

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
City Engineer

RESOLUTION 25-033

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A CONTRACT TO MACSWAIN APPRAISALS, LLC
IN THE AMOUNT OF \$12,000 TO PROVIDE APPRAISAL
SERVICES TO SUPPORT THE KACHEMAK PEATLANDS
PROJECT AND AUTHORIZING THE CITY MANAGER TO
NEGOTIATE AND EXECUTE THE APPROPRIATE
DOCUMENTS.

WHEREAS, The City Council included funds in the FY25 Capital Budget to support the
Kachemak Peatlands Green Infrastructure Storm Water Management Project; and

WHEREAS, The City has a grant from NOAA, through the Kachemak Bay National
Estuarine Research Reserve (KBNERR) which could be used to acquire peatlands to be
preserved in conservation and used as part of the Kachemak Sponge wetland treatment
system; and

WHEREAS, In order to acquire the wetlands with federal funds, we need appraisals that
comply with the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA), which are
more stringent than the typically used Uniform Standards of Professional Appraisal Practice
(USPAP); and

WHEREAS, MacSwain Associates, LLC, ("MacSwain") of Anchorage, Alaska has the
necessary credentials and produced the appraisals that supported the NOAA grant application;
and

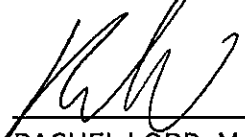
WHEREAS, MacSwain submitted a proposal to provide a new appraisal for the total
contract value not to exceed \$12,000; and

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, approves a
contract for professional real estate appraisal services to MacSwain Associates LLC of
Anchorage, Alaska and authorizes the City Manager to negotiate and execute the appropriate
documents.

PASSED AND ADOPTED by the Homer City Council this 14th day of April, 2025.

CITY OF HOMER



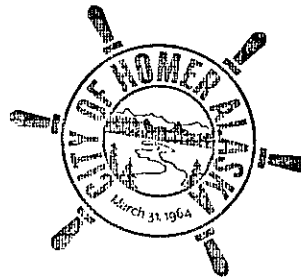
RACHEL LORD, MAYOR

ATTEST:



RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note:





MEMORANDUM

Resolution 25-033, A Resolution of the City Council of Homer, Alaska Approving a Contract to McSwain Appraisals, LLC in the Amount of \$12,000 to Provide Appraisal Services to Support the Kachemak Peatlands Project and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/City Engineer.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: April 8, 2025
From: Leon Galbraith, City Engineer
Through: Melissa Jacobsen, City Manager

Background: MacSwain Appraisals, LLC was contracted to conduct appraisals by Resolution 23-078. Ten properties were originally appraised in 2023, however due to the long project timeline the original appraisals expired before the City was able to purchase the land and five had to be re-appraised in 2024. The task orders for the 2023 appraisals were entirely expended and were paid for by Ordinance 22-08. The 2024 appraisals were paid for as indicated in the table below, which also shows the amount expended. Task Order 23-04, for the Moore Parcel, was cancelled due to several other property acquisition unknowns and the changing project design parameters at the time. The City did pay a \$3,600 retainer for the work on the Moore Parcel appraisal, but this was refunded.

Task Order	Parcel	Funding Source	Task Order Value	Task Order Value Remaining
23-01	Kennedy Parcel	NOAA Grant	\$13,200	\$0
23-02	ENT Parcel	Ord 23-23 (A3)	\$9,300	\$0
23-03	Metacenter Parcel	Ord 23-23 (A3)	\$9,300	\$0
23-04	Moore Parcel	NOAA Grant	\$10,800	\$10,800
23-05	Homer 8 Parcel	NOAA Grant	\$9,600	\$0

Appraisals Budget: NOAA grant funding is available to pay for this Moore Parcel appraisal. The grant specifies how much can be spent on each consultant employed. The line item for MacSwain is \$42,600 in total and this has been currently spent as indicated below.

Budget	\$42,600
Kennedy Parcel	<u>-\$13,200</u>
Homer 8 Parcel	<u>-\$9,600</u>
Total remaining	\$19,800

MacSwain has quoted us a price of approximately \$12,000 to conduct a new appraisal of the Moore and Moore owned lots.

Recommendation:

Approve Resolution 25-033

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

