



MEMORANDUM

CC-26-050

Ordinance 26-14, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating the Amount of \$1,553.56 from the Land Fund for the Purchase of a Tax Foreclosure Property and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: February 18, 2026
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

BACKGROUND:

The Kenai Peninsula Borough regularly offers tax-foreclosed properties to cities and service areas before selling them at public auction. The Borough has notified the City about a tax-foreclosed lot at the bottom of Mattox, west of the Airport Critical Habitat Area and north of Beluga Lake. The City has a major drainage ditch along the west side of Mattox, and this parcel is very low, wet, and without utility access.

RECOMMENDATION:

Adopt the ordinance to purchase this property for conservation purposes and to support potential future green infrastructure and stormwater needs.

ATTACHMENTS:

Payoff Amount Statement





via email

February 11, 2026

Melissa Jacobsen, City Manager
City of Homer, Alaska
491 East Pioneer Ave
Homer, AK 99603

Re: Conveyance of Tax Foreclosure Parcel No. 17913312

Ms. Jacobsen:

The Kenai Peninsula Borough (KPB) has received the City of Homer's request for conveyance of Parcel No. 17913312 through the KPB 2026 tax foreclosure process (see attached).

Subject to A.S. 29.45.460, this parcel may be deeded to the City upon payment of the taxes owed to KPB with accrued interest but without penalty, plus any out of pocket costs incurred by KPB. Upon receipt of payment, KPB will have a quitclaim deed recorded to convey title to the City. After receiving title, the City, by ordinance, must meet the obligations of A.S. 29.45.460 with respect to retention for a public purpose, or sale of the tax foreclosed property, as applicable.

Parcel No. 17913312 - Amount Due:

\$1,553.56 if received by April 15, 2026

Please send the check to my attention at the address listed above and payable to the Kenai Peninsula Borough.

Note: After receiving title, the City must meet the obligations of A.S. 29.45 with respect to retention for a public purpose, or sale of the tax foreclosed property, as applicable.

Please feel free to contact me if you have any questions.

Sincerely,

Jennifer Shields
Land Management Agent



**KENAI PENINSULA
Borough**

Land Management
A Division of the Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2205 | (F) 907-714-2378 | www.kpb.us

**REQUEST FOR CONVEYANCE OF REAL PROPERTY
FORECLOSED FOR DELINQUENT PROPERTY TAX FOR A PUBLIC PURPOSE
PURSUANT TO A.S. 29.45.450**

Name of City requesting conveyance: City of Homer _____

KPB Assessor Parcel No.: 17913312

Is parcel within the City Limits? Yes No

(Optional) Proposed public purpose: Street/stormwater infrastructure outfall, open space

(Optional) Explanation of public purpose:

- Include reference to City code or other authority for public purpose conveyance
- Planned use and development of parcel
- Attach additional pages or exhibits as needed

Proposed Method of Payment: Check

Authorized City Official:

<u>Melissa Jacobsen</u>	<u>City Manager</u>
Printed Name	Title
<u>Melissa Jacobsen</u>	<u>2/10/26</u>
Signature	Date

INVOICE
(Completed by Finance Department)

Authorizing KPB Ordinance: <u>2026-05</u>	Payoff goal to <u>4/15/26</u>
Parcel No.: <u>17913312</u>	
Amount \$: <u>1,524.72</u> <i>mf</i>	Parcel
Recording Fee \$: <u>28.84</u>	Account #: <u>17913312</u>
TOTAL DUE: <u>1553.56</u>	Account #: <u>250.37229</u>