



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 15-123

TO: Honorable Mayor Wythe and Homer City Council
 FROM: Katie Koester, City Manager
 DATE: July 22, 2015
 SUBJECT: Comparison of Current Municipal Land Sale Code and Ordinance 15-28

During the Land Allocation Plan review process, Council directed staff to work on revisions to the City's procedure for selling land to make land sales less cumbersome and therefore more likely. The table below outlines the changes between current Municipal Land Sales City Code 18.2 and the new proposed ordinance.

CURRENT 18.12	NEW 18.12
Appraisal Good for 6 months Can't sell for less than appraised value Appraisal necessary if over \$1,000 in value	Appraisal Good for 12 months Can sell for less than appraised value if to a non-profit, public utility or owner of contiguous property if certain conditions apply Don't need an appraisal if: -Under \$50,000 KPB assessed value -Council authorizes less than fair market value in ordinance -Council determines fair market value can be determined a different way
Sale to government exempt from appraisal/price floor	Same
Public purpose Council must pass resolution stating there is no public purpose for land	Public purpose Council must include in ordinance authorizing transaction that municipal purpose no longer exists
Notice Public notice required in newspaper and posted in 3 public places 30 days prior to public sale	Notice Public notice required on City website 2 weeks before Ordinance authorizing transaction passes

<p>Procedure Council passes resolution authorizing terms and conditions of sale Sealed bid or auction sale Council approves sale at next regular meeting following sale</p>	<p>Procedure Sale can be initiated by City Manager, Council, or Council on behalf of an individual (sealed bid or auction sale). Process is initiated by ordinance with terms and conditions of sale in ordinance. City Manager can execute final land sale agreement according to terms of the Ordinance (does not have to come back to Council).</p>
<p>Foreclosed property If a property was acquired by the City through foreclosure less than 10 years before the date of sale, the former owner is entitled to a portion of the sale after all unpaid taxes and assessments are collected.</p>	<p>Same</p>