



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, April 15, 2024

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: April 15, 2024 06:00 PM Alaska
Topic: April 15, 2024 Regular Assembly Meeting

Please click the link below to join the webinar:
<https://petersburgak-gov.zoom.us/j/89804695604?pwd=kCF6yeygNGcP-ASbOzuHZxajoOztuA.tx-5ltlRPGZcNwA2>
Passcode: 795678

Telephone:
(720) 707-2699 or (253) 215-8782
Webinar ID: 898 0469 5604
Passcode: 795678

- 1. Call To Order/Roll Call**
- 2. Voluntary Pledge of Allegiance**
- 3. Board of Equalization**

A. The Assembly, acting as the Board of Equalization, will hear 2024 property tax assessment appeals, if there are any unsettled appeals at the time of this meeting. A separate packet for the appeals to be considered will be provided to the Assembly prior to the start of the meeting. The Borough's Contract Assessors, Appraisal Company of Alaska, will provide information to the Board of Equalization regarding the property valuation process for Petersburg.

State Statute AS 29.45.210(b) - Appeal Hearing, mandates:

*The Appellant bears the burden of proof.

*A successful appeal must establish that valuation is UNEQUAL, EXCESSIVE, IMPROPER or UNDERVALUED based on facts stated in a valid written appeal or proven at the appeal hearing.

If there are appeals to consider, the Appeal Hearing Process is as follows:

(A-D are provided 3 minutes each to speak):

- A. Appellant
- B. Assessor
- C. Appellant Rebuttal
- D. Assessor Rebuttal
- E. Questions from the Board of Equalization
- F. Board of Equalization's Decision - Any changes to the Assessor's valuations must be based on facts presented at the BOE Hearing and the BOE must provide a reason for the changes. The Appellant bears the burden of proof based on salient facts.

4. Approval of Minutes

A. April 1, 2024 Assembly Meeting Minutes

5. Amendment and Approval of Meeting Agenda

6. Public Hearings

7. Bid Awards

8. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

9. Persons to be Heard Unrelated to Agenda

Persons with views on subjects not on today's agenda may share those views at this time.

10. Boards, Commission and Committee Reports

A. Public Safety Advisory Board Report/Recommendation

The Public Safety Advisory Board has provided a written report to the Assembly with recommendations regarding Police Department Training Funding.

B. Petersburg Indian Association

Petersburg Indian Association Tribal President Debra O'Gara will introduce PIA's current Council Members and give a short presentation regarding PIA's current projects.

11. Consent Agenda

A. Fierce Allegiance Development, LLC Lease Renewal

The Fierce Allegiance lease, recently assigned by Ocean Beauty Seafoods, of Lot 4A-A, Plat 94-5, May 24, 1994, is up for renewal effective April 15, 2024, at an annual rate of \$1,644.

12. Report of Other Officers

13. Mayor's Report

A. April 15, 2024 Mayor's Report

14. Manager's Report

There is no written Manager's Report for this meeting.

15. Unfinished Business

A. Ordinance #2024-05: An Ordinance Determining that Property Conveyed to the Borough in a Tax Foreclosure Proceeding Shall not be Retained for a Public Purpose and Shall Hereafter be Sold - Third and Final Reading

If approved in three readings, land conveyed to the Borough in a tax foreclosure proceeding will be offered for public sale. Ordinance #2024-05 was unanimously approved in its first and second readings.

16. New Business

A. Ordinance #2024-06: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Rezone Lots 3, 4, 5, and 6, Block 66, US Survey 1252, from Single Family Residential (SF) to Public Use (P-1)

If approved in three readings, Ordinance #2024-06 will rezone Lots 3, 4, 5 and 6, Block 66, Survey 1252, from Single Family Residential (SF) to Public Use (P-1) at the request of the Petersburg Children's Center, who currently leases the property, for the future development of childcare and learning facilities.

B. Resolution #2024-06: A Resolution Approving the Sale of a Borough Tidelands Parcel, Described as Petersburg Port Authority Storage Area, According to Plats #2000-6 and #2000-5 (Parcel ID #01-010-035), to Island Refrigeration, LLC

Island Refrigeration has offered a purchase price of \$325,000 for Parcel ID #01-010-035, plus expenses incurred during the sale process as required by Borough Code. Parcel ID #01-010-035 has an appraised value of \$414,000. The Assembly shall determine the purchase price of the parcel with approval of this resolution.

C. FY 2025 Budget Work Session

Finance Director Tow requests the Assembly choose a date and time to hold a work session on the proposed FY 2025 Borough budget. She suggests April 22, 23 or 24.

17. Communications

A. Correspondence Received Since March 27, 2024

18. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

19. Adjourn

GUIDELINES FOR BOARD OF EQUALIZATION FINDINGS

I. GROUNDS FOR ADJUSTMENT OF ASSESSMENT

Under PMC Section 4.24.220(C) “The only grounds for adjustment of an assessment are proof of **unequal, excessive, improper** or under valuation based on facts that are stated in a valid written appeal or proven at the hearing.”

KEY: It is the appellant’s burden to establish one of the following grounds for adjustment:

- **Unequal** means the assessed value is a higher percentage of value than the percentage of value for other properties (i.e. higher mill rate). *Unequal assessment is rarely grounds for adjustment.*
- **Excessive** means the property is overvalued. The appellant may also establish that an assessment is excessive by showing that comparable properties other than those used by the appraiser provide a better comparison or establishing an exemption was not properly applied.
- **Improper** means the assessment methodology itself was incorrect or was incorrectly applied.

KEY: The following are not grounds for adjustment:

- My taxes are too high
- The value of my property changed too much in one year
- I cannot afford the taxes assessed.

II. THE BOARD MUST BASE ITS DECISION ON THE EVIDENCE

The Board may only base its decision on evidence presented in writing or via sworn testimony. DO NOT rely on personal knowledge. However, you may pose questions to elicit helpful testimony/evidence.

III. THE BOARD MUST ISSUE FINDINGS ON THE RECORD

Under PMC Section 4.24.230 the board shall enter in the appeal record its decision upon appeals brought before it, and shall certify to the same. A motion should be made stating the specific evidence relied upon, such as an error in sf calculation, comparable properties, evidence of property damage not captured by the assessor, etc.

Examples:

“Move to uphold the assessment because the appellant has failed to meet their burden of establishing the assessment is unequal, excessive, or improper based upon the evidence presented including the following [Discuss Specific Evidence Presented]”

Or

“Move to adjust the valuation to \$ _____ because the appellant has met their burden by establishing the assessment is [Choose one or more (1) unequal , or (2) excessive, or (3) improper] based upon the evidence presented including the following [Discuss Specific Evidence Presented]”



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, April 01, 2024

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Mayor Jensen called the meeting to order at noon.

PRESENT

Mayor Mark Jensen
Assembly Member Thomas Fine-Walsh
Assembly Member Bob Lynn
Assembly Member Scott Newman
Assembly Member Rob Schwartz
Assembly Member Jeigh Stanton Gregor

EXCUSED

Vice Mayor Donna Marsh

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. March 18, 2024 Assembly Meeting Minutes

The March 18, 2024 Assembly meeting minutes were unanimously approved.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Schwartz.

Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

4. Amendment and Approval of Meeting Agenda

5. Public Hearings

A. Ordinance #2024-05: An Ordinance Determining that Property Conveyed to the Borough in a Tax Foreclosure Proceeding Shall not be Retained for a Public Purpose and Shall Hereafter be Sold - Second Reading

No testimony was given.

B. Public Hearing for an Application to Purchase Borough Owned Tidelands - Island Refrigeration, LLC

Brock Snider, owner of Island Refrigeration, LLC, has filed an application to purchase a Borough owned tideland lot located on the south side of Dock Street (legal description: a portion of Wilson Tidelands Lease Plat #2000-6, T-37; parcel ID #01-010-035).

Borough Code Section 16.16.070, *Sale of Tidelands*, requires that at the public hearing, the applicant clearly demonstrate the benefits of sale of the subject tideland that could not be realized through leasing and that outright sale of a tideland, as contrasted with lease of the tideland, is in the Borough's best interest.

A. Island Refrigeration, LLC

Brock Snider spoke about the reason for his application to purchase the tideland and the importance of the property for his business.

B. Public Testimony

Casey Knight, a member of the Harbor Advisory Board and speaking on behalf of himself, spoke about the work session with the Harbor Board regarding the tidelands and encouraged the Assembly to route proceeds from any tideland sales to the Harbor Enterprise Fund.

Harbormaster Wollen spoke in support of Brock's application using the appraisal price and not the assessed value. She also supported that proceeds from tideland sales go to the Harbor Enterprise Fund.

6. Bid Awards

There were no bid awards.

7. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

Almont Lindsey, representing himself, spoke in opposition to Ordinance #2024-04 as an owner of property at Frederick Point East.

Catherine Kowalski, representing himself, spoke about the role of pharmacies in communities and spoke in support of Resolution #2024-05.

8. Persons to be Heard Unrelated to Agenda

Persons with views on subjects not on today's agenda may share those views at this time.

No views were shared.

9. Mayor's Report

Mayor Jensen thanked the Moose Lodge for holding their mid-year conference in Petersburg. He also mentioned that he may not be able to attend the May 6th meeting.

10. Boards, Commission and Committee Reports

There were no reports.

11. Consent Agenda

A. Kito's Kave Package Store License Renewal Application

Kito's Kave has applied with the Alaska Alcohol & Marijuana Control Office for a retail package store liquor license renewal. The Assembly may support or protest the application. A protest may not be arbitrary, capricious or unreasonable.

The Assembly unanimously supported the application renewal.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

B. Kito's Kave Beverage Dispensary License Renewal Application

Kito's Kave has applied with the Alaska Alcohol & Marijuana Control Office for a liquor license renewal. The Assembly may support or protest the application. A protest may not be arbitrary, capricious or unreasonable.

The Assembly unanimously supported the application renewal.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

12. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter thanked vendors and hospital staff for a successful health fair. He also reported that the hospital is working with new providers for specialty clinic

options.

B. Summary of SEAPA Board Meeting - March 14, 2024

Member Lynn provided a report on the March 14, 2024 SEAPA Board meeting which was attended by Members Lynn and Fine-Walsh, Mayor Jensen and Utility Director Hagerman.

13. Manager's Report

A. April 1, 2024 Manager's Report

Manager Giesbrecht read his report into the record, a copy of which is attached and made a permanent part of these minutes.

14. Unfinished Business

A. Ordinance #2024-03: An Ordinance Adjusting the FY 2024 Budget for Known Changes - Third Reading

Ordinance #2024-03 will 1) transfer funds approved by the Assembly in the FY 2023 budget to begin the GIS Capital Project; 2) utilize \$9,000 of the Property Development Fund for conceptual plan design for parking and traffic flow improvements to better serve the Stedman Elementary School and the Petersburg Children's Center; 3) increase the Fire Department's Machine and Equipment budget by \$11,500 to purchase mounting cradles for Getec Tablets used for computer aided dispatch and for two Starlink Mobile units; 4) transfer \$367,599 from the General Fund FY 2023 Surplus to the Assisted Living Facility to cover the facility's operating deficit; 5) transfer \$41,616 from the Electric Department reserves to their Travel & Training budget to cover new employee moving/hiring expenses and EMD training for our Power Generation/Mechanic/Operator position; 6) transfer \$10,000 from the Sanitation Department reserves to their Machinery & Equipment budget to purchase two 20' shipping containers to store household hazardous waste items at the Landfill; 7) transfer \$12,700 to the Community Development Department to provide Petersburg with an ICC-certified official while the new Building Official is working through his credentials and \$5,000 to the Community Development Travel & Training budget to send two employees to the International Code Council conference for continuing education credits and additional training; 8) transfer \$23,399 to the Finance Department's Auditing Expenses budget to cover the Borough auditor's fees for FY 2024; 9) transfer \$60,000 to the Borough's Attorney Fees budget to cover extra expenses incurred by the Kerr and Koenigs lawsuits; and 10) transfer \$30,017 to the Borough's Property Insurance budget due to increased property insurance premiums.

As Amended in the Second Reading:

11) Added the Elderly Housing Entrance Repair Project to the supplemental budget in the amount of \$50,000 (from the Mountain View Manor Elderly Housing reserves) to put the project out to bid.

By unanimous roll call vote, Ordinance #2024-03 was approved in its third and final reading.

Motion made by Assembly Member Newman, Seconded by Assembly Member Stanton Gregor.

Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

B. Ordinance #2024-04: An Ordinance Amending Section 10.20.010, *Discharge of Firearms Prohibited*, of the Petersburg Municipal Code, to Remove Prohibition of Discharge of Firearms in the Area of Frederick Point East Subdivision - Third Reading

Ordinance #2024-04 will remove the prohibition of the discharge of firearms in the Frederick Point East area to include immediately adjacent lands.

The Assembly unanimously approved Ordinance #2024-04 in its third and final reading.

Motion made by Assembly Member Newman, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

C. Ordinance #2024-05: An Ordinance Determining that Property Conveyed to the Borough in a Tax Foreclosure Proceeding Shall not be Retained for a Public Purpose and Shall Hereafter be Sold - Second Reading

If approved in three readings, land conveyed to the Borough in a tax foreclosure proceeding will be offered for public sale. Ordinance #2024-05 was unanimously approved in its first reading.

Ordinance #2024-05 was unanimously approved in its second reading.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

15. New Business

A. Resolution #: 2024-05: A Resolution in Support of SB121/HB226: Protecting Patient Freedom of Pharmacy Choice and Access to Medications

Resolution #2024-05 will convey to the Alaska Legislature Petersburg's support for Senate Bill 121 and House Bill 226, protecting patient freedom of pharmacy choice and access to medications.

By unanimous roll call vote, Resolution #2024-05 was approved.
Motion made by Assembly Member Lynn, Seconded by Assembly Member Schwartz.
Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn,
Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton
Gregor

B. Assignment of Trident Seafoods Corporation Lease to EC Phillips and Son, Inc.

E.C. Phillips and Son is in the process of purchasing the Trident Seafoods Petersburg Plant, and requests to assume the Trident Lease. The lease assignment should be contingent upon the closing of the sale of 301 Harbor Way to E.C. Phillips and Son Inc.

The Assembly unanimously approved the assignment of the Trident Seafoods lease to EC Phillips and Son, Inc., contingent upon the closing of the sale at 301 Harbor Way to EC Phillips.

Motion made by Assembly Member Newman, Seconded by Assembly Member Lynn.
Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn,
Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton
Gregor

C. Island Refrigeration, LLC Application to Purchase Borough-Owned Tidelands

Island Refrigeration, LLC has filed an application to purchase Borough-owned tidelands located on the south side of Dock Street (legal description: a portion of Wilson Tidelands Lease Plat #2000-6, T-37; parcel ID #01-010-035). The Planning Commission recommends the Assembly approve the sale of the tidelands.

By unanimous roll call vote, the Assembly approved Island Refrigeration's application to purchase Borough-owned tidelands and instructed Manager Giesbrecht to commence negotiations for the sale., the final terms of which will come back to the Assembly in the form of a resolution for approval.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Lynn.
Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn,
Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton
Gregor

16. Communications

A. Correspondence Received Since March 14, 2024

17. Assembly Discussion Items

A. Assembly Member Comments

Mayor Jensen asked about the status of the auction of the fire truck. Manager Giesbrecht reported that the truck will be auctioned after repairs are completed to a fire truck in service. Member Lynn asked if the truck will be auctioned with all of its

equipment. Emergency Services Director Hankins responded that all hose fittings, ladders, etc. will be removed from the truck for use by our Fire Department.

B. Recognitions

Member Schwartz congratulated Member Fine-Walsh and his wife, Sarah, on the expected arrival of their baby and wished them well.

18. Adjourn

The meeting was adjourned at 1:22 pm.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Newman.

Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

Record in the Petersburg Recording District.

**Renewal No. 6 to the
Tidelands/Submerged Lands Lease Agreement
Between the Petersburg Borough Alaska - Lessor
and
Fierce Allegiance Development, LLC - Assignee**

Lot 4A-A, Plat 94-5, May 24, 1994

Date of Original Lease – April 15, 1994

Amendment #1 effective April 15, 1999

Amendment #2 effective April 15, 2004 (not recorded)

Amendment #3 effective April 15, 2009, recorded as document #2009-000285-0
in the Petersburg Recording District 110

Amendment #4 effective April 15, 2014, recorded as document #2014-000227-0
in the Petersburg Recording District 110

Amendment #5 effective April 15, 2019, recorded as document #2019-000453-0
in the Petersburg Recording District 110

Effective Date of This Amendment – April 15, 2024

WHEREAS, the Original Lease dated April 15, 1994, recorded in Book 0044, pages 792 through 808, as amended, provides for renewal of the term of the lease;

WHEREAS, Municipal Code and the amended original lease require the annual rent be adjusted on each fifth anniversary date of the lease and the new annual rent shall be based upon the current full and true value of the property and any borough owned improvements, as established by the borough's assessor.

THEREFORE, BE IT RESOLVED, the original lease dated April 15, 1994, as amended, is further amended as follows:

1. Section 12.1 of the Lease, entitled Insurance, is hereby amended to read as follows:

A. Paragraph (a) is amended by adding the following sentence:

Any worker's compensation or employer's liability insurance policies shall waive all rights of subrogation against the Lessor.

B. A new paragraph (c) is added, to read as follows:

(c) Automobile liability insurance, with a combined single limit of \$2,000,000.00.

2. Pursuant to Section 3 of the Original Lease, as amended, the annual rental rate for the five-year period from April 15, 2024 through April 14, 2029 is:

Based on the borough assessor's statement of valuations for the leased premises of \$27,400 as reflected in the 2024 assessment records,

One Thousand Six Hundred Forty-Four Dollars and 00/100
(2024 assessed value of \$27,400.00 x 6%) = \$1,644.00)

Lessor does hereby certify the terms of this lease amendment. All other terms and conditions of the Original Lease, remain in full force and effect.

Dated the _____ day of _____, 2024.

LESSOR: Petersburg Borough
PO Box 329
Petersburg, AK 99833

By: _____
Debra K. Thompson, CMC
Borough Clerk

**Mayor's Report
For
April 15, 2024 Assembly Meeting**

- 1. Mayoral Proclamation – Sexual Assault Awareness Month, April 2024:**
Mayor Jensen has issued a proclamation, attached, to highlight April as Sexual Assault Awareness Month and April 23, 2024, as Wear Teal Day to support the prevention of sexual assault.



MAYOR'S PROCLAMATION

SEXUAL ASSAULT AWARENESS MONTH APRIL 2024

This April, during Sexual Assault Awareness Month, we call attention to the fact that sexual violence is widespread and impacts every person in our community. Sexual Assault Awareness Month aims to raise public awareness about sexual abuse, harassment, and assault.

An estimated 75% of Alaska women have experienced some form of sexual violence in their lifetime (UAA 2020 Victimization Survey). In the US, one in ten children is sexually abused before their 18th birthday (DHHS 2022, Downing 2021).

This year's theme, *Building Connected Communities*, calls on each of us to work together to prevent sexual abuse, harassment, and assault. We believe that when anyone experiences sexual violence, every community member is affected. When we build a more connected, respectful, and inclusive community, we facilitate our collective well-being and protect against the risk of sexual violence. We believe that our community will be safer and stronger by making it more equitable for people of all gender identities and sexual orientations, races and ethnic backgrounds, ages, faiths, and abilities.

As such, we must strive to create a strong, connected community that takes care of one another and makes decisions that safeguard our community members from sexual violence. This April, during Sexual Assault Awareness Month, as we focus on the theme *Building Connected Communities*, let us seek ways to join with each other in committing to prevent sexual abuse, assault, and harassment.

Everyone deserves to live without violence at home and in their community. The Petersburg Borough joins with Working Against Violence for Everyone (WAVE) and other advocates and communities across Alaska and the nation in supporting victims of Sexual Assault and building a connected community for the prevention of sexual violence.

Therefore, I, Mark Jensen, Mayor of Petersburg Borough, hereby proclaim April 2024 as Sexual Assault Awareness Month and April 23rd, 2024 as Wear Teal Tuesday.

Proclaimed this 15th day of April, 2024

Mark Jensen, Mayor

**PETERSBURG BOROUGH
ORDINANCE #2024-05**

**AN ORDINANCE DETERMINING THAT PROPERTY CONVEYED TO THE
BOROUGH IN A TAX FORECLOSURE PROCEEDING SHALL NOT BE RETAINED
FOR A PUBLIC PURPOSE AND SHALL HEREAFTER BE SOLD**

WHEREAS, a tax foreclosure proceeding regarding real property taxes for tax year 2021 was initiated by the Petersburg Borough in the Superior Court, First Judicial District at Petersburg, and designated 1PE-22-00037 Civil; and

WHEREAS, on December 7, 2022, the Court entered a Judgment and Decree, in favor of the Petersburg Borough, transferring to the Borough the properties remaining on the foreclosure list, subject only to the statutory rights of redemption; and

WHEREAS, starting on November 22, 2023, and in compliance with applicable state statutes and borough ordinances, the Borough caused to be published a Notice of Expiration of Redemption Period, once a week for a period of four consecutive weeks; and

WHEREAS, following expiration of the notice period, the 2022 taxes on the property described below remained unpaid, and the Borough thereafter sought and received a tax deed from the Clerk of Court, formally transferring ownership of that property to the Petersburg Borough, which was recorded on February 28, 2024, in the records of the Petersburg Recording District as document number 2024-000159-0; and

WHEREAS, under A.S. 29.45.460 and PMC 4.26.460, the Borough is now required to determine whether the foreclosed and transferred property shall be retained for a public purpose.

THEREFORE, the Petersburg Borough ordains,

Section 1. Classification: This ordinance is of a non-permanent nature and shall not be codified in the Petersburg Borough Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to determine whether a certain tax-foreclosed property shall be retained for a public purpose.

Section 3. Substantive Provisions:

A. The following described property, previously owned by Thomas E Cole Jr, was obtained by the Borough pursuant to a tax foreclosure proceeding:

Parcel Number 02-283-130

PTN of Lot 16, Block 2, Wrangell Narrows Subdivision, according to Plat 2003-3, of Alaska State Land Survey No. 81-7, Petersburg Recording District, First Judicial District, State of Alaska

B. It is hereby determined that a public need for the property does not exist, and that it will not be retained for a public purpose. The parcel shall hereafter be sold by the Borough.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2024-06**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1 OF
THE PETERSBURG BOROUGH TO REZONE LOTS 3, 4, 5, AND 6, BLOCK 66, US
SURVEY 1252, FROM SINGLE-FAMILY RESIDENTIAL (SF) TO PUBLIC USE (P-1)**

WHEREAS, the Petersburg Borough owns and the Petersburg Children’s Center (PCC) leases the parcels, described as follows:

Lots 3, 4, 5, and 6, Block 66, US Survey 1252, Petersburg Recording District, State
of Alaska

; and

WHEREAS, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

WHEREAS, the Planning Commission considered a request from Petersburg Children’s Center to rezone the four parcels from Single-Family Residential (SF) to Public Use (P-1); and

WHEREAS, if rezoned, the PCC intends to use the premises for the future development of childcare and learning facilities, which is consistent with the lease agreement (Recorded Document: 2004-000892—0) assigned to the PCC for the subject property; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed rezone on March 12, 2024, and considered and reviewed applicant materials, public comments and testimony, and staff report; and

WHEREAS, the Planning Commission voted 6-0 to recommend rezoning the subject property; and

WHEREAS, Borough Charter Section 3.01(K) and Section 1.12.010(G) of the Municipal Code require amendments to the official zoning map be enacted by ordinance.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

Section 1. Classification. This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose. The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

Section 3. Substantive Provisions.

The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 in the Municipal Code, is hereby amended for the following described property from Single-Family Residential (SF) to Public Use (P-1): Lots 3, 4, 5, and 6, Block 66, US Survey 1252, Petersburg Recording District, State of Alaska.

Section 4. Where Record to be Maintained. This non-Code ordinance, and the enactment of the zoning amendment referenced under Section 3 of this ordinance, shall be maintained with the zoning records of the Borough.

Section 5. Effective Date. This Ordinance will take effect immediately upon final adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this _____ day of _____, 2024.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective:

Planning Commission Report & Findings of Fact

Meeting Date: 3/12/2024

APPLICANT/AGENT:

Petersburg Children's Center

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lots 3,4,5,6 Blk 66 USS1252

LOT AREA:

20,000 sq ft

LOCATION:

See attached maps

SURROUNDING ZONING

North: Public Use

South: Single-family Residential (SF)

East: Single-family Residential (SF)

West: Public Use

ZONING:

Single Family Residential

PID:

01-006-125, 01-006-127

01-006-149, 01-006-155

APPLICATION SUBMISSION DATE:

1/25/2024

I. APPLICANT REQUEST: Request to rezone 4 lots from Single-family to Public Use.

II. APPLICABLE CODES:

19.84 AMENDMENTS

III. FINDINGS:

- a. The subject property is composed of 4 parcels of borough-owned vacant land that is leased to the Petersburg Children's Center.
- b. The immediate surrounding area is developed with a mix of residential and institutional uses such as schools and childcare.
- c. The applicant's intent is to develop these lots for parking for the adjacent childcare facility but also move toward construction of a future childcare facility.
- d. The 2016 comprehensive plan recommends future land use for this area be Public Facilities. The intended use is *site-specific, developed public use facilities, including developed recreation facilities*.
- e. Public Facilities is also the intended land use for the existing PCC facility.
- f. Rezoning these lots from SF to Public Use would be consistent with the current land use for the school and existing Petersburg Children's Center. It would also be consistent with the intended use as outlined in the lease agreement with the borough.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

Planning Commission Report & Findings of Fact

Meeting Date: 3/12/2024

V. APPLICATION REVIEW

- a. The application is classified as a request to amend the borough zoning map.
- b. Criteria – Per 19.84.030, The Planning Commission’s report to the Assembly shall include findings as to need and justification for the proposed change, including findings as to the effect which the proposed change would have on the objective of the comprehensive plan.

VI. ACTION

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following recommendation to the Borough Assembly:

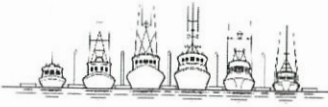
The Planning Commission recommends to the Borough Assembly that Lots 3,4,5,6 Blk 66, USS 1252 be rezoned from Single-Family Residential to Public Use with findings of fact as presented.

The proposed change is consistent with the goals of the comprehensive plan, which recommended the property be used for public facilities and is consistent with the intended use as outlined in the terms of the lease between the PCC and the borough.

EXHIBITS

Planning Commission packet

Pages 1-2 of original Lease Agreement that was assigned to PCC

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL:
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Petersburg Children's Center		NAME Petersburg Borough
MAILING ADDRESS P.O. Box 138		MAILING ADDRESS P.O. Box 329
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP Petersburg, AK, 99833
PHONE 907-772-3419		PHONE
EMAIL pccen1@gmail.com		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: US Survey 1252 Lots 3, 4, 5, 6 Block 66		
PARCEL ID: 01-006-125;-127;-149;-155	ZONE: Single Family Residential	OVERLAY: N/A
CURRENT USE OF PROPERTY: Vacant		LOT SIZE: 5000 sf each
PROPOSED USE OF PROPERTY (IF DIFFERENT): Childcare facilities and required parking lot		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Dolphin Street and 5th Street		
TYPE OF APPLICATION & BASE FEE		
<input checked="" type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): <u>Shalaya Mancee</u>		Date: <u>1/25/2024</u>
Owner: _____		Date: _____
Owner: _____		Date: _____
Owner: <u>[Signature]</u>		Date: <u>1/25/2024</u>



Petersburg Children's Center
 Eagle's Nest
 P.O. Box 138
 Petersburg, AK 99833
 (907)772-3419 Fax (907)772-3452
 pccen1@gmail.com

The mission of the Petersburg Children's Center is to promote the healthy development of children and families in Petersburg by offering dependable, high-quality child care and by actively working toward the positive growth and development of all children in the community.

Petersburg Children's Center
 PO Box 138
 Petersburg, AK 99833
 907-772-3419

Dear Planning and Zoning Committee,

The Petersburg Children's Center is planning for a new building on the site of their current parking lot and the building of a new parking lot across the street from the Children's Center building. There is an existing lease between the Petersburg Children's Center and the City of Petersburg for Lots 3, 4, 5, 6 Block 66, US Survey 1252 for childcare related facilities and activities. Reviewing the status of the land in question with the Borough staff it was determined that the zoning of Lots 3, 4, 5, 6, Block 66, currently is Single Family Residential.

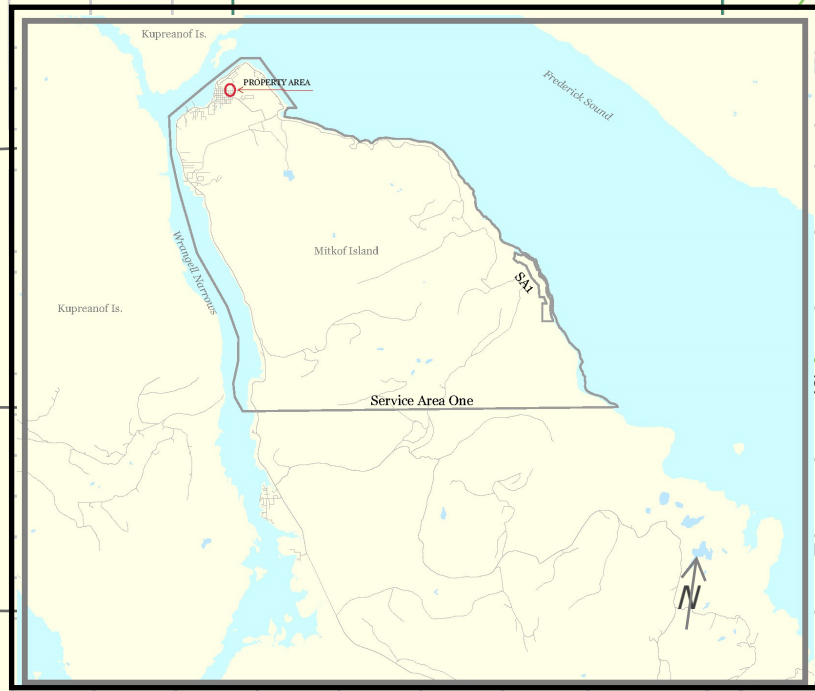
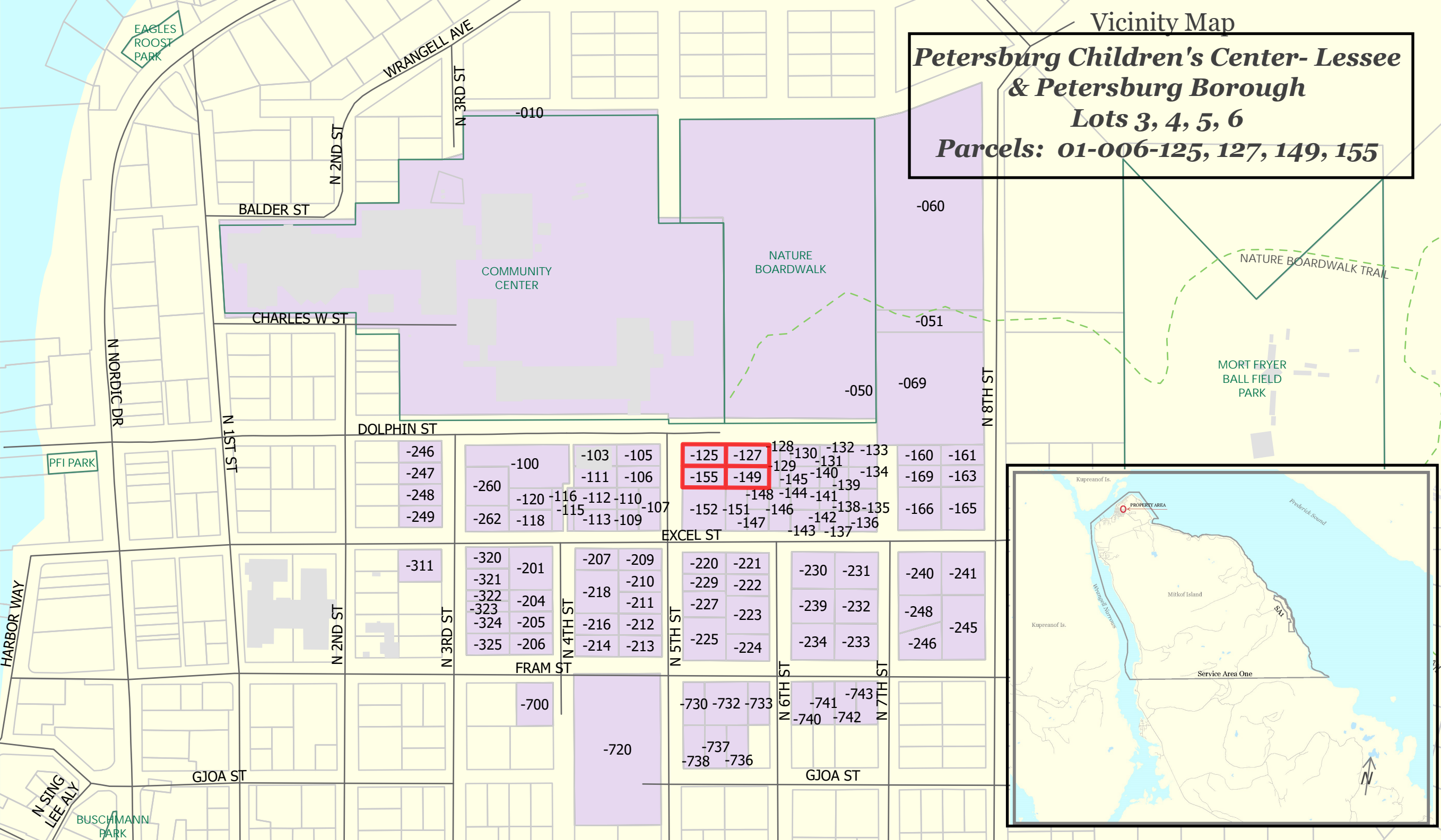
The Petersburg Children's Center is requesting to change the zoning of Lots 3, 4, 5, 6, Block 66, from Single Family Residential to Public Use, so that the zoning will match the intent of the existing lease between the Petersburg Children's Center and the Petersburg Borough. We would also like to point out that the Petersburg Childcare Task Force has discussed the positive potential of the lots for future childcare facilities. The Petersburg Children's Center is also submitting a conditional use permit for Lot 4, of Block 66, for the construction of a parking lot to replace the loss of their current parking lot to the proposed after-school childcare facility. The rezoning of the land in question will also strengthen the grant applications that we will be submitting, eliminating any potential questions with mismatched documentation.

Thank you for your consideration.
 Sincerely,

Sharlay Mamoe
 Executive Director
 Petersburg Children's Center

Vicinity Map

**Petersburg Children's Center- Lessee
& Petersburg Borough**
Lots 3, 4, 5, 6
Parcels: 01-006-125, 127, 149, 155





February 20, 2024

**ABBOTT THOMAS HART ELIZABETH
PO BOX 1617
PETERSBURG, AK 99833-1617**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:


An application from the Petersburg Children’s Center for a conditional use permit to allow parking spaces to be on a lot within 500’ of the use at 306 N 5th ST. (PID: 01-006-125) also, to rezone Lots 3,4,5, and 6 from single-family residential to public use at the corner of N 5th and Dolphin Streets (PID: 01-006-125, -127, -149, -155).

The public hearing and consideration of the application will be held:	Tuesday, March 12th 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600’ of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,


Liz Cabrera,
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
PETERSBURG CHILDREN CENTER		PO BOX 138	PETERSBURG	AK	99833-0138
ABBOTT THOMAS	HART ELIZABETH	PO BOX 1617	PETERSBURG	AK	99833-1617
ANDERSON JASON C	ANDERSON JULIE E	PO BOX 1841	PETERSBURG	AK	99833-1841
ANDERSON RODNEY L	ANDERSON MELINDA S	PO BOX 849	PETERSBURG	AK	99833-0849
BRUMBLEY PAGE	HILL KENNETH	PO BOX 1290	CORDOVA	AK	99574
BURKE RICHARD		PO BOX 1406	PETERSBURG	AK	99833-1406
CANIK HEATHER D		PO BOX 1653	PETERSBURG	AK	99833-1653
CANTON LOGAN J	CANTON SHEENA L	PO BOX 1742	PETERSBURG	AK	99833-1742
COLLISON JEREMY N	COLLISON MARISSA A	PO BOX 1702	PETERSBURG	AK	99833-1702
CRONLUND DOUGLAS		PO BOX 363	PETERSBURG	AK	99833-0363
EILENBERGER MARILYN H		PO BOX 503	PETERSBURG	AK	99833-0503
EWING LYNN R	EWING DONNA M	PO BOX 1335	PETERSBURG	AK	99833-1335
FIRST BAPTIST CHURCH		PO BOX 990	PETERSBURG	AK	99833-0990
FREDRICKSEN NORMAN	FREDRICKSEN LYNDA	PO BOX 98	PETERSBURG	AK	99833-0098
HAGERMAN KARL	HAGERMAN ROBYN	PO BOX 2111	PETERSBURG	AK	99833-2111
HINDE BENJAMIN	HINDE MARCIE	PO BOX 2099	PETERSBURG	AK	99833-2099
HOLMGRAIN RANDAL E	HOLMGRAIN SARAH	PO BOX 1975	PETERSBURG	AK	99833-1975
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS	PO BOX 2162	PETERSBURG	AK	99833-2162
KAINO DOUGLAS	MCNUTT NAN	PO BOX 295	PETERSBURG	AK	99833-0295
KAINO TEDDY T	KAINO SHIGEKO	PO BOX 265	PETERSBURG	AK	99833-0265
LENHARD MATTHEW	LENHARD JILL	PO BOX 1404	PETERSBURG	AK	99833-1404
LEWIS ERIC L		PO BOX 2046	PETERSBURG	AK	99833-2046
LONGWORTH JOHN R		PO BOX 773	PETERSBURG	AK	99833-0773
LUTHERAN CHURCH		PO BOX 709	PETERSBURG	AK	99833-0709
MALLORY DARCY		PO BOX 1945	PETERSBURG	AK	99833-1945
MANLY AMBER	OLSON DARRYL P	PO BOX 476	PETERSBURG	AK	99833-0476
MARTIN DAVID S		PO BOX 88	PETERSBURG	AK	99833-0088
NEWLUN NEIL	NEWLUN MARGARET	PO BOX 957	PETERSBURG	AK	99833-0957
NICHOLSON NATALIE RUTH	REID MICHAEL FLOYD	14200 69TH DR SE #M-1	SNOHOMISH	WA	98296
NILSEN MIKE L	NILSEN RAVENNA	PO BOX 1084	PETERSBURG	AK	99833-1084
OHMER DAVE N		PO BOX 13	PETERSBURG	AK	99833-0013
OINES MARJORIE J		PO BOX 591	PETERSBURG	AK	99833-0591
O'NEIL ERICA	O'NEIL SCOTT	PO BOX 755	PETERSBURG	AK	99833-0755
OTNESS HOLLI	OTNESS NELS	PO BOX 2058	PETERSBURG	AK	99833-2058
OTNESS NELS K III	OTNESS HOLLI I	PO BOX 716	PETERSBURG	AK	99833-0716
PETERSBURG BOROUGH SCHOOLS		PO BOX 289	PETERSBURG	AK	99833-0289
PETERSEN CODEE	PETERSEN NATALIE	PO BOX 1498	PETERSBURG	AK	99833-1498
SPERL DONALD & TAUSHA	SPERL KOREN	PO BOX 1407	PETERSBURG	AK	99833-1407
ST ANDREWS EPISCOPAL CHURCH		PO BOX 1815	PETERSBURG	AK	99833-1815
ST CATHERINE'S CHURCH		PO BOX 508	PETERSBURG	AK	99833-0508
STANTON GREGOR JAY	STANTON GREGOR LEA	PO BOX 2155	PETERSBURG	AK	99833-2155
STEWART DAVID L		PO BOX 1018	PETERSBURG	AK	99833-1018
STRATMAN JOSEPH	RICE ALLISON	PO BOX 1736	PETERSBURG	AK	99833-1736
THOMPSON FLOYD A		PO BOX 1436	PETERSBURG	AK	99833-1436
TURLAND BECKY A		PO BOX 1987	PETERSBURG	AK	99833-1987
US FOREST SERVICE		PO BOX 21628	JUNEAU	AK	99802-1628
WELDE DOUGLAS		PO BOX 875	PETERSBURG	AK	99833-0875
WELDE RACHEL		PO BOX 1245	PETERSBURG	AK	99833-1245
WELLNER MICHAEL	WELLNER JENNIFER	PO BOX 1591	PETERSBURG	AK	99833-1591
WIKAN RICHARD		PO BOX 1461	PETERSBURG	AK	99833-1461
WILKINSON TIM	WILKINSON RAE	PO BOX 895	PETERSBURG	AK	99833-0895
WRIGHT CHADWICK C	JOHNSON SARAH A	PO BOX 1956	PETERSBURG	AK	99833-1956

A
L
A
S
K
A



Record in the Petersburg Recording District

LAND LEASE

THIS AGREEMENT is made on the date last below signed between the City of Petersburg, a municipal corporation organized and existing under the laws of the State of Alaska, whose mailing address is P. O. Box 329, Petersburg, Alaska 99833, hereinafter referred to as the "Lessor" or "City", and the Petersburg Childhood Education Center Board of Directors, a non-profit organization organized and existing under the laws of the State of Alaska, whose mailing address is PO Box 1793 Petersburg, Alaska 99833, hereinafter referred to as the "Lessee."

RECITALS

WHEREAS, the real property subject to this lease lies within the boundaries of the City of Petersburg, Alaska, First Judicial District, Petersburg Recording District; and

WHEREAS, Lessor holds title to the real property; and

WHEREAS, the real property subject to this lease has been assessed for true and full value in the amount of \$75,000.00 prior to the date fixed for the beginning of the term of this lease; and

WHEREAS, on June 7, 2004 the City Council passed Resolution #1746 determining this particular tract of land is not required for municipal purposes; shall be exempt from public auction and leased for a period of five years for the construction of The Childhood Education Center; and

WHEREAS, the Childhood Education Center is a non profit entity as defined by the Petersburg Municipal Code, and

WHEREAS, this lease contains restrictions and reservations as are necessary to protect the public interest.

NOW THEREFORE, in consideration of the mutual covenants and conditions of this lease the parties agree as follows:

ARTICLE 1 - Description of Premises

Section 1. Description. Lessor hereby leases to Lessee the "premises," designated as Lots 3, 4, 5 & 6 of Block 66, US Survey 1252, in the City of Petersburg, Alaska.

ARTICLE 2 - Term of Lease

Section 2.1 Term. The term of this lease shall extend for a period of five (5) years, commencing on August 1, 2004 and ending at midnight on July 31, 2009.

Section 2.2 Renewal. This lease may be renewed on new terms and conditions upon written mutual consent by the Lessee and Lessor.

ARTICLE 3 - Rent

Section 3. Rent. Lessee shall pay to Lessor rent for the premises at the annual rate of \$1.00 (One Dollar and 00/100) per year.

ARTICLE 4 -Use of Premises

Section 4.1 Use of Premises. The premises are to be used only for the development, construction and operation of a community child learning center with emphasis on providing learning facilities and opportunities for the children of Petersburg aged twenty and under.

Section 4.2: Compliance with Law. Lessee shall comply with all, laws, regulations and rules that apply to the leased premises.

Section 4.3: Uses Prohibited. Lessee shall not use, or permit the premises, or any part of it, to be used for any purpose other than the purpose for which the premises is leased. No use shall be allowed which may be considered hazardous on account of fire or otherwise. Lessee shall not allow any nuisance to occur or remain on the premises and shall not use or occupy the premises for any unlawful purpose. Any use not authorized by this lease shall be a trespass against the Lessor.

Section 4.4: Utilities. Lessee shall fully and promptly pay all costs associated with public services built, installed and used by Lessee, for example, power and any other utilities of any kind furnished to the premises throughout the term of this lease, and all other similar costs and expenses of any kind, arising from the use, operation and maintenance of the premises and all activities conducted on the premises.

Section 4.5: Location of Improvements. Lessee shall be responsible for properly locating improvements on the leased land. Utilization or development for other than allowed uses shall be a violation of this lease and subject to lease cancellation.



2 of 11

2004-000892-0

**PETERSBURG BOROUGH
RESOLUTION #2024-06**

**A RESOLUTION APPROVING THE SALE OF A BOROUGH TIDELANDS
PARCEL, DESCRIBED AS PETERSBURG PORT AUTHORITY STORAGE
AREA, ACCORDING TO PLATS #2000-6 AND #2000-5 (PARCEL ID #01-010-
035), TO ISLAND REFRIGERATION, LLC**

WHEREAS, the Petersburg Borough owns a tidelands parcel located south of Dock Street, described as follows:

Petersburg Port Authority Storage Area, according to Plat #2000-6, minus the area of the Stikine Services Tidelands Lease Parcel described in Plat #2000-5, Petersburg Recording District, consisting of ± 28,983 sq.ft. (PID #01-010-035) ("the parcel")

; and

WHEREAS, the parcel has a land assessed value of \$227,200, and the Petersburg Municipal Code (PMC), Section 16.12.160, provides that the disposal of borough property with an assessed value of \$250,000 or less be done by resolution; and

WHEREAS, application was made by Island Refrigeration, LLC, to purchase the parcel; and

WHEREAS, on December 12, 2023, a duly noticed public hearing was held by the Petersburg Borough Planning Commission on the application; and

WHEREAS, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments, and made recommendation to the Assembly to sell the parcel; and

WHEREAS, pursuant to PMC Section 16.16.070, the Borough Assembly held a duly noticed public hearing on April 1, 2024, considered the disposal of the parcel, determined that the sale of the parcel, as contrasted with lease of the parcel, was in the best interest of the Borough, exempted the disposal from public sale, and directed the Borough Manager to negotiate a sale price for the disposal with the final terms subject to Assembly approval; and

WHEREAS, the property has been further determined not needed for a public use, and is appropriately zoned for its intended future use as a marine refrigeration and electrical facility tailored to support Petersburg's commercial fishing fleet; and

WHEREAS, the parcel has an appraised value of \$414,000, as determined by a March 20, 2024 appraisal conducted by Ramsey Appraisal Resource, and expenses totaling \$5,171.76 (\$4,500 cost of appraisal + \$250 cost of title insurance + \$421.76 cost of the public notice and certified mailing) were incurred during the sale process and are to be paid by the buyer per Borough Code Chapters 16.12 and 16.16; and

WHEREAS, the applicant has proposed a sale price of \$325,000 for the parcel, plus expenses incurred as described above.

THEREFORE, BE IT RESOLVED by the Assembly of the Petersburg Borough, as follows:

Section 1. The Petersburg Borough Assembly hereby authorizes the sale of the following tidelands parcel by quitclaim deed to Island Refrigeration, LLC, subject to all terms and conditions set forth in this Resolution and in the Contract of Sale, attached hereto as Exhibit A and incorporated herein by reference.

Petersburg Port Authority Storage Area, according to Plat #2000-6, minus the area of the Stikine Services Tidelands Lease Parcel described in Plat #2000-5, Petersburg Recording District, First Judicial District, State of Alaska (Borough parcel #01-010-035).

Section 2. The Assembly determines that the sale of the parcel, as contrasted with lease of the parcel, is in the best interest of the Borough, and that the parcel is not needed for a public use.

Section 3. The sale price of the parcel is \$_____, due and payable in the manner set out in the Contract of Sale.

Section 4. The Borough Manager is hereby authorized to execute all deeds, contracts or other documents necessary to complete the purchase and sale transaction authorized under this Resolution.

Section 5. The Assembly directs the Finance Director to transfer the proceeds from this sale from the Property Development Fund to the Harbor Enterprise Fund.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 15th day of April, 2024

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

CONTRACT OF SALE

This contract of sale, effective as of the date of the last signature below ("the effective date"), is made by and between the Petersburg Borough, whose address is P.O. Box 329, Petersburg, Alaska, 99833, hereinafter the Seller, and Island Refrigeration, LLC, whose address is PO Box 2185. Petersburg, Alaska, 99833, hereinafter the Buyer.

Upon the following terms and conditions, and those set out in Assembly Resolution #2024-06 of the Petersburg Borough, incorporated herein by reference, Seller hereby agrees to sell and convey, and Buyer agrees to purchase, the following described parcel:

Petersburg Port Authority Storage Area, according to Plat #2000-6, minus the area of the Stikine Services Tidelands Lease Parcel described in Plat #2000-5, Petersburg Recording District, consisting of ± 28,983 sq.ft. (PID #01-010-035) ("the parcel")

1. The total purchase price for the parcel is \$_____ ("the purchase price"), due and payable as follows:

a. A deposit equal to a minimum of five percent (5%) of the purchase price shall be paid to the Seller within five (5) business days of the effective date, and the balance of the purchase price shall be paid in full to the Seller within ninety (90) calendar days of the effective date. All payments shall be made at the Borough Finance Office, PO Box 329, 12 S. Nordic Drive, Petersburg, Alaska in readily available funds. Conveyance of the parcel to the Buyer shall be by quitclaim deed upon payment of the full purchase price.

b. If the Buyer defaults, by either failing to timely make the required deposit or by failing to timely pay the balance of the purchase price, any deposit made by Buyer shall be forfeited to the Seller and the Buyer shall have no further interest in or to the parcel, or right to purchase the parcel. This section is not intended to limit any other legal remedy available to the Seller.

2. The parcel is sold "as is, where is", in its current condition and with all faults. The Seller expressly makes no representations regarding, and disclaims any liability for, the parcel, and any improvements located thereon, including without limitation (1) the condition of the parcel and the existence or condition of any improvements located thereon; (2) the exact location or size of the parcel, the existence of markers on the parcel, or the ability or cost of surveying the parcel; (3) the status or insurability of title to the parcel, including the existence of any liens, encumbrances or conditions on the parcel; (4) the ability of the Buyer to utilize the parcel or any improvements in any fashion and for any particular purpose or use; (5) the existence, or the potential for installation, of any utility on or to the parcel, and (6) the applicable zoning of the parcel. The Seller makes no representations, warranty or guarantees, express or implied, as to quality, merchantability or suitability of the parcel for a particular purpose or use.

3. The parcel is sold subject to all platted easements, rights-of-way and reservations, and may only be used for the purpose for which it is zoned. The parcel is sold subject to all other liens, encumbrances, and conditions, of record or not of record, including

SELLER, Petersburg Borough

By: Stephen Giesbrecht
Its: Borough Manager

Date: _____

STATE OF ALASKA)
)ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that before me, the undersigned Notary Public for Alaska, duly commissioned and sworn as such, personally appeared Stephen Giesbrecht, to me known, and who executed the foregoing instrument on behalf of the Petersburg Borough as its Borough Manager, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this ____ day of _____, 2024.

NOTARY PUBLIC in and for Alaska
My Commission Expires: _____

BUYER, Island Refrigeration, LLC

By: Brock Snider
Its: Sole Member

Date: _____

STATE OF ALASKA)
) ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that before me, the undersigned Notary Public for Alaska, duly commissioned and sworn as such, personally appeared Brock Snider, to me known, and who executed the foregoing instrument on behalf of Island Refrigeration, LLC as its sole member, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this ____ day of _____, 2024.

NOTARY PUBLIC in and for Alaska
My Commission Expires: _____

**APPRAISAL REPORT
REAL ESTATE APPRAISAL**

Of
Petersburg Port Authority Storage Lot



dock St, Petersburg
AK, 99833

As of
March 4, 2024

Prepared For
Ms. Debra Thompson
Petersburg Borough
12 South Nordic
Petersburg, AK, 99833

Client File:

Prepared by
RAMSEY APPRAISAL RESOURCE
Roger Ramsey, AK-APRG570

File Name:
24-26

RAMSEY APPRAISAL RESOURCE

10615 Horizon Drive
Juneau,
AK, 99801

(907) 723-2936
Fax:
rogerramsey@mac.com

March 20, 2024

Ms. Debra Thompson
Petersburg Borough
12 South Nordic
Petersburg, AK 99833

Re: Appraisal Report, Real Estate Appraisal
Petersburg Port Authority Storage Lot
dock St, Petersburg,
AK, 99833

File Name: 24-26

Dear Ms. Thompson:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject property is filled tidelands which have been filled with good draining fill to the level of Dock Street. The platted boundary appears to be at the top of the bank supporting the fill, so all of the subject lot is flat and usable, but the subject site does not have riparian rights. Utilities currently do not adjoin the site and will need to be brought in from Dock Street.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Ms. Thompson
Petersburg Borough
March 20, 2024
Page 2

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

Current As Is Market Value:

The "As Is" market value of the Fee Simple estate of the property, as of March 4, 2024, is

Four Hundred Fourteen Thousand Dollars (\$414,000)

The market exposure time preceding March 4, 2024 would have been 4 months and the estimated marketing period as of March 4, 2024 is 4 months.

Respectfully submitted,
Ramsey Appraisal Resource



Roger Ramsey
AK-APRG570

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Summary of Important Facts and Conclusions

GENERAL

Subject: Petersburg Port Authority Storage Lot
dock St,
Petersburg, AK, 99833

The subject property is filled tidelands which have been filled with good draining fill to the level of Dock Street. The platted boundary appears to be at the top of the bank supporting the fill, so all of the subject lot is flat and usable, but the subject site does not have riparian rights. Utilities currently do not adjoin the site and will need to be brought in from Dock Street.

Owner: Petersburg Borough

Legal Description: A portion of Petersburg Port Authority Storage area according to Plats 2000-5 and 2000-6.

Date of Report: March 20, 2024

Intended Use: The intended use is for setting a potential sales price.

Intended User(s): The client and potential purchasers.

Assessment:

Real Estate Assessment and Taxes			
Tax ID	Land	Improvements	Total Assessment
01-010-035	\$227,200	\$10,500	\$237,700
Totals	\$227,200	\$10,500	\$237,700

Notes:

Sale History: The subject has not sold in the last three years, according to public records.

Current Listing/Contract(s): The subject is not currently listed for sale, or under contract.
Portions of the property are currently encumbered with short term storage at a rate of \$.30 per SF per month.

Land:

Land Summary						
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)	Topography	Shape
Port Authority	0.67	28,983	0.67	28,983	Level s	irregularly shaped

Notes:

Zoning: Industrial

Highest and Best Use of the Site: Marine related industrial uses

Type of Value: Market Value

VALUE INDICATIONS	
Sales Comparison Approach:	\$414,000

Reconciled Value(s):	As Is
Value Conclusion(s)	\$414,000
Effective Date(s)	March 4, 2024
Property Rights	Fee Simple

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Ramsey Appraisal Resource . Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Ramsey Appraisal Resource 's regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Ramsey Appraisal Resource has not made a determination regarding the subject's ADA compliance or non-compliance. **Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.**

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Ms. Debra Thompson, Client, of the Petersburg Borough. The problem to be solved is to estimate the current 'As Is' market value of the lot as vacant. The intended use is for setting a potential sales price. This appraisal is intended for the use of client and potential purchasers.

SCOPE OF WORK

Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
Property Identification:	The subject has been identified by the legal description and the assessors' parcel number.
Inspection:	On 3/4/2024, I the appraiser, visited the subject property. I took photographs from all property corners looking into the property and I viewed and photographed the adjoining parcels and the subject's property line where it adjoins filled area along the waterfront.
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions has been made. The appraiser maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis.
Highest and Best Use Analysis:	A complete as vacant and as improved highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially

feasible uses were considered, and the maximally productive use was concluded.

Type of Value:

Market Value

Valuation Analyses

Cost Approach:

A cost approach was not applied as The subject is not improved with a structure and this approach does not have bearing.

Sales Comparison Approach:

A sales approach was applied as there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

Income Approach:

An income approach was not applied as while the subject could generate an income stream, the most probable buyer is an owner-occupant.

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Comments

In the process of this valuation, I considered and looked for recently sold properties which could be put to similar uses as the subject. The market data is slim, but there are market transactions

To complete this valuation, I spoke with both of the local real estate agencies in town, to get info about any sales of properties, they were involved in, which might have bearing on value. Additionally, I requested all of the property transactions that have been collected by the borough in an excel format. I turned this into a data base file and joined that to a GIS map so that I could identify the location of all the recent sales. I have maps like this that go back to the early 2000's. I contacted the buyers and the sellers of the properties that I felt were the most indicative for valuing the subject, to get proper confirmation.

Market Area Analysis

Area Analysis: Petersburg Borough

To determine the current economic condition of Petersburg, the appraiser spoke with active market participants. I spoke with both of the active realtors to get their perspective. They both indicated the market for real estate is maintaining, with no significant change in the last few years. They indicated that industrial and commercial properties have a fairly long marketing period, at market rates.

I spoke with Liz Cabrera, who is in charge of Petersburg's community and economic development. Some of the things she indicated were that the fishing fleet for the last few years, due to lack of fish in the region. This has caused some decrease in fuel sales and summertime employment numbers.

New projects coming on line, per Liz, are a new hospital with costs around 27 million. A federal grant of \$20 million is secured for this along with \$7 Million from other sources. This should keep the economy humming for the next few years. Also there is a new residential subdivision above the ferry terminal, Hammer and Wikan are making some large additions, PIA is planning on developing more multi family and the Catholic church which burned down is looking to be rebuilt.

She gave me the following numbers to give a broad perspective on the market.

YEAR	Pop.	Change	
2005	3161	-26	
2006	3109	-52	
2007	3063	-46	
2008	3017	-46	
2009	3008	-9	
2010	3,203	195	CENSUS
2011	3,291	88	
2012	3,242	-49	
2013	3,200	-42	
2014	3,198	-2	
2015	3,177	-21	
2016	3,174	-3	
2017	3,136	-38	
2018	3,190	54	
2019	3,226	36	
2020	3,398	172	CENSUS
2021	3,368	-30	

The above table shows that the population is up some from 2012, since the last census. And up since the last valuation in 2017

	GROSS SALES	% Change from Previous Year
Gross Sales		
2003	\$70,289,962	
2004	\$72,478,027	3.11%
2005	\$85,582,273	18.08%
2006	\$89,273,591	4.31%
2007	\$87,883,645	-1.56%
2008	\$99,281,413	12.97%
2009	\$85,138,560	-14.25%
2010	\$89,677,636	5.33%
2011	\$92,461,357	3.10%
2012	\$100,822,511	9.04%
2013*	\$115,051,839	14.11%
2014*	\$121,998,195	6.04%
2015	\$115,174,736	-5.59%
2016	\$97,064,692	-15.72%
2017	\$99,676,642	2.69%
2018	\$101,574,849	1.90%
2019	\$107,176,629.65	5.51%
2020	\$98,633,994.92	-7.97%
2021	\$106,000,000.00	7.47%

The above table shows the gross sales of all things sold from Petersburg. 2021 is fairly similar to 2019.

AVERAGE ANNUAL EMPLOYMENT

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Federal Government	125	116	111	105	106	105	100	97	98
State Government	49	49	49	49	47	45	43	44	45
Local Government	351	357	366	369	378	379	381	362	368
Total Industries	1534	1479	1502	1438	1456	1477	1492	1437	1382
Total industries without seafood processing	1166	1447	1150	1155	1160	1167	1158	1145	1166

	2016	2017	2018	2019	2020	2021
Federal Government	101	91	91	80		66
State Government	42	40	39	38		39
Local Government	364	373	372	390		405
Total Industries (Public & Private)	1,301	1,258	1,246	1,281		1,421
Subtract seafood processing	1,106	1,094	1,096	1,116		1,061

As can be seen the average overall employment has gone up since through 2019 but this reflects seafood processors as well. When seafood processing is taken out of the mix, employment is fairly flat, but a bit down.

Bank Deposits by Zip Code

99833	Bank Deposits	Petersburg
2000	56,875	\$56,875,000
2001	59,395	\$59,395,000
2002	62,291	\$62,291,000
2003	67,466	\$67,466,000
2004	71,227	\$71,227,000
2005	72,090	\$72,090,000
2006	78,036	\$78,036,000
2007	83,996	\$83,996,000
2008	98,689	\$98,689,000
2009	100,042	\$100,042,000
2010		\$105,915,000
2011		\$115,504,000
2012		\$122,773,000
2013	122,507	\$122,507,000
2014	133,684	\$133,684,000
2015	129,637	\$129,637,000
2016	132,836	\$132,836,000
2017	124,773	\$124,773,000
2018	105,498	\$105,498,000
2019	113,158	\$113,158,000
2020	131,043	\$131,043,000
2021	154,649	\$154,649,000

* Only includes 2 out of 3 local banks.

as of June 30 each year

SOURCE: <http://www2.fdic.gov/SOD/index.asp>

The above table is a good general check on the wealth of a community. As can be seen the Petersburg community banks a fair bit of money, and deposits have remained fairly stable, in the last number of years with 2021 seeing a marked increase. There was a lot of

stimulus being pumped in 2021 and this is thought to be the reason for the increase, as gross sales were fairly similar to 2019.

Interviews with the local realtors indicated significant demand for homes over the last few years with interest rates being low and as can be seen above more money being deposited in the market. While interest rates rising, has slowed this demand, it is still fairly strong.

CONCLUSION

After studying the market indicators included above and others retained in the appraiser's file, it is the appraiser's opinion that market demand for residential has diminished some with higher interest rates, this could be offset by the new hospital construction. The increased cost to build has sent values of already constructed improvements up, though land appears to be maintaining fairly level values (due to the cost to construct). This will continue to be the case until personal incomes rise to meet this inflation. At that point we may see a rise in land values as well.

For commercial and industrial properties like the subject demand should remain steady with the ongoing developments taking place in Petersburg.

In general the economic condition in Petersburg is fairly stable overall.

Location Map



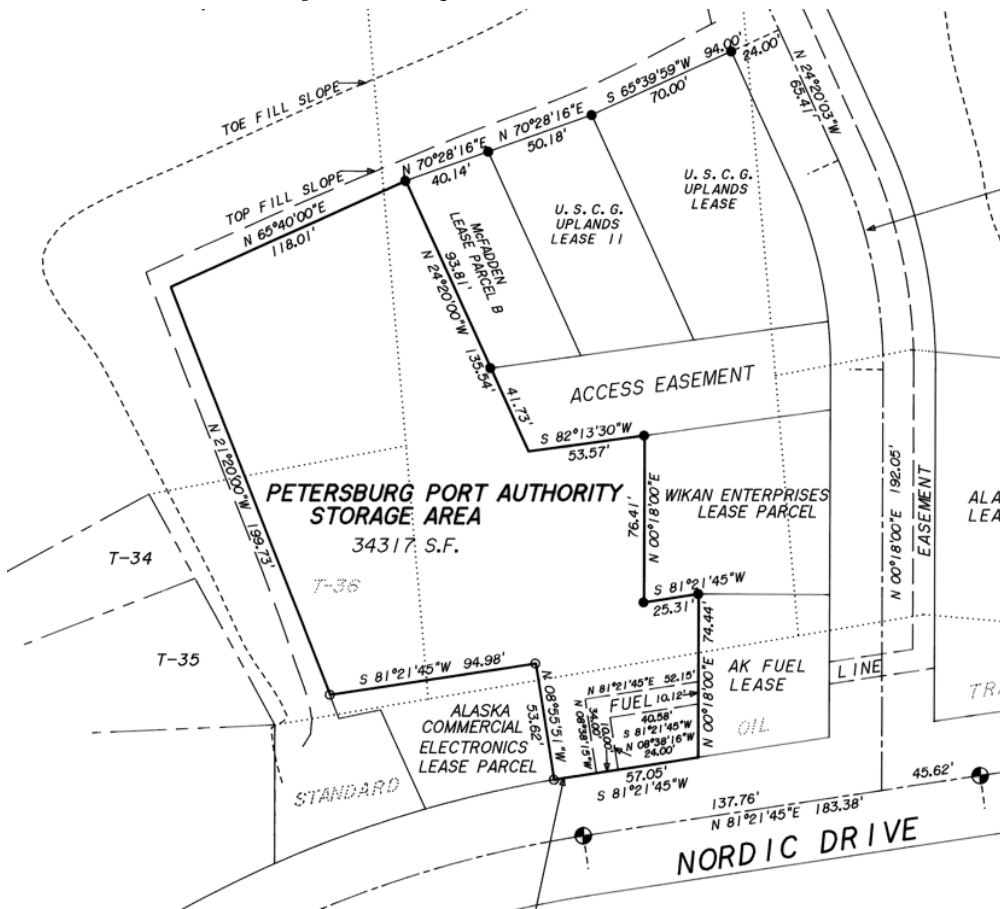
Property Description

The subject property is filled tidelands which have been filled with good draining fill to the level of Dock Street. The platted boundary appears to be at the top of the bank supporting the fill, so all of the subject lot is flat and usable, but the subject site does not have riparian rights. Utilities currently do not adjoin the site and will need to be brought in from Dock Street.

SITE	
Location:	Dock Street
Current Use of the Property:	Vacant/storage
Site Size:	Total: 0.67 acres; 28,983 square feet Usable: 0.67 acres; 28,983 square feet The subject usable area is filled with good draining soil and flat usable ground.
Shape:	While the subject has an irregular shape, its shape does not have a negative affect on any areas of the subject property.
Frontage/Access:	The subject property has good access with frontage as follows: <ul style="list-style-type: none"> • Dock Street by way of an 150 foot long easement. It is not a corner lot.
Visibility:	average
Topography:	The subject property is level with Dock Street and the access easement from Dock Street
Soil Conditions:	Good draining fill with a gravel surface.
Utilities:	Electricity: The site is served by public electricity, approximately 75 feet away from the subject. Sewer: Sewer is in the Dock Street right of way. Water: City water is in the Dock Street right of way. Adequacy: The subject's utilities are typical and adequate for the market area.
Site Improvements:	<ul style="list-style-type: none"> • The site was formerly tidelands that have since been filled with good draining soil, that the appraiser considers suitable for development. •

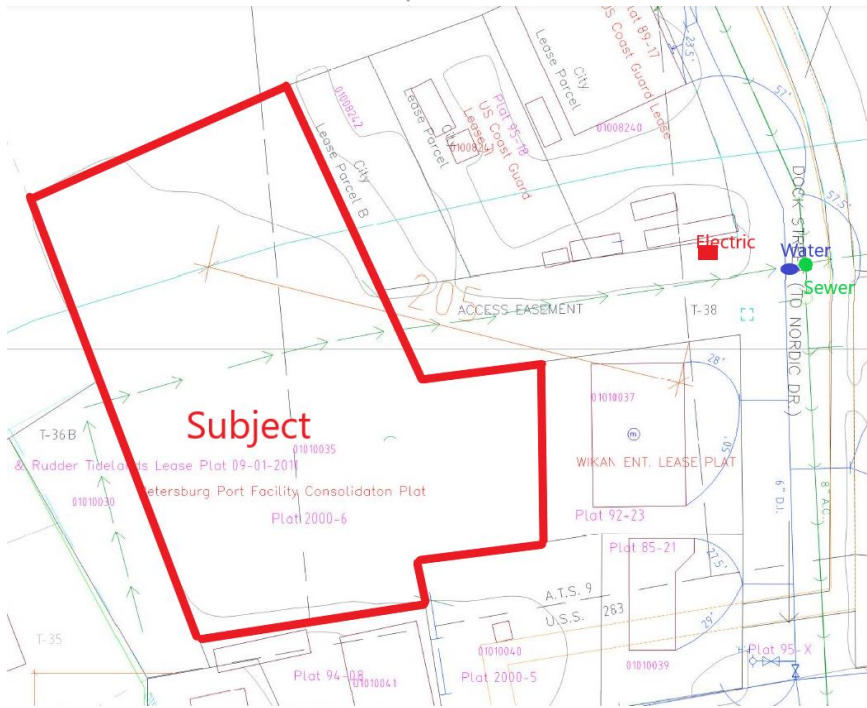
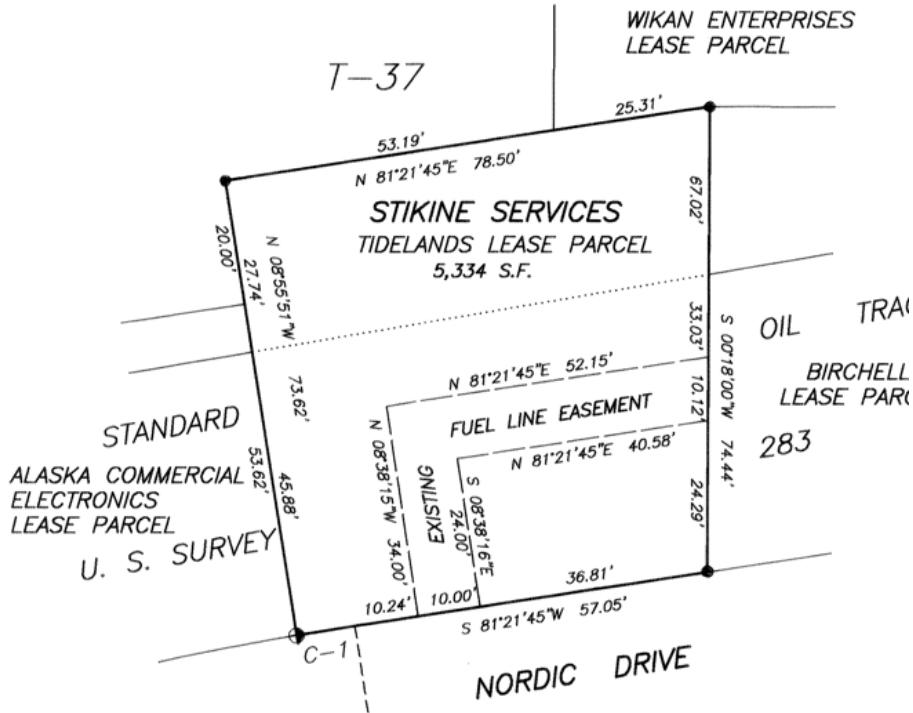
- Wetlands/Watershed: No wetlands were observed during our site inspection.
- Environmental Issues: There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.
- Encumbrance / Easements: There are no known adverse encumbrances or easements. Please reference Limiting Conditions and Assumptions.
- Site Comments: The subject is a flat site with good fill, ready for development into many potential uses. Utilities are relatively easy to access though water, sewer and electricity are some distance away and would have a greater than average cost to bring them onto the subject site.

Site Plan/Tax Map/Survey

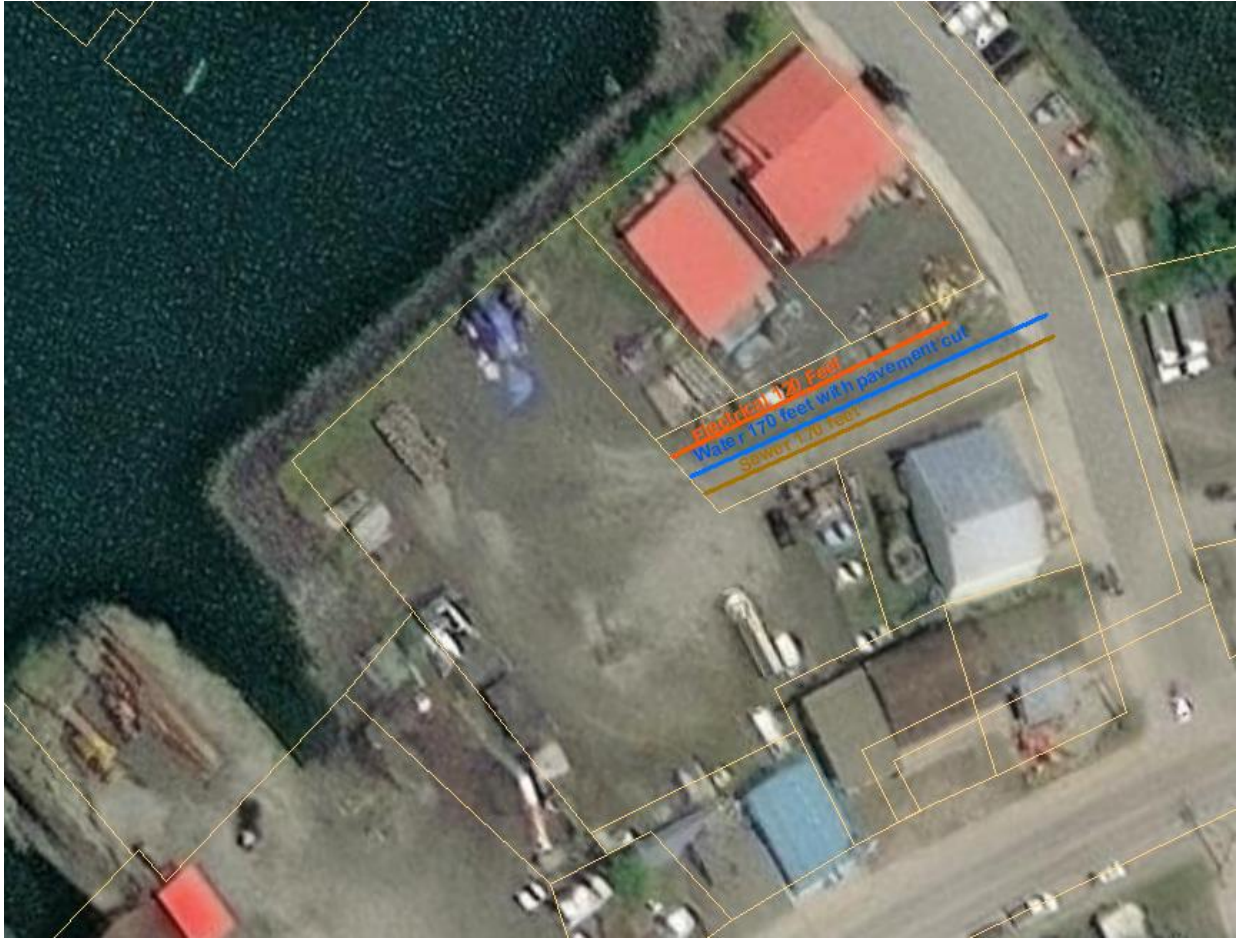


The subject is the parcel above identified as Petersburg Port Authority Storage area in Pkat 2000-6, minus the Stikine Services Lease area shown in the following plat 2000-5.

5



Above is an as-built given to me by Karl Hagerman, Petersburg power and light. I have added the colored lines and descriptions for the subject boundaries and utilities service locations.



Aerial view of the subject with approximate location from where utilities will need to be developed from to get to the subject.

Americans with Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

Subject Photographs



The picture above is a view from near the property line furthest from the water, looking towards the water.



View from the property line nearest the water



View from the subject property over the water, towards floats and docks associated with Piston and Rudder, a boat maintenance and repair operation, which have uplands that adjoin the subject and could be used for expansion of its operation.



View of the property line adjoining the Stikine Services lease area, viewers right and view of the Wikan lease area, which is currently under contract to be sold.(comp 2 following)

Assessment and Taxes

Taxing Authority Petersburg Borough

Assessment Year 2023

Real Estate Assessment and Taxes			
Tax ID	Land	Improvements	Total Assessment
01-010-035	\$227,200	\$10,500	\$237,700
Totals	\$227,200	\$10,500	\$237,700

Notes:

Zoning

LAND USE CONTROLS

Zoning Code Industrial

Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
2. **Physically Possible:** To what use is the site physically adaptable?
3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use of the Site

The highest and best use of the site, as vacant, is for Marine related industrial uses.

The subject is in an area developed with industrial and commercial businesses, with the most common uses in the area being businesses that relate to marine uses. Piston and Rudder a boat repair service is adjoining the property to the SW, Alaska Commercial Electronics, which supplies electronics for boats is to the south along with Stikine Services, which is primarily automotive repair. Wikan service is to the east and it

provides engine repair primarily for boats and finally the coast guard is another neighbor to the NE. Petersburg has a large fleet of boats and attracts boats from the region for repair, therefore a use that goes along with the surrounding uses of boat repair would most likely be its highest and best use.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ = \text{Value} \end{array}$$

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied

A **cost analysis** was considered and was not developed because The subject is not improved with a structure and this approach does not have bearing.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed because while the subject could generate an income stream, the most probable buyer is an owner-occupant.

Sales Comparison Approach – Land Valuation

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Land Comparables

I have researched four comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.

Comp	Address	Date	Land Units	Acres	Land SF	
City	City	Price	Price Per Land	Price Per Acre	Price Per Land SF	Sale Comments
Subject	dock St	1/0/1900	1	0.67	28,983	
Subject	Petersburg	--	--	--	--	
1	1200 S. Nordic Petersburg	5/29/2021 \$225,000	1/0/00 \$0	\$0 \$791,668	\$12,380.00 \$18.17	The buyers own two residential homes directly across the street and bought this to control their view. This property included tidelands leased from Petersburg @ 6% of assessed value. The tideland area is 8,526 SF and the
2	103 Dock Street Petersburg	3/14/2024 \$100,000	1/0/00 \$0	\$0 \$648,004	\$6,722.00 \$14.88	This property was developed with a shop owned by the Lessee. Petersburg borough decided to sell the property which they had been leasing. The fee simple market value was set by appraisal at \$100K and the buyer agreed to the
3	710 S Nordic Petersburg	10/20/2015 \$65,000	1/2/00 \$32,500	\$0 \$244,086	\$11,600.00 \$5.60	The buyer would not give me the sales price, or any financial info. But the Broker told me the sales price was \$65,000. This indicates a value for the land prior to fill at \$5.60 per SF. The cost to fill was not disclosed by the buyer either.
4	103 N. First Street Petersburg	8/14/2020 \$126,000	1/0/00 \$0	\$0 \$664,557	\$8,259.00 \$15.26	This is the sale of vacant land. it was listed by Anchor properties.

Land Comparable 1



Transaction			
ID	1601	Date	
Address	1200 S. Nordic	Price	\$225,000
City	Petersburg	Price Per Land SF	\$18.17
State	AK	Financing	Cash
Tax ID	1010803	Property Rights	Fee Simple
Grantor	THE ESTATE OF	Days on Market	--
Grantee	Huse and Zaic	Verification	Broker
Legal Description	Lots T1, T1A, T2,T3,		
Site			
Acres	0.28	Topography	flat
Land SF	12,380	Zoning	Industrial
Road Frontage	74	Flood Zone	No
Shape	irregular	Encumbrance or	None
Utilities	All utilities	Environmental Issues	none known

Comments

The buyers own two residential homes directly across the street and bought this to control their view. This property included tidelands leased from Petersburg @ 6% of assessed value. The tideland area is 8,526 SF and the assessment is \$20,500 or \$2.40 per SF and based on comparables I have found this is about half the market value. Additionally, at a lease rate of 6% of the assessment (\$1,230) this is a very advantageous lease as current lease rates are 10% of fee simple, which would arguably be \$4263 per year at a fee simple value of \$5 per SF. So the difference in lease amounts is \$3,033 and capitalizing this at 10% indicates \$30,330 in leasehold interest. Additionally, there is a small dock on the waterfront with an estimated value of \$15K. Therefore adjusting the sales price to reflect these aspects gives us an upland value of approximately \$179,670 or \$14.51 per SF

Land Comparable 2



Transaction

ID	3669	Date	3/14/2024
Address	103 Dock Street	Price	\$100,000
City	Petersburg	Price Per Land SF	\$14.88
State	AK	Financing	Cash
Tax ID	1010037	Property Rights	Fee Simple
Grantor	Petersburg Borough	Days on Market	--
Grantee	Wikan	Verification	Debra Thompson
Legal Description	--		

Site

Acres	0.15	Topography	Flat
Land SF	6,722	Zoning	Industrial
Road Frontage	84.5	Flood Zone	no
Shape	Irregular	Encumbrance or	None
Utilities	Power, water, sewer	Environmental Issues	none known

Comments

This is a sale of the land beneath the building. It does not include the utilities developed on the site or any paving. Formerly this site was a leased site and the Lessee petitioned the borough to purchase the property. The sales price of the land was set based on appraisal. The buyer paid for the land plus the two years remaining on the lease and the appraisal.

Land Comparable 3



Transaction

ID	829	Date	10/20/2015
Address	710 S Nordic	Price	\$65,000
City	Petersburg	Price Per Land SF	\$5.60
State	AK	Financing	Cash
Tax ID	01010058 and 01010061	Property Rights	Fee Simple
Grantor	Smith	Days on Market	--
Grantee	Menish	Verification	Broker
Legal Description	LOT 1, BLK 207,		

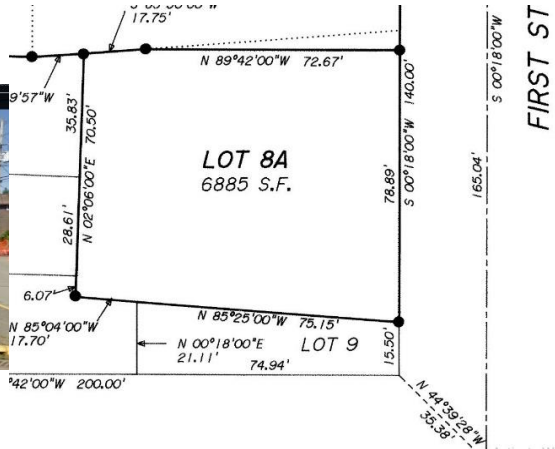
Site

Acres	0.27	Topography	Sloping
Land SF	11,600	Zoning	Industrial
Road Frontage	50	Flood Zone	tidal influence
Shape	--	Encumbrance or	none
Utilities	City water & sewer	Environmental Issues	none known

Comments

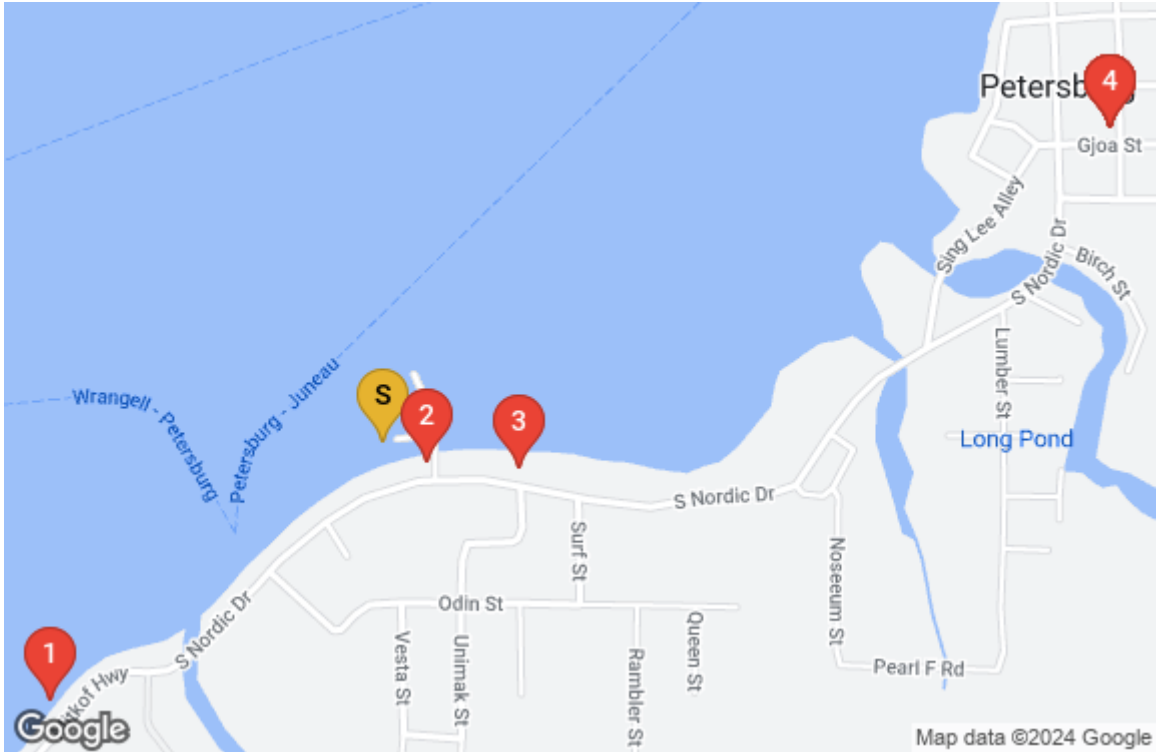
The buyer would not give me the sales price, or any financial info. But the Broker told me the sales price was \$65,000. This indicates a value for the land prior to fill at \$5.60 per SF. The cost to fill was not disclosed by the buyer either, so the appraiser contacted Rock and Road a local site prep contractor, to get cost for fill and rip rap rock. After discussing the size they indicated the cost would be between \$50,000 and \$60,000 for the work that was done. Approximately 90% or 10,440 SF of the subject was filled after purchase. Using \$55,000 for the fill cost the cost per SF to fill is \$5.26. Therefore, the cost of the filled uplands is indicated at \$10,86 per SF. This is before any estimate of entrepreneurial incentive which, could reasonably be estimated between 20-40% of cost of improvements, which can reasonable be estimated at \$18,000.

Land Comparable 4



Transaction			
ID	3675	Date	8/14/2020
Address	103 N. First Street	Price	\$126,000
City	Petersburg	Price Per Land SF	\$15.26
State	AK	Financing	--
Tax ID	1007350	Property Rights	Fee Simple
Grantor	WEAVER MARK W	Days on Market	--
Grantee	ROCKWELL	Verification	Pat Weaver, by Josh Conn
Legal Description	--		
Site			
Acres	0.19	Topography	flat
Land SF	8,259	Zoning	Commercial
Road Frontage	168	Flood Zone	No
Shape	Irregular	Encumbrance or	none
Utilities	All utilities	Environmental Issues	none known
Comments			
This is the sale of vacant land. it was listed by Anchor properties.			

Comparables Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4
Address	dock St	1200 S. Nordic	103 Dock Street	710 S Nordic	103 N. First Street
City	Petersburg	Petersburg	Petersburg	Petersburg	Petersburg
State	AK	AK	AK	AK	AK
Date	3/4/2024	5/29/2021	3/14/2024	10/20/2015	8/14/2020
Price	--	\$225,000	\$100,000	\$65,000	\$126,000
Price Adjustment	\$0	-\$45,000	\$0	\$78,000	\$0
Adjusted Price	\$0	\$180,000	\$100,000	\$143,000	\$126,000
		-20.0%	0.0%	120.0%	0.0%
Land SF	28,983	12,380	6,722	11,600	8,259
Land SF Unit Price	\$0.00	\$14.54	\$14.88	\$12.33	\$15.26
Transaction Adjustments					
Property Rights	Fee Simple	Fee Simple	0.0%	0 0.0%	Fee Simple 0.0%
Financing	Conventional	Cash	0.0%	0 0.0%	0 0.0%
Conditions of Sale	Cash	See Comments	0.0%	0 0.0%	Normal/see comments 0.0%
Adjusted Land SF Unit Price		\$14.54	\$14.88	\$12.33	\$15.26
Market Trends Through	3/4/2024	0.0%	0.0%	0.0%	0.0%
Adjusted Land SF Unit Price		\$14.54	\$14.88	\$12.33	\$15.26
Location		#N/A	#N/A	#N/A	#N/A
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Area of site	#N/A	#N/A	#N/A	#N/A	#N/A
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Topography	Level	flat	Flat	Sloping	flat
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Shape	The site is irregularly	irregular	Irregular	0	Irregular
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Utilities	The site is served by	All utilities	Power, water, sewer	City water & sewer	All utilities
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Zoning	Industrial	0	Industrial	Industrial	0
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Land SF Unit Price		\$14.54	\$14.88	\$12.33	\$15.26
Net Adjustments		0.0%	0.0%	0.0%	0.0%
Gross Adjustments		0.0%	0.0%	0.0%	0.0%

A price adjustment was made at the beginning to Comparable 1 to reflect its below market lease rate of some tidelands and its dock. A price adjustment was made to Comparable 3 to reflect costs associated with filling the site , which gives its new uplands similar utility to the subject.

Comparable Land Sale Adjustments

Property Rights

All were purchased or being purchased for their fee simple rights

Financing

All were purchased with cash to the seller

Conditions of Sale

No duress was noted in any of the sales

Economic Trends

Petersburg has had a market that has remained fairly flat. No adjustment was made for this aspect, though it appears one is required for comp 3 as it is quite old and is indicating the bottom of the value range. This could also be due to the fact that the property was unfilled and required the assumption of significant risk and effort to get it filled.

Location

All are considered similar overall.

Area of site

The size of the site does not appear to have a great effect on value. While I am sure it would at some point when the size gets much bigger, the size of the subject is not at that point and no adjustment was made.

Topography

All were flat and level with grade except sale three which required fill and was adjusted for in the adjustment of the sales price.

Shape

No adjustments were made for this aspect as all are considered similar enough.

Utilities

The subject requires utilities to be run from quite a distance further than any of the comparables, all which had utilities stubbed to their site. The appraiser sent a map to Bosjun Reid showing where the utilities are currently located, based on my discussions with Karl Hagerman and as-builts he provided. For this adjustment I relied on Bosjun's estimates, to dig and back fill the conduit laid by Petersburg power, along with costs for running conduit and wire given to me by Karl. Additionally, Bosjun gave me costs for running water and sewer from beneath the paved area of Dock street to the property line. This adjustment is made as a lump sum after determining the SF value as if the subject had utilities to the site, as all the comparables did have. Bosjun indicated costs at around 15K for all trenching in. Additional costs were not given for pavement replacement. The

appraiser estimates 120 SF of pavement would be required at a cost of \$10 per SF, or \$1200. Karl Hagerman gave me the cost of \$40 per lineal foot for wire and conduit to the property line 120 feet away for a cost of \$4800. Adding these up we get \$21,000.

Sales Comparison Approach Conclusion – Land Valuation

Following adjustments, the comparables indicated prices per land sf of \$12.33 to \$15.26, with a median value of \$14.71.

Sale	\$/Land Sf	Comparability
4	\$15.26	
Subject	\$15.00	
2	\$14.88	
1	\$14.54	
3	\$12.33	

All of the value indications have been considered, and in the final analysis, comparables 1, 2 and 3, have been given most weight in arriving at my final reconciled per land sf value of \$15.00.

Land Value Ranges & Reconciled Value				
Number of Comparables:	4	Unadjusted	Adjusted	% Δ
Low:		\$12.33	\$12.33	0%
High:		\$15.26	\$15.26	0%
Average:		\$14.25	\$14.25	0%
Median:		\$14.71	\$14.71	0%
Reconciled Value/Unit Value:			\$15.00	land sf
Subject Size:			28,983	
Indicated Value:			\$434,745	
Lump sum adjustment for utilities			-\$21,000	
Indicated value after utilities deduction			\$413,745	
Reconciled Final Value:			\$414,000	
Four Hundred Fourteen Thousand Dollars				

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

Value Indication

Sales Comparison Approach – Land Value: \$414,000

Sales Comparison Approach

This approach is the most reliable approach for valuing the subject. The comparable data used is the best available in the market and thought to produce creditable results.

Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusion(s), as of March 4, 2024, subject to the Limiting Conditions and Assumptions of this appraisal.

Reconciled Value(s): Premise: As Is
 Interest: Fee Simple
 Value Conclusion: \$414,000
 Four Hundred Fourteen Thousand Dollars

SF Value Conclusion

Generally, if the subject size were larger or smaller, today comparable sales indicate, the per SF value should be estimated at \$15 per SF with a lump sum adjustment to that number for utilities at approximately \$21,000.

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated

result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.
- Roger Ramsey made an inspection of the subject property.



Roger Ramsey
AK-APRG570

Addenda

Qualifications Placeholder Page

Since starting Ramsey Appraisal Resource in 2006, I have had the pleasure of providing high quality appraisal services to a diverse client base, on many complex appraisal assignments throughout S.E. Alaska.

A partial client list includes; AKDOT&PF, for which I have performed numerous valuations of partial and whole acquisitions, for eminent domain actions. Other State agencies which have used my services are AKDNR and Alaska Mental Health Trust Land Office. I have performed appraisals for the Cities and or Boroughs of Haines, Juneau, Petersburg, Ketchikan and Klawock. I am on the approved appraiser list of numerous lenders operating in SE Alaska and enjoy good working relationships with their review appraisers. I have been hired by attorneys and private parties for estate valuations and divorce proceedings. I have valued properties for conservation groups who are negotiating with property owners.

I am proud of my appraisal accomplishments and credit my success to good education, good mentors, helpful reviewers, persistence and hard work.

Professional Experience	Dates	Contact
Ramsey Appraisal Resource	2006-Present	Roger Ramsey
Horan and Company	4 months 2006	Charles Horan, 907-747-6666
AKDOT&PF	24 months 2004-2005	Ray Preston, 907-465-4519
Henricksen Appraisal	24 months 2002-2003	Bob Henricksen 907-723-3590
AKDOT&PF	8 months 2000-2001	Rob Murphy 907-465-4541

Education University of Alaska, BBA, 2001

Appraisal Education - Associate member of the Appraisal Institute # 401410

2023	USPAP Update, Practical Application of Fundamental Analysis, Appraisal of Industrial and Flex Buildings, The Cost Approach
2021	USPAP Update, Eminent Domain and condemnation appraising, Commercial Leases: The Tenant and Terms matter, Analyzing Operating Expenses, Cool Tools: New tech for appraisers.
2019	USPAP update, HP-12C, Appraisal Statistics and financing Appraisal Institute, Seattle
2017	Income Capitalization, Appraisal Institute – San Diego and USPAP update online
2015	Appraisal of Conservation Easements and other Partial interest – Sacramento CA
2013	USPAP update, -/- Uniform Appraisal Standards for Federal Land Acquisitions, -/- Business Practices and Ethics, Anchorage, AK
2011	USPAP update, Tigard OR, -/- Real Estate Industry Perspectives on Lease Accounting, online, -/- Basic building science, Air Sealing, ventilation & Ice Dam, Juneau, AK
2010	Advance Sales Comparison and Cost Approach, Seattle WA
2009	Advanced income Approach, Tigard OR, -/- Commercial Appraisal Engagement and Review, Tigard OR, -/-15-Hour USPAP, Tigard OR
2008	Sustainable Mixed use, Seattle, WA
2007	General Demonstration Appraisal Report Writing, Tigard, OR, -/- USPAP update Tualatin,-/- Appraisal & Appraisal Review for Federal-Aid Highway Programs, Anchorage, AK --
2006	General Applications, Online, -/- Apartment Appraisal, Concepts and Applications, Long Beach, CA
2005	Basic Income Capitalization, Tualatin, OR,-/- USPAP update Juneau, AK,-/- Best practices for Residential Report Writing, Juneau, AK
2004	Appraising Special Purpose properties, -/- Appraisal of Nonconforming Uses, -/- Partial Interest Valuation/Divided, -/- Subdivision Analysis, Anchorage, AK
2003	(USPAP) Standards of Professional Practice, Lake Oswego, OR, -/- Residential Case Study, Dublin, CA,
2002	Appraisal Procedures, Appraisal Institute, Diamond Bar, CA
1998	Appraisal Principles, Appraisal Institute, Chicago, IL

Types of Property Appraised

Commercial– I have appraised office buildings, apartments, marine facilities, restaurants, mixed use, convenience stores with gas, industrial and commercial shops. I have valued partial interest of remote recreational, industrial, commercial and residential properties for eminent domain. I have valued industrial, commercial, and residential tidelands. I have appraised large tracts of land with timber value, “special use properties (churches, armory, and funeral homes)”, and remote commercial properties (lodges).

Residential – I have appraised single family residences, duplexes, triplexes, four-plex's, remote improved and vacant residential properties throughout SE AK.

Markets Appraised:

I have appraised both town and remote locations in all of the following areas: Haines, Skagway, Gustavus, Hoonah, Tenakee springs, Juneau, Sitka, Petersburg, Wrangell, Ketchikan, Prince of Whales and Hyder

Glossary

This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the **Works Cited** section below for more information.

Works Cited:

- Appraisal Institute. *The Appraisal of Real Estate*. 13th ed. Chicago: Appraisal Institute, 2008. Print.
- Appraisal Institute. *The Dictionary of Real Estate Appraisal*. 5th ed. 2010. Print.

Effective Date

1. The date on which the analyses, opinion, and advice in an appraisal, review, or consulting service apply.
2. In a lease document, the date upon which the lease goes into effect. (Dictionary, 5th Edition)

Exposure Time

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary, 5th Edition)

Extraordinary Assumption

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market

conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinion or conclusions. (USPAP, 2020-2021 ed.)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary, 5th Edition)

Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is

adequately supported and results in the highest present value. (Dictionary, 5th Edition)

Highest and Best Use of Land or a Site as Though Vacant

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (Dictionary, 5th Edition)

Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. (Dictionary, 5th Edition)

Hypothetical Condition

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). (Dictionary, 5th Edition)

Market Area

The area associated with a subject property that contains its direct competition. (Dictionary, 5th Edition)

Market Value

The major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.

2. Market value is described in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal. (USPAP, 2020-2021 ed.) USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

- Identification of the specific property rights to be appraised.
- Statement of the effective date of the value opinion.
- Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
- If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above—or below—market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.

3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller

each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

4. The International Valuation Standards Council defines market value for the purpose of international standards as follows: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a

willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion. (International Valuation Standards, 8th ed., 2007)

5. Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure of time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Standards for Federal Land Acquisitions) (Dictionary, 5th Edition)

Scope of Work

The type and extent of research and analyses in an assignment. (Dictionary, 5th Edition)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time). (Dictionary, 5th Edition)

Debra Thompson

From: Daniel Ewert <northwoods_99@yahoo.com>
Sent: Sunday, March 31, 2024 8:44 AM
To: Bob Lynn; Donna Marsh; Jeigh Stanton Gregor; Robert Schwartz; Scott Newman; Mark Jensen; Debra Thompson; Stephen Giesbrecht
Subject: Ordinance #2024-04 allowing firearm discharge in Federick Point East subdivision

To All,

We have recently learned about the proposed change in Ordinance #2024-04 allowing firearm discharge in Federick Point East subdivision.

Some of the conversations at the Borough meeting raised concerns. As long-time private property owners in Frederick Point East, we are concerned that non-property owners may think they are free to use the "prime hunting land". We assume and want to clarify that private property rights, Alaska Trespass laws and Alaska Hunting regulations pertaining to private land are in effect. We believe this should be stated explicitly in the ordinance and we ask that language to this effect is included before passage.

Alaska is rich in public lands for hunting, and we think that some comments that were made indicate people think that they can hunt freely in the subdivision. As we know from other states, land owners and uninformed or unethical hunters will clash, and being so remote, it is difficult to get the situations remedied that will inevitably arise. A reminder for non-property owners who want to hunt on private land need to gain permission from the property owner. Making this clear in the Borough ordinance is a small step to reducing this conflict.

Respectfully,

Dan and Darcie Ewert

Debra Thompson

From: ckowalski@gci.net
Sent: Tuesday, April 9, 2024 5:53 AM
To: Assembly
Subject: resolution

Good morning Assembly,

I apologize for the late note, but I just wanted to thank you for your support of the resolution for SB121 and HB226. If this bill passes, I believe it will help provide access to medication, promote the ability for patients to choose their pharmacies, save the state in dollars lost presently in this PBM model monopoly and bring economic dollars back to our state where they are needed.

Sincerely,
Catherine Kowalski