



MEMORANDUM

Resolution 23-114, A Resolution of the City Council of Homer, Alaska Approving a Contract with Kachemak Heritage Land Trust in the not to exceed Amount of \$30,000 to Assist with Acquisition of Properties for the Kachemak Sponge Green Infrastructure Storm Water Management Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: City Council
Date: September 27, 2023
From: Janette Keiser, PE, Public Works Director/City Engineer
Through: Rob Dumouchel, City Manager

I. Issue:

The purpose of this Memorandum is to recommend award of a consultant contract to the Kachemak Heritage Land Trust (“KHLT”) to assist with the acquisition of properties for the Kachemak Sponge Green Infrastructure Storm Water Management Project (“Kachemak Sponge”).

II. Background:

With the adoption of Ordinance 23-46, the City Council accepted a grant, as a sub-recipient, from NOAA, through the University of Alaska Anchorage, acting for the Kachemak Bay National Estuarine Research Reserve (“KBNERR”). This project involves some complex real estate transactions.

City staff does not have the capacity to comprehensively shepherd these transactions due to staff turnover in the Planning and Public Works Departments. The KHLT has the capacity and expertise to manage these transactions and is already working with the KBNERR to acquire other properties, with the same, highly-regulated funding source that will be used to purchase the Kachemak Sponge properties. Thus, it makes sense to rely on the KHLT to supplement City staff.

The KHLT would perform the following tasks:

- Coordinate with the various 3rd party vendors the City has commissioned to perform due diligence tasks: survey, wetland delineation, appraisals, title reports & Phase I environmental reviews.
- Liaison with property owners.

- Helping City mitigate unforeseen challenges that may arise

There is currently \$96,860 in the Kachemak Sponge Project budget for direct and indirect costs of City staff. The \$30,000 paid to the Land Trust would cover services the City staff would have otherwise performed.

Homer City Code allows exceptions to be made to competitive bidding requirements where consultant contracts are involved. See HCC 3.16.060(d).

III. RECOMMENDATION: That the City Council award a consultant contract to the Kachemak Heritage Land Trust in the Not to Exceed amount of \$30,000 to assist the City with the acquisition of properties for the Kachemak Sponge Project.