

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 22-014**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
AWARDING A CONTRACT FOR PROFESSIONAL REAL ESTATE  
APPRAISAL SERVICES TO MACSWAIN ASSOCIATES LLC OF  
ANCHORAGE, ALASKA, IN THE AMOUNT OF \$64,500 AND  
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE  
THE APPROPRIATE DOCUMENTS.

WHEREAS, The City Council passed Ordinance 22-08, authorizing up to \$80,000 for real estate appraisals to support the Homer Green Infrastructure Storm Water Program; and

WHEREAS, Appraisals for this program need to comply with the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA), which are more stringent than the more typically used Uniform Standards of Professional Appraisal Practice (USPAP); and

WHEREAS, Firms that do have these credentials are rare and the firm of North Pacific Advisors, LLC, with which the City has a "Term Contract" for real estate appraisal services, does not have the required credentials to perform UASFLA appraisals; and

WHEREAS, MacSwain Associates, LLC, ("MacSwain") Anchorage, has the necessary credentials and has provided a proposal for professional services with cost information for each property listed separately, so Notices to Proceed with a particular property can be issued separate from the others; and

WHEREAS, MacSwain submitted a proposal to provide appraisal services, for the total contract value not to exceed \$64,500; and

WHEREAS, This award is not final until written notification is received by the firm from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards a contract for professional real estate appraisal services to MacSwain Associates LLC authorizes the City Manager to execute the appropriate documents.

BE IT FURTHER RESOLVED that the City Council finds real estate appraisal services, particularly ones requiring UASFLA certifications, are "consultant or technical services" and this meets the exception to bidding requirements found in Homer City Code 3.16.060.

45 PASSED AND ADOPTED by the Homer City Council this 28th day of February, 2022.

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CITY OF HOMER



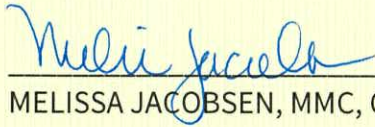
KEN CASTNER, MAYOR

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ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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Fiscal Note: HART Road Fund \$64,500 per Ordinance 22-08

