



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Harbor Board Meeting

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Thursday, August 17, 2023

7:00 PM

Assembly Chambers

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### 1. Call to Order / Roll Call

Chair Martin called the meeting to order at 7:00 p.m.

#### PRESENT

Board Chair Bob Martin  
Board Member Daniel Cardenas  
Board Member Casey Knight  
Board Member John Murgas  
Board Member Scott Roberge  
Board Member Jim Stromdahl

#### EXCUSED

Board Member Don Spigelmyre

### 2. Approval of Minutes

#### A. June 23, 2023 Harbor Board Meeting Minutes

The minutes of the June 23, 2023 regular meeting were unanimously approved as submitted.

### 3. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

### 4. Persons to be Heard Related to the Agenda

Sheri Wikan addressed the Board on behalf of she and her husband John and presented a history of their business, Wikan Enterprises, before introducing the application and giving rationale for the purchase of the leased property request listed under New Business A. Ms. Wikan made comments in support of Member Knights proposed recommendation that was part of the Board packet.

Hillary MacDonald addressed the Board on behalf of she and Earl Warner and presented their plans for continuation of the marine diesel repair business. She reviewed the difficulty in obtaining affordable financing for a building on leased property.

Bennet McGrath addressed the Board in support of the sale of leased property to Wikan Enterprises and suggested the inclusion of restrictive covenants to ensure the property remain marine service oriented.

## **5. Persons to be Heard Unrelated to the Agenda**

No views were shared.

## **6. Harbormaster Report**

### **A. August 17, 2023 Harbormaster's Report**

Harbormaster Wollen reviewed her written report. The report is attached and made a permanent part of these minutes.

## **7. Unfinished Business**

There was no unfinished business.

## **8. New Business**

### **A. Wikan Enterprises, Inc. Application to Purchase Borough-Owned Leased Tidelands**

Manager Giesbrecht requests the Harbor Board provide recommendation to the Assembly regarding the land purchase application filed by Wikan Enterprises, Inc. to purchase the tidelands parcel they currently lease from the Borough for resale.

Member Knight made a motion, seconded by Member Murgas, for the Board to consider the written recommendation attached in the meeting packet. In part it reads “A recommendation, from the Harbor Board to the Petersburg Borough Assembly, to grant the land purchase application, filed by Wikan Enterprises, to purchase the Tidelands parcel they currently lease from the Borough, provided that certain further restrictions, to be agreed upon by the assembly and borough staff, are met.”

Chairman Martin opened the discussion up allowing members to give opinion and ask questions of staff and interested parties. Member Knight read, in part, a written commentary he had provided to explain the recommendation (in meeting packet), that includes rationale to support the marine diesel service and repair business and suggest the placement of restrictions on the property that may include 1) a covenant attached to the property itself, 2) satisfaction of a “first-right-of-refusal” agreement between the Borough and any potential owner of the parcel, (3) a change to the Borough zoning code, or (4) something else.

Discussion centered around the positive impact Wikan Enterprises, Inc. has had on the community’s fishing fleet and the importance to keep this vessel support business intact. Discussion also centered around concerns with the process of placing a restrictive covenant upon the property owner including how legally this could be obtained and then enforced. Member Stromdahl gave history to the area’s original property development through the Harbor Enterprise Fund. Member Murgas listed pro’s and con’s of property sale and mentioned experiences with covenants.

Harbormaster Wollen cautioned the Board to consider the public planning for this area and all future waterfront projects as related to existing leases. Member Roberge commented upon the unique situation and importance of maintaining a diesel repair business for the community. Chairman Martin expressed concerns related to the actual need for purchase vs. continued lease and the precedent this sale will set for the 18 existing leases and their particular future plans.

Voting Yea: Board Member Cardenas, Board Member Knight, Board Member Murgas,  
Board Member Roberge

Voting Nay: Board Chair Martin, Board Member Stromdahl

## **9. Communication**

## **10. Discussion Items**

There were no discussion items.

## **11. Adjourn**

The meeting was adjourned at 8:02 p.m.