



MEMORANDUM

Project Update for the Kachemak Peatlands Project

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: May 12, 2025
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

In partnership with the Kachemak Bay National Estuarine Research Reserve (KBNERR), the City applied for and was awarded NOAA funding for a storm water treatment system assessment and the purchase of conservation lands. There are a total of eleven conservation parcels included in the grant, belonging to three land owners.

Purchase Status by Land Owner

1. Kennedy Land Purchase: The City is under contract to purchase 26.5 acres of Mr. Kennedy's 39 acres. A preliminary plat has been approved by the Homer Planning Commission and is being processed by the Borough. The appraisal is complete, and a Phase 1 Environmental Assessment is also under way. The goal is to complete the plat and close the sale of this property by the end of the year.
2. Kenai Peninsula Borough: The tax assessed land value of the eight KPB lots has increased significantly and is well over the appraisal conducted by MacSwain and Associates. City Manager Jacobsen has a meeting with Mayor Micciche and KPB Land Management on Wednesday May 14th, in partnership with KBNRR and the Kachemak Heritage Land Trust to discuss a possible path forward.
3. Moore Property: Council approved a contract to have appraisal work conducted on these two properties, and the appraiser was scheduled to be in Homer May 9th for field work. The appraisal will be completed within 60 days. If the property owner agrees to sell at appraised value, then work can proceed on a Phase 1 report and closing would occur before the end of the year.

Attachments

Ordinance 23-46 and select attachments

<https://www.cityofhomer-ak.gov/ordinance/ordinance-23-46-noaa-grant-kachemak-sponge-green-infrastructure-storm-water-treatment>

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 23-46

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY24 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A SUB-RECIPIENT GRANT FROM THE
UNIVERSITY OF ALASKA ANCHORAGE IN THE AMOUNT OF
\$1,171,410 FOR THE KACHEMAK SPONGE GREEN
INFRASTRUCTURE STORM WATER TREATMENT SYSTEM.

WHEREAS, the Kachemak Bay National Estuarine Research Reserve (KBNERR) has
worked with the City to identify wetlands/peatlands that could be used as a wetland treatment
system as part of the City's Kachemak Sponge Green Infrastructure Storm Water Treatment
System and to submit a proposal for a grant to acquire such lands; and

WHEREAS, The University of Alaska Anchorage (UAA), the fiscal agent for KBNERR, has
received a grant from NOAA for the purpose of acquiring wetlands and peatlands to be
preserved for conservation in perpetuity as part of the Kachemak Sponge Green Infrastructure
Storm Water Treatment System; and

WHEREAS, The City will be a sub-recipient of the NOAA grant and responsible for
conducting the environmental reviews, surveys, appraisals and other services required to
support the property acquisition; and

WHEREAS, The NOAA grant supports one of the projects within the Slope Stability and
Erosion Mitigation Program, a Legislative Priority in the 2023-2028 City of Homer Capital
Improvement Plan.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget by
accepting and appropriating, as a sub-recipient, a grant from the University of Alaska
Anchorage in the amount of \$1,171,410 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-XXXX	University of Alaska Anchorage Grant	\$1,171,410

Section 2. The City Manager is authorized to execute the appropriate documents.

Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 14th day of August, 2023.

CITY OF HOMER

Karl O. Strom

KEN CASTNER, MAYOR

ATTEST:

Melin Jacobs

MELISSA JACOBSEN, MMC, CITY CLERK

YES: 6

NO: 0

ABSENT: 0

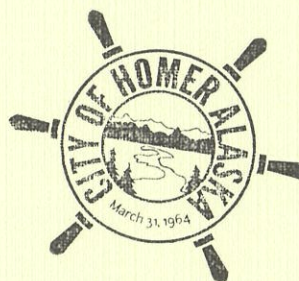
ABSTAIN: 0

First Reading: 6.26.23

Public Hearing: 7.24.23, 8.14.23

Second Reading: 8.14.23

Effective Date: 8.15.23

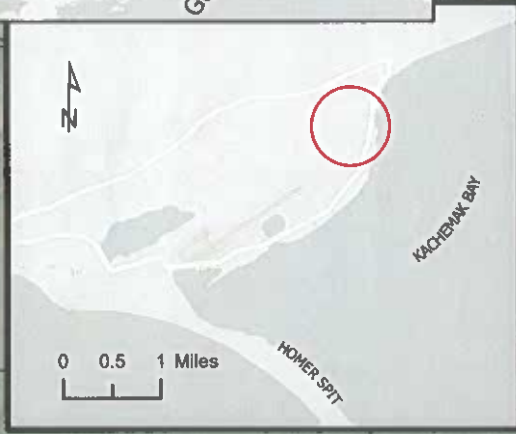
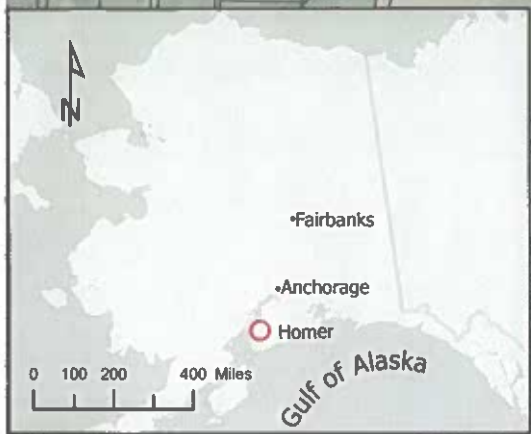


Real Estate Required for Kachemak Sponge

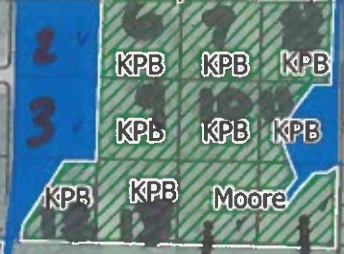
- **Parcel #1.** Currently owned by George M. Kennedy. Original parcel measure 39 acres. We will be using NOAA funds to acquire 30 acres of wetlands, which will be preserved for conservation. The parcel needs to be replatted to carve off the 30-acre piece that will be acquired and preserved for conservation from the nine acres that will not be acquired.
- **Parcel #2.** Parcel measures 2.5 acres. Currently owned by ENT Properties LLC (Bay Weld.) Site of future Retention Pond and storm water works. The NOAA grant will not fund this acquisition since it will contain “constructed works”.
- **Parcel #3.** Parcel measures 2.5 acres. Currently owned by Metacenter Properties, LLC (Josh Wexton). Site of future retention pond and storm water works. The NOAA grant will not fund this acquisition since it will contain “constructed works”.
- **Parcel #4.** Parcel measures 2.5 acres. Currently owned by Kenneth & Roseleen Alaska Community Property Trust. We will be using NOAA funds to acquire this parcel, which will be preserved for conservation.
- **Parcel #5.** Parcel measures 2.5 acres. Currently owned by Kenneth & Roseleen Alaska Community Property Trust. Site of future retention pond and storm water works. The NOAA grant will not fund the portion of this acquisition that will contain “constructed works”. The parcel needs to be replatted to carve off the portions that will contain “constructed works” from the portions that will be preserved.
- **Parcels # 6-10.** These 5 parcels measure 2.49 acres each, for a total of 12.45 acres, currently owned by KPB. We will be using NOAA funds to acquire these parcels, which will be preserved for conservation.
- **Parcels #11 & 12.** These two parcels measure 2.49 acres each, for a total of 4.98 acres, currently owned by the KPB. Sites of future retention pond and storm water works. The NOAA grant will not fund the portion of these parcels, which will contain “constructed works”. The parcels need to be replatted to carve off the portions that will contain “constructed works” from the portions that will be preserved.
- **Parcel #13.** This parcel measures 2.49 acres and are currently owned by KPB. We will be using NOAA funds to acquire this parcel, which will be preserved for conservation.

Total Acquisition:	59.92 acres
Preserved for conservation:	52.34 acres (approximately)
Used for storm water works:	7.58 acres (approximately)

KACHEMAK DRIVE PEATLAND WATER QUALITY IMPROVEMENT PROJECT: PARCELS FOR ACQUISITION AND REPLATTING



These Parcels Recently Acquired By Northern Enterprises Boatyard



**NOAA Funded
Proposed Replat**

Parcel 1 Replat

Parcel 2 Replat

**City Funded
Acquisition & Replat**

Nature-based Infrastructure

Potential Future Acquisition

Kachemak Moose Habitat Inc.

Northern Enterprises Boatyard

