACRES (1976 Meander Line)

PREPARED BY
JANICE NEEDHAM
GENERAL DELIVERY
HOMER, ALASKA

DATE
KEN BRANCH, R.L.S. 9/20/76
SCALE
HOMER, ALASKA 1" = 50'



Ken Branch, R.L.S. No. 1301 S

Janice Needham, General Del.

Pauline M. Casey, 3145 S. Idalia Aurora, Colo. (Deed of Trust, Beneficiary)

Notary in and for the STATE OF ALASKA

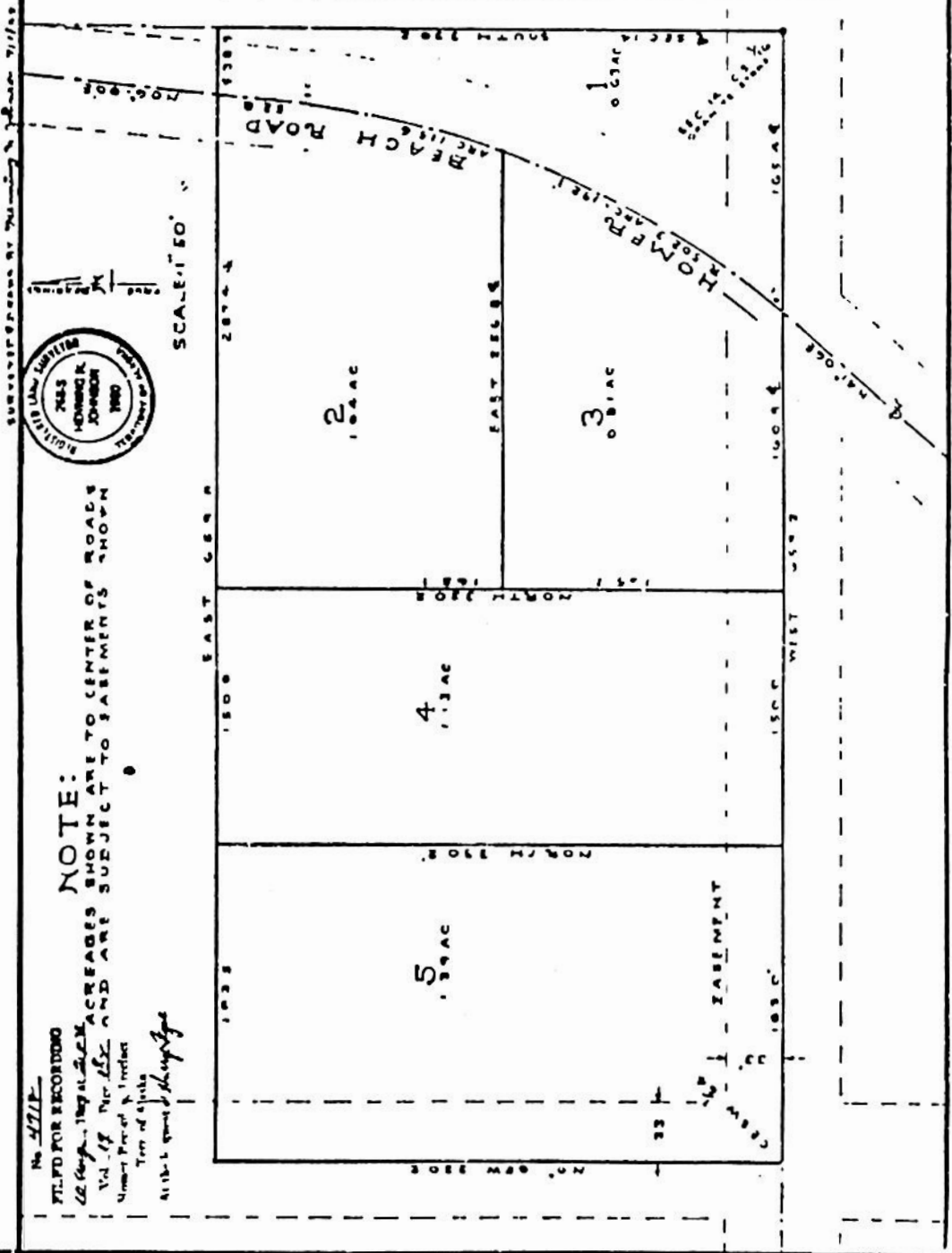
My Commission Expires

Dec 1976

See the 1976 Rocky Point Subdivision plat for a clearer illustration of Lot 1 Harry Feyer Sub.

HARRY FEYER SUBDIVISION

LOCATED IN LOT 43 SEC. 14, T6S-R13W, S.M. ALASKA



**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 17-034

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING THE SALE OF LOT 1 HARRY FEYER SUBDIVISION, SECTION 14, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, KPB PARCEL NO. 179-110-05 TO THE RESPONSIBLE BIDDER FOR ONE DOLLAR AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS TO FINALIZE THE SALE.

WHEREAS, HCC 18.12.020 provides that real property that is no longer required for public purpose may be sold to the highest responsible bidder at public auction or by sealed bids; and

WHEREAS, City Council determined that a public purpose did not exist for Lot 1 Harry Feyer Subdivision and designated the property for sale in the City's 2015 and 2016 Land Allocation Plans adopted by Resolution 15- 030(A) on April 27, 2015 and by Resolution 16-043 on April 25, 2016; and

WHEREAS, The Land Allocation Plan clarifies that Lot 1 Harry Feyer Subdivision is a small triangular sliver of land with a access easement(s) crossing the parcel, leaving only a portion of the land developable; and

WHEREAS, Ordinance 16-17(S) Section 5, further authorizes the sale of Lot 1 Harry Feyer Subdivision for less than fair market value in consideration of its development constraints and large water and sewer assessments. In addition, Section 5 declares that it is in the best interest of the City to convey the property for nominal consideration to an adjacent property owners; and

WHEREAS, When combined, the water and sewer assessments of \$34,141.80 exceed the assessed value of \$30,900.00; and

WHEREAS, The property was offered through sealed bids and advertised on the City of Homer website from March 17, 2017 through March 31, 2017, and one bid was received for one dollar.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves the sale to the responsible bidder, an adjacent property owner, as

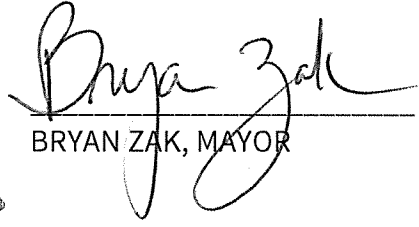
Jan Needham for Lot 1 Harry Feyer Subdivision, Section 14,
Township 6 South, Range 13 West, Seward Meridian, KPB Parcel

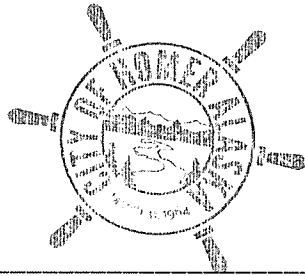
45 No. 179-110-05.

46
47 BE IT FURTHER RESOLVED that the Homer City Council authorizes the City Manager to
48 execute the necessary documents to complete the sale with the bidder.
49

50
51 PASSED AND ADOPTED by the Homer City Council this 10th day of April, 2017.
52

53 CITY OF HOMER

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55 
56
57 BRYAN ZAK, MAYOR



58 ATTEST:

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60
61 JO JOHNSON, MMC, CITY CLERK

62
63
64 Fiscal Note: Water and sewer assessments of \$34,141.80