

**Land Sale No. 19**  
**Sale of Borough Owned Property**  
**By Public Outcry Auction**  
**Saturday, May 6, 2017 at 1:00 p.m.**  
**Borough Assembly Chambers**  
**710 Mill Bay Road, Room 232**  
**Kodiak, Alaska**



# NOTICE OF BOROUGH LAND SALE

The Kodiak Island Borough is offering for sale at a Public Outcry Auction the following rural residential properties located in Monashka Bay. The auction will be held Saturday, May 6, 2017 at 1:00 p.m. in the Borough Assembly Chambers at 710 Mill Bay Road, Room 232, Kodiak, Alaska. Registration is at 12:30 p.m. and the auction will begin at 1:00 p.m. By Resolution No. 2017-30 the Assembly has established the terms of sale. A deposit of ten percent (10%) of the minimum bid (appraised value) is required at the auction immediately upon completion of bidding. The deposit shall be verified funds in the form of a cashier's check, money order, or other form acceptable to the Borough Finance Director. Closing will be scheduled no later than thirty (30) calendar days after the auction (by June 5, 2017). The purchase price can either be paid in full at closing or financed through the Borough over ten (10) years at ten percent (10%) interest amortized monthly. The difference between the 10% of minimum bid and 10% of sales price for a parcel will be paid at the time the Purchase Contract is executed (closing). Failure to close the purchase may result in forfeiture of the deposit by the high bidder. The property will then be offered to the second high bidder. KIB Resolution No. 2017-30 also establishes a potential 10% rebate of the purchase amount for developing and legally occupying a residential structure on the purchased property within 36 months of the sale date. No credit card transactions are allowed. Information is available on the Borough web site ([www.kodiakak.us](http://www.kodiakak.us)), or contact the Resource Management Office at 486-9304 ([ddvorak@kodiakak.us](mailto:ddvorak@kodiakak.us)) or the Finance Department at 486-9325.

<u>LEGAL DESCRIPTION</u>	<u>LOCATION</u>	<u>SIZE</u>	<u>ZONING</u>	<u>MINIMUM BID</u>	<u>DEPOSIT AT AUCTION</u>
Lot 1, Raven Hills Sub.	Monashka Bay	1.69 ac.	RR1	\$50,400	\$5,040
Lot 2, Raven Hills Sub.	Monashka Bay	2.53 ac.	RR1	\$61,800	\$6,180
Lot 5, Block 5, Monashka Bay Sub.	Monashka Bay	2.48 ac.	RR1	\$54,500	\$5,450
Lot 7A, Block 2, Monashka Bay Sub.	Monashka Bay	3.25 ac.	RR1	\$66,000	\$6,600

**NO CREDIT CARD TRANSACTIONS WILL BE ALLOWED**

## **REQUIRED READING FOR ALL BIDDERS**

### **SITE INSPECTION**

All properties in this land sale are rural residential. All prospective bidders are strongly urged to personally examine the parcel prior to the outcry auction. There is no representation or warranty concerning the condition of the property, the presence or absence of any environmental pollution, or the suitability of the property for any particular use. A current opinion of fair market value is included in this packet. Further information about the properties including maps, plans, plating requirements, etc. is available at Borough offices.

### **WATER AND SEWER**

None of the properties in this land sale are served by public water and sewer. A domestic water well for potable water and a waste water system approved by the Alaska Department of Environmental Conservation (ADEC) must be installed in support of residential development.

### **ELECTRICAL UTILITIES**

Electrical utilities are available to all properties, however it will be up to the prospective bidders to determine from Kodiak Electric Cooperative where the nearest connection to the electrical system is located and how much it will cost to connect to said system.

### **CONVEYANCE AND TAXES**

The property disposed in this sale is subject to taxes and assessments. Presently, no tax is due. Taxes for 2017 will be prorated based on the successful bid amount and date of purchase. For questions regarding property assessment, please contact the Borough Assessing Department at 486-9352 or 9353.

Conveyance of title to parcels sold in this land sale will be by quit claim deed. A quit claim deed conveys the Borough's interest in the land without any warranty express or implied.

### **ZONING**

All properties sold shall be used in accordance with the zoning and building regulations of the Kodiak Island Borough. The zoning classification does not constitute any representation that a parcel is suitable for any particular use. Zoning compliance permit and/or building permits must be obtained before any excavation, construction, or installation is started for a new structure. For more information contact the Community Development Department (Room 205) at 486-9363 or the Building Department (Room 208) at 486-8070.

**D I S C L A I M E R**

*This brochure is for informational purposes only and does not constitute an offer to sell. The terms of the sale will be determined by the agreement to purchase and the documents signed at closing.*

*The Kodiak Island Borough reserves the right to adjourn, postpone or vacate the outcry auction, or any sales, in whole or part, at any time prior to the delivery of the deed, where such action is deemed necessary by the Borough administration to protect the interest of the Borough. The parcel may be modified or withdrawn at any time prior to or during the disposal period.*

*The Kodiak Island Borough reserves the right to waive technical defects in this brochure and to reject any or all bids for any reason whatsoever.*

*It is the bidder's responsibility to investigate and be aware of any federal or state permits that may be required.*



# Monashka Bay area lots for sale

## LAND SALE PARCELS



Drafted March 20, 2017 by Kodiak Island Borough

**AUCTION DATE: MAY 6, 2017**



Lot 1, Raven Hills Subdivision  
Zoning: RR1  
Size: 1.6900 acres  
Appraised Value: \$50,400

LAND SALE PARCEL NO. 1



Drafted March 20, 2017 by Kodiak Island Borough

LOT 1, RAVEN HILLS SUBDIVISION

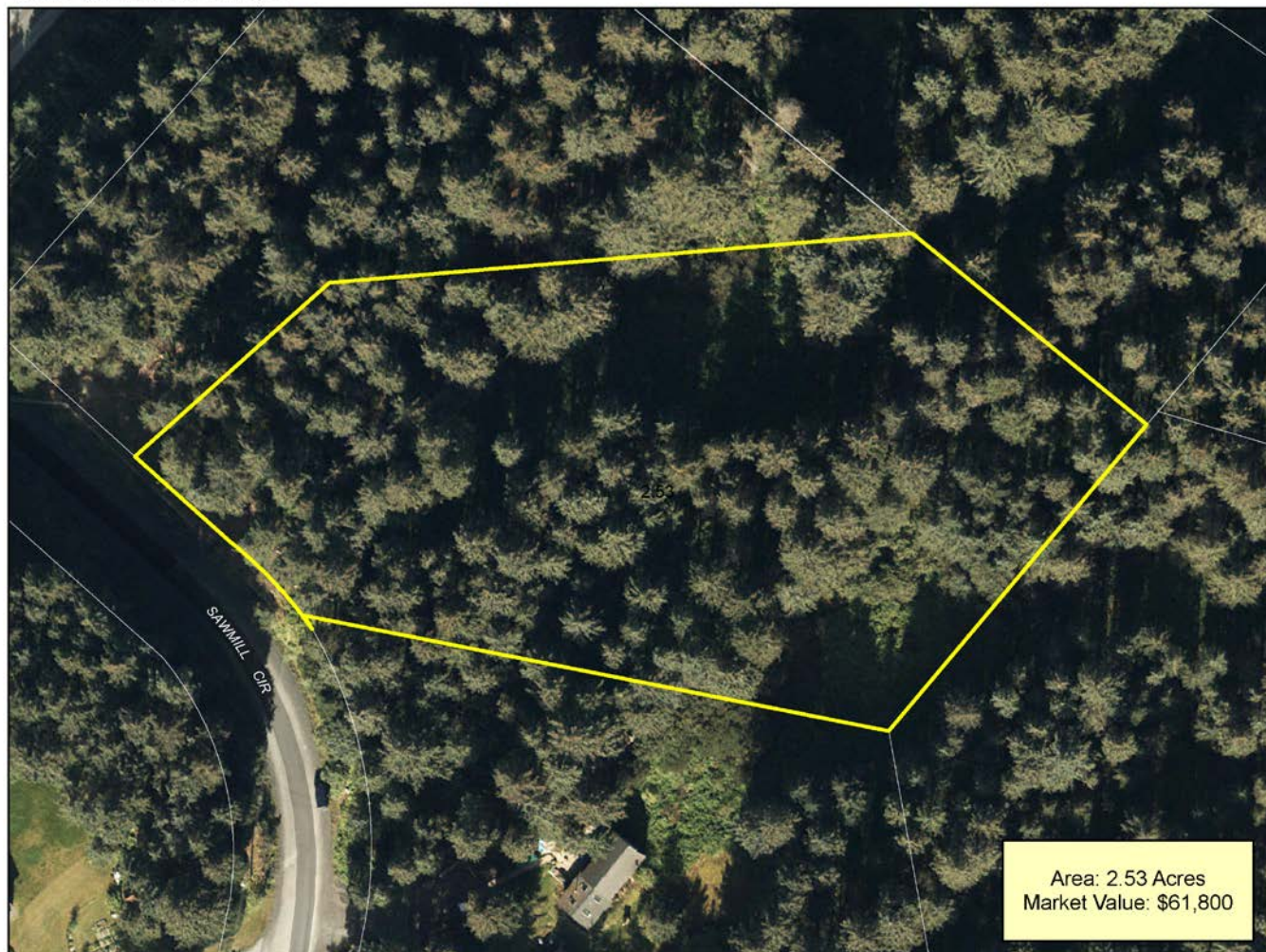
Note: Plat 2004-9 restricts further subdivision of Lots 1 and 2, Raven Hills Subdivision until such time as municipal water and sewer become available.

Buyer will be responsible for maintaining joint driveway in accordance with the standards contained in ADOT/PF Driveway Permit #27233.



Lot 2, Raven Hills Subdivision  
Zoning: RR1  
Size: 2.5300 acres  
Appraised Value: \$61,800

LAND SALE PARCEL NO. 2



Drafted March 20, 2017 by Kodiak Island Borough

LOT 2, RAVEN HILLS SUBDIVISION

Note: Plat 2004-9 restricts further subdivision of Lots 1 and 2, Raven Hills Subdivision until such time as municipal water and sewer become available.

Buyer will be responsible for maintaining joint driveway in accordance with the standards contained in ADOT/PF Driveway Permit #27233.

Lot 5, Block 5, Monashka Bay Subdivision

Zoning: RR1

Size: 2.4800 acres

Appraised Value: \$54,500

LAND SALE PARCEL NO. 3



Drafted March 20, 2017 by Kodiak Island Borough

LOT 5, BLOCK 5, MONASHKA BAY SUBDIVISION



Lot 7A, Block 2, Monashka Bay Subdivision

Zoning: RR1

Size: 3.2480 acres

Appraised Value: \$66,000

LAND SALE PARCEL NO. 4



Drafted March 20, 2017 by Kodiak Island Borough

LOT 7A, BLOCK 2, MONASHKA BAY SUBDIVISION

Introduced by: Borough Manager  
Drafted by: Resource Manager  
Introduced on: 03/09/2017  
Adopted on: 03/09/2017

**KODIAK ISLAND BOROUGH  
RESOLUTION NO. FY2017-30**

**A RESOLUTION OF THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH AUTHORIZING  
LAND SALE NUMBER NINETEEN AND ESTABLISHING TERMS AND CONDITIONS**

**WHEREAS,** Kodiak Island Borough Code (KIBC 18.30.020) requires the Borough Assembly to set the terms and conditions of sale for the disposal of public lands; and

**WHEREAS,** The Planning and Zoning Commission has recommended and the Borough Assembly has determined that certain lands are surplus to the Borough's need.

**NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH that:**

**Section 1:** The Kodiak Island Borough Assembly, in accordance with Title 18 of the Kodiak Island Borough Code, authorizes the Manager or his designee to offer the following lots for disposal by public outcry auction on Saturday, May 6, 2017 at 1:00 P.M. in the Borough Assembly Chambers:

1. Lot 1, Raven Hills Subdivision
2. Lot 2, Raven Hills Subdivision
3. Lot 5, Block 5, Monashka Bay Subdivision
4. Lot 7A, Block 2, Monashka Bay Subdivision

**Section 2:** Parcels sold at Land Sale Number Nineteen shall be subject to the following terms and conditions:

1. The parcels shall be appraised at fair market value as determined by the Borough Assessor and the minimum acceptable bid at the auction shall be the appraised market value.
2. A deposit of ten percent (10%) of the winning amount will be required to be deposited with auction staff at the auction. The deposit shall be verified funds in the form of a cashier's check or money order or any form acceptable to auction staff and approved by the Borough Finance Director. No credit card transactions are allowed. The deposit shall be credited to the down payment at the closing of the land sale and kept by the seller should the transaction not be completed as required by this resolution.
3. The term of the contract for the unpaid balance shall be ten (10) years.

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4. The interest rate on the unpaid balance shall be ten percent (10%).
5. Payments on the unpaid principal shall be made on a monthly basis. The Borough Finance Department will calculate equal payments amortized monthly, with the uneven payment, if any, being the last payment due. All payments are due beginning thirty (30) days following the date of recording with any additional late penalties calculated pursuant to KIB ordinances. There is no penalty for prepayment of all or part of the deed of trust, but any prepayments shall be credited first to outstanding interest and then principal. Prepayment of the loan is allowed as long as it is made in conjunction with a regular monthly payment. Prepayments will not affect the amount of the monthly payment, but will reduce the loan term accordingly.
6. The purchaser shall execute a deed of trust for the unpaid balance plus interest to secure payment of the note. The Borough Finance Department shall hold the deed of trust unless the buyer desires it to be held as an escrow account by a third party trustee acceptable to the buyer and seller. In that event, the buyer shall be responsible for all costs associated with the trustee and the escrow account. The time and place of closing will be set by the Borough manager or the manager's designee, but shall be not less than ten (10) and not more than twenty (20) working days after the signing of the purchase commitment. The seller and buyer shall evenly split the expense of normal closing and recording fees.
7. Any remaining unsold parcels shall be offered for sale "over-the-counter" beginning at 9:00 A.M. on May 16<sup>th</sup> at Room #104, Cashier's Office of the Borough Building at 710 Mill Bay Road, Kodiak Alaska 99615, on a first-come, first-serve basis. The minimum sales price shall be the appraised value.
8. Any remaining unsold parcels not disposed of within six (6) months of the sale date shall be withdrawn pending future evaluation and action.
9. All parcels will be conveyed by Quit Claim Deed subject to easement, reservations, and restrictions of record.
10. Each entity (entity is defined as an unmarried individual, married couple, or a corporation) is limited to the purchase of one (1) lot at the public outcry auction. Any entity wishing to buy more than one (1) lot will be allowed to do so "over-the-counter" not sooner than May 18, 2017. At that time, any entity may purchase any or all lots offered on a first-come first-served basis beginning at 9:00 A.M. May 18, 2017 at Room #104, Cashier's Office of the Borough Building at 710 Mill Bay Road, Kodiak 99615, with a minimum sales price of the appraised value.



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11. Special circumstances apply to some properties as follows:

- a. Parcels #1 and #2 (Lots 1 and 2, Raven Hills Subdivision) are provided with a shared driveway easement as shown on Plat 2004-9. Development of driveway access to both lots is subject to the approval of the State of Alaska, Department of Transportation & Public Facilities, which owns the right-of-way that fronts both lots. Both lots will require the development of a well for potable water and a septic system that is compliant with applicable regulations of the Alaska Department of Environmental Conservation. It is incumbent upon the potential purchaser to determine the closest point at which electrical service can be obtained from the Kodiak Electric Association.
- b. Parcel #3, (Lot 5, Block 5, Monashka Bay Subdivision) will require the development of a well for potable water and may require an engineered septic system that complies with the applicable regulations of the Alaska Department of Environmental Conservation. It is incumbent upon the potential purchaser to determine the closest point at which electrical service can be obtained from the Kodiak Electric Association.
- c. Parcel #4 (Lot 7A, Block 2, Monashka Bay Subdivision) will require the development of a well for potable water and may require an engineered septic system that complies with the applicable regulations of the Alaska Department of Environmental Conservation. It is incumbent upon the potential purchaser to determine the closest point at which electrical service can be obtained from the Kodiak Electric Association.

12. In accordance with KIBC Section 18.20.100.C, a 10% rebate of the auction purchase price will be granted so long as, within 36 months of the sale date, the purchaser has constructed a residential dwelling upon the purchased property, and has obtained all legal authorization required to occupy it.

**ADOPTED BY THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH  
THIS NINTH DAY OF MARCH, 2017.**

KODIAK ISLAND BOROUGH



Daniel A. Rohrer, Mayor

ATTEST:



Nova M. Javier, MMC, Clerk

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UNANIMOUS VOTE: Smiley, Symmons, Townsend, Van Daele, Crow, LeDoux, and Skinner.