



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, October 20, 2025

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar!
When: October 20, 2025 6:00 PM Alaska
Topic: 10.20.2025 Assembly Meeting

Join from PC, Mac, iPad, or Android:

<https://petersburgak-gov.zoom.us/j/82629511674?pwd=YE2W7oRPzrUxFf95DIZZGflqiov4fB.1>

Passcode: 756112

Join via audio: (720) 707-2699 or (253) 215-8782

Webinar ID: 826 2951 1674

Passcode: 756112

1. Call To Order/Roll Call

2. Oath of Office

Newly Elected Assembly Members Jeff Meucci and Bob Martin will be given the Oath of Office.

3. Recognition of Mayor Jensen's Service

A. In recognition of Mayor Jensen's dedicated years of service to the community of Petersburg, a commemorative plaque will be presented to honor his leadership and contributions. A summary of capital projects completed during Mayor Jensen's tenure on the Borough Assembly and Council is attached to this agenda item.

4. Voluntary Pledge of Allegiance

5. Approval of Minutes

A. Regular Assembly Meeting Minutes for October 6, 2025

B. Special Assembly Certification Meeting Minutes for October 10, 2025

6. Amendment and Approval of Meeting Agenda

7. Public Hearings

A. Public Hearing - Skylark Park

Any public testimony regarding the Conveyance Agreement with Skylark Park should be given during this public hearing. A copy of the conveyance agreement may be found under agenda item 17A.

B. Public Hearing - Dave Ohmer Land Application

Any public testimony regarding Dave Ohmer's Land Application should be given during this public hearing. A copy of his application may be found under agenda item 17C.

8. Bid Awards

A. Award Recommendation - Scow Bay 11KV Switch Gear Bid

Utility Director Hagerman requests approval to award the Scow Bay 11KV Switch Gear to General Pacific for the price of \$195,595.00. A memo from Director Hagerman with the bidder information for the October 9, 2025 bid opening is attached to this meeting packet.

9. 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.

10. Persons to be Heard Unrelated to Agenda

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

11. Boards, Commission and Committee Reports

12. Consent Agenda

13. Report of Other Officers

14. Mayor's Report

A. October 20, 2025 Mayor's Report

15. Manager's Report

A. October 20, 2025 Manager's Report

16. Unfinished Business

17. New Business

A. Resolution #2025-20 A Resolution Approving the Sale of Borough Land to Skylark Park, LLC For a Public Benefit Purpose

If approved, the conveyance agreement for the sale of Borough land to Skylark Park, LLC, for a public benefit purpose will take effect. A summary of the conveyance agreement and map are attached to this agenda item.

B. Resolution #2025-21 A Resolution of the Petersburg Borough Accepting \$78,000 in Funding from the Petersburg Indian Association, for Replacement Breakwater at Banana Point

If approved, this resolution will accept a contribution from the Petersburg Indian Association in the amount of \$78,000 for the replacement breakwater at Banana Point.

C. Dave Ohmer - Land Application

Dave Ohmer previously submitted an application to purchase Borough owned lots 5 and 6 Block 78, Southeast Addition.

The Planning Commission held a public hearing regarding the application to purchase on July 8, 2025 and recommended the Borough Assembly approve the sale of the subject properties. The Planning Commission's report is attached to this packet. On July 21, 2025, the Assembly considered the application but did not approve the sale of the lots. Since that date, Mr. Ohmer remains interested in purchasing the lots and Assembly Member Stanton Gregor asked that the application be placed back on the agenda for renewed consideration by the Assembly.

Borough Code Section 16.12.080(E) states that the Assembly shall determine whether an application shall move forward in the application process or be denied. If the application is to move forward, the Assembly shall schedule a public sale or exempt the application from public sale.

If the application is exempted from public sale, the Assembly may authorize the Borough Manager to negotiate the sale with the applicant, the final terms of which are subject to approval by the Assembly.

D. Assistant Public Works Director Hire

Manager Giesbrecht and Public Works Director Marohl request approval to hire Thomas Rummel for the position of Assistant Public Works Director beginning November 19, 2025 at an annual base salary of \$94,000.

E. Mountain View Manor Elderly Housing & Assisted Living Director Hire

Manager Giesbrecht requests approval to hire Michelle Lopez, the current Elderly Housing Director, for the position of Assisted Living and Elderly Housing Director beginning October 14, 2025 at an annual base salary of \$100,000.

18. Communications

A. Correspondence Received Since October 2, 2025

19. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

20. Adjourn

List of funds received while Mark Jensen was on the city council and borough assembly.

Stedman Senate District
Capital Projects 2003
Through 2024

Item 3A.

		TOTALS	\$ 149,447,603	\$ 226,854	\$ 1,500,000	\$ 21,231,000				\$ (10,951,022)	\$ 138,496,581
Location	Project	Recipient	Funding	UGF	Other	Federal	Fund Source	Fiscal Year	Legislative Year	Veto	Total Funding
Petersburg	AMHS South Mitkof Island Terminal	DOT&PF	4,700,000				Fed	FY05	2004		4,700,000
Petersburg	Mitkof Highway - Ferry Terminal South Resurfacing	DOT&PF	1,600,000				Fed	FY05	2004		1,600,000
Petersburg	Mort Fryer Memorial Ballpark Expansion	City of Petersburg	25,000				Fed	FY05	2004		25,000
Petersburg	Mitkof Highway Upgrade	DOT&PF	4,800,000				Fed	FY06	2005		4,800,000
Petersburg	North Harbor Deferred Maintenance and Transfer	City of Petersburg	2,500,000				GF	FY06	2005		2,500,000
Petersburg	Water Treatment Plant Upgrade Phase 2	City of Petersburg	1,243,700				Fed	FY06	2005		1,243,700
Petersburg	Water Treatment Plant Upgrade Phase 2	City of Petersburg	414,600				GF	FY06	2005		414,600
Petersburg	Ira II Playground	City of Petersburg	60,000				GF	FY06	2005		60,000
Petersburg	Public Safety Building Engineering/Feasibility Study	City of Petersburg	60,000				GF	FY06	2005		60,000
Petersburg	Crystal Lake Hatchery Transformer Replacement	ADF&G	30,000				GF	FY06	2005		30,000
Petersburg	Airport Runway Safety Area	DOT&PF	19,650,000				Fed	FY07	2006		19,650,000
Petersburg	Road Improvements	DOT&PF	3,400,000				Fed	FY07	2006		3,400,000
Petersburg	Public Safety Building Design and Construction	City of Petersburg	350,000				GF	FY07	2006		350,000
Petersburg	Clausen Memorial Museum, Design & Dev. of Comm. Cultural C	City of Petersburg	60,000				GF	FY07	2006		60,000
Petersburg	Parks Advisory Board, Pearl F Playground Development	City of Petersburg	60,000				GF	FY07	2006		60,000
Petersburg	Mitkoff Highway: Pave to Ferry Terminal	DOT&PF	5,600,000				Fed	FY08	2007	(4,000,000)	1,600,000
Petersburg	District Two, No. 23 Hall Renovation and Repair	Sons of Norway	96,000				GF	FY08	2007	(96,000)	-
Petersburg	Loader Mount Snowblower	City of Petersburg	65,000				GF	FY08	2007	(65,000)	-
Petersburg	Medical Center - Pharmacy Information System Module	City of Petersburg	34,000				GF	FY08	2007	(34,000)	-
Petersburg	Shooting Range Improvements	City of Petersburg	25,000				GF	FY08	2007	(25,000)	-
Petersburg	Crystal Lake Hydro Plant Security Camera	City of Petersburg	15,000				GF	FY08	2007	(15,000)	-
Petersburg	Frederick Point North Subdivision Design Assistance	City of Petersburg	12,000				GF	FY08	2007	(12,000)	-
Petersburg	Airport Runway Safety Area	DOT&PF	4,350,000				Fed	FY08	2007		4,350,000
Petersburg	Mountain View Manor Emergency Operations Trailer Garage	City of Petersburg	80,000				GF	FY08	2007		80,000
Petersburg	Mountain View Manor Emergency Operations Center Equ.	City of Petersburg	4,000				GF	FY08	2007		4,000
Petersburg	Fire & EMS Facility	City of Petersburg	5,366,522				GF	FY09	2008	(4,042,022)	1,324,500
Petersburg	Airport By-Pass Road - Sandy Beach to Scow Bay	City of Petersburg	250,000				GF	FY09	2008	(250,000)	-
Petersburg	Frederick Point North Subdivision Design Assistance	City of Petersburg	12,000				GF	FY09	2008	(12,000)	-
Petersburg	Mitkof Highway Scow Bay to Crystal Lake Hatchery Road	DOT&PF	7,000,000				G/O Bonds	FY09	2008		7,000,000
Petersburg	Comm. Passenger Vessel Berthing	City of Petersburg	1,250,000				CVP Tax	FY09	2008		1,250,000
Petersburg	Water Treatment Plant Upgrades Project - Phase III	City of Petersburg	927,000				Fed	FY09	2008		927,000
Petersburg	Petersburg Elementary School Deferred Maintenance	DEED	900,582				GF	FY09	2008		900,582
Petersburg	Cabin Creek Reservoir Water Pipeline Repairs	City of Petersburg	525,000				GF	FY09	2008		525,000
Petersburg	Water Treatment Plant Upgrades Project - Phase III	City of Petersburg	309,000				GF	FY09	2008		309,000
Petersburg	Ruth Lake Hydro Reconnaissance	City of Petersburg	160,000				Ren Energy	FY09	2008		160,000
Petersburg	Public Library Construction	City of Petersburg	150,000				GF	FY09	2008		150,000
Petersburg	District Two, No. 23 Hall Renovation and Repair	Sons of Norway Hall	96,000				GF	FY09	2008		96,000
Petersburg	Solid Waste Baler Rebuild Project	City of Petersburg	80,000				GF	FY09	2008		80,000
Petersburg	Loader Mount Snow Blower	City of Petersburg	65,000				GF	FY09	2008		65,000
Petersburg	Medical Center Pharmacy Information System Module	City of Petersburg	34,000				GF	FY09	2008		34,000
Petersburg	Shooting Range Improvements	City of Petersburg	25,000				GF	FY09	2008		25,000
Petersburg	Airport Runway Safety Area	City of Petersburg	26,000,000				Fed	FY10	2009		26,000,000
Petersburg	Commercial Dock Drive Down Facility	City of Petersburg	3,390,000				CVP Tax	FY10	2009		3,390,000
Petersburg	Design & Construction of Commercial Dock with Vehicle Drive	City of Petersburg	1,250,000				CVP Tax	FY11	2010	(1,250,000)	-
Petersburg	Fire & EMS Facility Construction	City of Petersburg	6,700,000				GF	FY11	2010		6,700,000
Petersburg	Public Library	City of Petersburg	3,300,000				GF	FY11	2010		3,300,000
Petersburg	Water Treatment Upgrades, Phase 3	City of Petersburg	253,697				GF	FY11	2010		253,697
Petersburg	KFSK Public Radio Building Rehab & ADA Compliance	Narrows Broadcasting Corp.	60,000				GF	FY11	2010		60,000
Petersburg	Clausen Memorial Museum Storage Upgrade	City of Petersburg	55,000				GF	FY11	2010		55,000
Petersburg	Clausen Memorial Museum Storage Upgrade	City of Petersburg	55,000				GF	FY11	2010		55,000
Petersburg	Medical Center Equipment Replacement	City of Petersburg	50,000				GF	FY11	2010		50,000
Petersburg	Sons of Norway Hall - Lodge No. 23 Hall Renovation and Repair	Sons of Norway Lodge No. 2	50,000				GF	FY11	2010		50,000
Petersburg	Crane Dock Improvements	City of Petersburg	500,000				GF	FY12	2011	(500,000)	-
Petersburg	Sons of Norway Hall Renovations and Repair	City of Petersburg	150,000				GF	FY12	2011	(150,000)	-
Petersburg	Police Station Repair	City of Petersburg	100,000				GF	FY12	2011	(100,000)	-
Petersburg	Commercial Vehicle Drive Down	City of Petersburg	1,810,000				GF	FY12	2011		1,810,000
Petersburg	Elderly Housing Facility Roof Replacement	City of Petersburg	370,000				GF	FY12	2011		370,000
Petersburg	New Public Library Construction	City of Petersburg	263,000				GF	FY12	2011		263,000
Petersburg	Hospital Roof Replacement Phase 1	City of Petersburg	167,648				GF	FY12	2011		167,648
Petersburg	Museum Retaining Wall Replacement	City of Petersburg	75,000				GF	FY12	2011		75,000
Petersburg	Museum Expansion Site Preparation	City of Petersburg	30,000				GF	FY12	2011		30,000
Petersburg	Rifle Range Repair and Improvements	City of Petersburg	25,000				GF	FY12	2011		25,000

Stedman Senate District
Capital Projects 2003
Through 2024

Item 3A.

		TOTALS	\$ 149,447,603	\$ 226,854	\$ 1,500,000	\$ 21,231,000						\$ (10,951,022)	\$ 138,496,581
Location	Project	Recipient	Funding	UGF	Other	Federal	Fund Source	Fiscal Year	Legislative Year	Veto	Total Funding		
Petersburg	Elderly Housing Kitchen Rehabilitation	City of Petersburg	11,000				GF	FY12	2011		11,000		
Petersburg	Commercial Dock Drive Down Facility	City of Petersburg	5,600,000				GF	FY13	2012		5,600,000		
Petersburg	Nordic Drive Refurbishment - Haugen Drive to Ferry Terminal	DOT&PF	3,500,000				GF	FY13	2012		3,500,000		
Petersburg	North Harbor	DOT&PF	3,500,000				GF	FY13	2012		3,500,000		
Petersburg	Crane Dock Upgrade	City of Petersburg	800,000				GF	FY13	2012		800,000		
Petersburg	Crystal Lake Hatchery Deferred Maintenance	ADF&G	650,000				GF	FY13	2012		650,000		
Petersburg	Police Department Design, Planning & Pre-Construction	City of Petersburg	350,000				GF	FY13	2012		350,000		
Petersburg	Hospital Roof Replacement	City of Petersburg	275,000				GF	FY13	2012		275,000		
Petersburg	Sons of Norway Hall Renovations and Improvements	City of Petersburg	250,000				GF	FY13	2012		250,000		
Petersburg	Shooting Range Improvements	City of Petersburg	50,000				GF	FY13	2012		50,000		
Petersburg	Sandy Beach Shelter Remodel	City of Petersburg	40,000				GF	FY13	2012		40,000		
Petersburg	Sandy Beach Bathroom Remodel	City of Petersburg	25,000				GF	FY13	2012		25,000		
Petersburg	School District Boiler Repair	DEED	24,565	24,565				FY 16	2015		24,565		
Petersburg	School District Boiler Repair	DEED	24,565	24,565				FY 17	2016		24,565		
Petersburg	School District Boiler Repair	DEED	24,565	24,565				FY 18	2017		24,565		
Petersburg	Crystal Lake Hatchery Improvements	DF&G	1,500,000		1,500,000			FY19	2018		1,500,000		
Petersburg	Reapprop to Lighting for ballpark & ice rink	DCCED	123,159	123,159				FY23	2022		123,159		
Petersburg	Medical Center	Governor	20,000,000			20,000,000		FY23	2022		20,000,000		
Petersburg	Obstruction Removal	DOT	219,000			219,000		FY23	2022		219,000		
Petersburg	Pavement Markings & Crack Seal	DOT	177,000			177,000		FY23	2022		177,000		
Petersburg	Self Propelled Runway Broom	DOT	835,000			835,000		FY23	2022		835,000		
Petersburg	Banana Point Upgrades	DCCED	200,000	-				FY25	2024	(200,000)	-		
Petersburg	South Harbor Utility Float Reconstrcutiuon	DCCED	200,000	-				FY25	2024	(200,000)	-		
Petersburg	Shooting Range Boardwalk	DCCED	30,000	30,000				FY25	2024		30,000		



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, October 06, 2025

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

The meeting was called to order by Vice Mayor Marsh at 12:00 noon.

PRESENT

Vice Mayor Donna Marsh
Assembly Member Bob Lynn
Assembly Member Scott Newman
Assembly Member Rob Schwartz
Assembly Member James Valentine

EXCUSED

Mayor Mark Jensen
Assembly Member Jleigh Stanton Gregor

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes September 15, 2025.

The minutes of the September 15, 2025 meeting were unanimously approved as submitted.

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

Voting Yea: Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Valentine

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

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

Voting Yea: Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Valentine

5. Public Hearings

There were no public hearings.

6. Bid Awards

A. Award Recommendation - Scow Bay Generator 2 Design Build

The Assembly unanimously awarded the Scow Bay Generator 2 Design Build to Dawson Construction, LLC, for an amount not to exceed \$768,330.00.

Motion made by Assembly Member Valentine, Seconded by Assembly Member Lynn.
Voting Yea: Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Valentine

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.

Mika Cline, representing herself, spoke against the Tidal Network communications tower project.

Darcey Hedlund stated that she agreed with Mika Cline's views.

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. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

A. The 420 Retail Marijuana Store License Renewal

By unanimous roll call vote, the Assembly supported the retail marijuana license renewal for The 420.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Valentine.
Voting Yea: Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Valentine

11. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter updated the Assembly on Medical Center activities.

B. US Forest Service

District Ranger Case was unable to attend the meeting.

C. Petersburg School District

Superintendent Taylor provided an update on School District activities.

D. Tidal Network - Communications Tower Report

Representatives from Tidal Network answered questions and spoke to the Assembly about the proposed communications tower near the fire station.

12. Mayor's Report**A. October 6, 2025 Mayor's Report**

Vice Mayor Marsh read the Mayor's Report into the record.

13. Manager's Report**A. October 6, 2025 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

There was no unfinished business.

15. New Business**A. Nordic Real Estate- Sublease Application**

Nordic Real Estate has applied to sublease a portion of Lot 4A, Skylark II Subdivision (Plat 90-14), Parcel ID #01-010-737. Nordic Real Estate, the current lessee of the parcel, requests approval to sublease a portion of the property to the Roundtrees for purposes of a walkway to their residence. The proposed sublease agreement is attached to this meeting packet.

By unanimous roll call vote, the assembly approved the sublease agreement for Nordic Real Estate.

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

Voting Yea: Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Valentine

B. H.R.1 - One Big Beautiful Bill Act Presentation Discussion

Mayor Jenson has received a letter from Senator Sullivan offering to present information to the Assembly regarding H.R.1, also known as the One Big Beautiful Bill Act.

The assembly directed the clerk to request that Senator Sullivan present information regarding H.R.1 to the assembly at a future meeting.

16. Communications

A. Trust Land Office Auction Information

Mental Health has provided information regarding upcoming land auctions. The materials are attached to this packet.

17. Assembly Discussion Items

A. Assembly Member Comments

Member Lynn asked if someone could present to the Assembly regarding communication tower contracts in other communities.

Member Valentine mentioned that Sitka did an analysis on a communication tower in their community.

B. Recognitions

Member Valentine congratulated the High School Boys' Cross Country Team for winning State. He also thanked all candidates who ran for Assembly and Board seats.

Member Schwartz thanked the hospital staff for their help with a recent family emergency.

18. Adjourn

The meeting was adjourned at 12:59 pm.

Motion made by Assembly Member Newman, Seconded by Assembly Member Valentine.
Voting Yea: Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Newman,
Assembly Member Schwartz, Assembly Member Valentine



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Special Meeting to Certify Election Results

Friday, October 10, 2025

12:00 PM

Assembly Chambers

1. Call to Order / Roll Call

PRESENT

Mayor Mark Jensen
Vice Mayor Donna Marsh
Assembly Member Bob Lynn
Assembly Member Jeigh Stanton Gregor

EXCUSED

Assembly Member Scott Newman
Assembly Member Rob Schwartz
Assembly Member James Valentine

2. Approval of Agenda

The agenda was approved as submitted.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Stanton Gregor

3. Persons to be Heard Related to Agenda

No views were shared.

4. New Business

A. Questioned and Absentee Ballots

One eligible Absentee Ballot was opened and counted, and total votes were tallied by all in attendance.

B. Certification of the 2025 Municipal Election

A motion to accept and approve the Certificate of Election, as updated at this meeting, is required to certify the election results. Upon certification of the election, the elected candidates will begin their terms of office.

The Assembly unanimously certified the final results of the 2025 Petersburg Borough Municipal Election.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Lynn.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Stanton Gregor

5. Adjourn

The meeting was adjourned at 12:05 pm.

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

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Lynn, Assembly Member Stanton Gregor

MEMORANDUM

TO: MAYOR LYNN AND BOROUGH ASSEMBLY
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: AWARD RECOMMENDATION – SCOW BAY 11KV SWITCH GEAR BID OPENING
DATE: 10/14/2025
CC: STEVE GIESBRECHT, BOROUGH MANAGER

Petersburg Municipal Power and Light (PMPL) issued an Invitation to Bid for the Scow Bay Generator #2 11kV Switch Gear procurement on August 22, 2025.

On October 9, 2025, PMPL received and publicly opened all bids which met the submission deadline. Bids were received from 4 vendors with the summary of the bid opening below.

<u>Bidder</u>	<u>Bidder's Location</u>	<u>Bid Amount</u>
General Pacific	Anchorage, Alaska	\$195,595.00
Northcoast Electric	Anchorage, Alaska	\$213,295.72
RMC Engineering	Juneau, Alaska	\$275,080.00
Anixter – (Siemens equipment)	Portland, Oregon	\$199,258.00
Anixter – (Eaton equipment)	Portland, Oregon	\$324,854.00

After a review of the submitted bids in comparison to the bid specifications, General Pacific was found to be the lowest, responsive bidder and is recommended for this award.

Suggested Assembly Motion: I move to award the Scow Bay Generator #2 11kV Switch Gear bid to General Pacific for the price of \$195,595.00.

Funding for this purchase is available in Capital Project Fund 728.

Thank you for your consideration.

**Mayor's Report
for
October 20, 2025 Assembly Meeting**

- 1. Recognition for Election Workers:** Thank you to all the dedicated individuals who helped make Election Day a success. Your commitment to ensuring a fair, transparent, and smooth voting process is deeply appreciated. Petersburg is fortunate to have such engaged and hardworking citizens. Thank you for your service to our community.
- 2. Recognition of Outgoing Assembly and Advisory Board Members:** As we conclude another election cycle, I would like thank the outgoing members of the Petersburg Borough Assembly and our advisory boards. Your dedication and service have made a lasting impact on our community, and we are grateful for your contributions to Petersburg.
- 3. Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community by filling one of the vacant seats on the following Borough Boards until the October 2026 Municipal Election:

Assembly – one vacant seat
Harbor & Ports Advisory Board – one vacant seat
Planning Commission – one vacant seat
Public Safety Advisory Board - one vacant seat
School Board - one vacant seat

Letters of interest should be submitted to the clerk at the Borough offices located at 12 S. Nordic Drive; by sending to PO Box 329, Petersburg, AK 99833; or by emailing to bregula@petersburgak.gov.

- 4. First Responders Appreciation Day:** Governor Mike Dunleavy has proclaimed October 28, 2025 as a day to recognize the important part Alaska's First Responders play in ensuring the safety of our homes and communities. I encourage all residents of Petersburg to join in recognizing and thanking these individuals, whether through a note of appreciation or a kind word for the dedication and courage of those who serve. The Governor's proclamation is attached to this report.

STATE OF ALASKA



Executive Proclamation by Governor Mike Dunleavy

WHEREAS, brave men and women, both professional and volunteer, serving as police officers, firefighters, corrections officers, paramedics, EMTs, 911 dispatchers and operators, search and rescue teams, and others in public safety answer the call as first responders in times of crisis; and

WHEREAS, first responders are subjected to tremendous stress and the potential of serious injury while honoring their pledge to help those in peril; and

WHEREAS, over four million people serve as first responders in the United States, and an average of 225 first responders are lost in the line of duty each year; and

WHEREAS, Alaskan first responders courageously navigate the unique challenges of reaching remote communities, often in severe weather conditions, ensuring the safety and welfare of citizens statewide; and

WHEREAS, despite enormous difficulties and severe risks, these heroic individuals continue to provide protection, compassion, and life-saving support to those in need; and

WHEREAS, we honor and express our profound gratitude to Alaska's first responders for their steadfast dedication, and to the families who share in their sacrifices. We especially remember and revere those individuals who gave their lives in the service of others.

NOW THEREFORE, I, Mike Dunleavy, GOVERNOR OF THE STATE OF ALASKA, do hereby proclaim October 28, 2025 as:

First Responders Appreciation Day

in Alaska and encourage all Alaskans to recognize the vital role Alaska's First Responders play in ensuring the safety of our homes and communities.

Dated: October 28, 2025




Mike Dunleavy, Governor
who has also authorized the
seal of the State of Alaska to
be affixed to this proclamation.



**Borough Manager's Report
Assembly Meeting 20 October 2025**

- ❖ Property Tax payments are due into the office by 4:30pm on October 15th. Payments can be made online, by phone or in person at the Borough finance office.
- ❖ Reminder to boat owners; harbor staff will be cleaning up floats of water hoses and clutter to make way for snow removal. Owners grab their stuff if they want it.
- ❖ Harbor staff have been working with neighboring communities as they work to address their inactive vessel ordinances and policies.
- ❖ Aquatic Sewer Repair project bid opening was on Thursday, 2p!
- ❖ Any interested individuals or groups needing or wanting American Red Cross First Aid/CPR/AED certification, please contact Stephanie Payne at Parks and Rec for scheduling or more information.
- ❖ The Pumpkin Plunge and the following movie, pumpkin crafting, and burgers will be happening at Parks and Rec on Thursday, Oct. 30th from 6:30-8:30p. See fliers around the facility for more information! PLEASE KNOW that another organization is planning games and food on Halloween!
- ❖ Park restrooms are now CLOSED apart from the restrooms attached to Shelter #3 at Sandy Beach and the 2 large trash receptacles are removed from the ballfield, with 1 small can remaining at the playground and 1 at ice skating pond. Please remember to remove your trash from all natural places and parks!
- ❖ The site work under the Scow Bay Generator pad achieved compaction standards and is available for Rainforest Contracting to start forming up the pad and tying rebar.
- ❖ The temporary structure to protect the new generator this winter has arrived via AML. It will be erected around the generator after the concrete pad is cured, and the generator is set into place.
- ❖ PMPL is working with Dawson Construction to finalize a contract for the design build aspects of the Scow Bay Generator project.
- ❖ After the last storm, PMPL is working with local falling company Frontier Trees to take down some larger, danger trees around the community.
- ❖ The Streets crew responded to a late Friday afternoon water break along North Nordic. This is the third break along a short section of the North Nordic mainline.
- ❖ Garbage bears are still active and we are continuing our public education campaign to encourage folks to keep garbage secured, as required by Borough code. We also have bear straps for garbage cans at Public

Works. These are available to Sanitation customers free, upon request.

- ❖ Streets crew have begun pioneering a road that will eventually lead to two new disposal cells within the landfill. The first cell will be used for biosolid disposal, and the second cell will be used for demolition debris.
- ❖ Building Maintenance **is** installing snow stops on the Baler roof to protect the new rain gutter system
- ❖ Winterized the museum fountain
- ❖ We continue to troubleshoot HVAC problems in the municipal building
- ❖ Norton Corrosion has completed the cathodic protection inspection on our 2MG storage tank.
- ❖ We continue to work with RMC Engineering for replacing/updating the sludge draining equipment in sediment basin 2.
- ❖ On the Pump Station 4 and Force Main Upgrade project: The control room addition is under construction and existing building modifications are ongoing. The contractor will be working to finish some work on the new force main and gravity structures. Eagle fledging season has ended without incident and the necessary reports to close out the eagle permit have been submitted to USFWS.
- ❖ We will be seeking proposals to assist with the replacement of our outfall diffuser, as well as, for the development of a pretreatment program and the planning phase of the disinfection project.
- ❖ Michelle, Lena and Norie worked together at Assisted Living to prepare for a State of Alaska Licensing inspection
- ❖ Elderly Housing has posted an Invitation to Bid on the MVM Freezer Room repair on the Petersburg Borough website.
- ❖ Mountain View Manor will have Trick-or-Treating at both entrances on Halloween, Friday, October 31, 6:00-8:00pm

**PETERSBURG BOROUGH
RESOLUTION #2025-20**

**A RESOLUTION APPROVING THE SALE OF BOROUGH LAND TO
SKYLARK PARK, LLC FOR A PUBLIC BENEFIT PURPOSE**

WHEREAS, the Petersburg Borough owns the following described seven parcels of real property:

Lots 1, 2, 3, 5, and 6, Block A, Skylark II Subdivision, per Plat #90-14;
Lot 5A, Block 221, Skylark II Subdivision, per Plat #90-14; and
Government Lot 21, Section 33, T58S, R79E, C.R.M. ("the Lots"); and

WHEREAS, on July 31, 2024, application was made by Skylark Park, LLC, to purchase the Lots for a public benefit purpose under Petersburg Municipal Code (PMC) 16.12.030; and

WHEREAS, the stated public benefit purpose was to further subdivide the Lots and install roads and utilities, in order to provide reasonably priced housing within the Borough ("the project"); and

WHEREAS, on October 7, 2024, the Borough Assembly received the land sale application and moved it forward to the Petersburg Borough Planning Commission for review and recommendation; and

WHEREAS, on November 12, 2024 a duly noticed public hearing was held by the 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 Lots for a public benefit purpose; and

WHEREAS, on December 2, 2024, pursuant to PMC Section 16.12.030C(2), the Borough Manager submitted a report and recommendation to the Assembly on the application, containing the information required under subsections .030C(2)(a.-d.), including a fair market value appraisal, a descriptive summary of the economic benefits of the development, and the recommended land disposal method and requirements; and

WHEREAS, the Assembly thereafter determined that the project would result in a long term public benefit to the Borough by developing unimproved land into reasonably-priced housing units available for purchase; and

WHEREAS, the Assembly further determined that the sale would proceed by direct negotiations and authorized the Borough Manager to commence negotiations for the disposal, with the final terms subject to Assembly approval; and

WHEREAS, thereafter the Borough Manager negotiated the terms of sale with Skylark Park, LLC, memorialized in a proposed Conveyance and Improvement Agreement , attached hereto as Exhibit A, setting out the terms and conditions for conveyance of the Lots; and

WHEREAS, on October 20, 2025, pursuant to PMC Section 16.12.060(D), the Assembly held a duly noticed public hearing; and

**PETERSBURG BOROUGH
RESOLUTION #2025-20**

WHEREAS, pursuant to PMC 16.12.030E, notice of this hearing was provided by certified mail to the owners of property immediately adjacent to the Lots, at least ten (10) days prior to the public hearing; and

WHEREAS, considering all materials, comments and testimony provided by the applicant and the public, the Assembly determined, pursuant to PMC 16.12.030B(1) and (2), that the project provides a significant long-term positive economic impact to the community, in the form of providing a minimum of twenty (20) reasonably priced residential lots with utilities not otherwise readily available in Petersburg, that outweighs maximizing direct monetary payment of the Borough of the full assessed or appraised value of the Lots; and

WHEREAS, the Assembly further determined that the terms and conditions set out in the attached Conveyance and Improvement Agreement are sufficient to ensure provision of the anticipated public benefit of the project; and

WHEREAS, the Assembly further determined that the Lots are not required for a municipal purpose; and

WHEREAS, the Lots have a total FY 2025 assessed value of \$188,300, and a total appraised value of \$111,000, as determined by an October 25, 2024 appraisal conducted by Ramsey Appraisal Resource, as further set out below:

<u>Lot #</u>	<u>Appraisal Value</u>	<u>Assessed Value (2025)</u>
1	\$ 15,000	\$ 23,400
2	\$ 13,000	\$ 17,900
3	\$ 14,500	\$ 24,600
5	\$ 13,000	\$ 17,800
6	\$ 14,000	\$ 17,800
5A	\$ 15,000	\$ 25,800
21	<u>\$ 26,500</u>	<u>\$ 61,000</u>
<u>Total</u>	\$111,000	\$188,300; and

WHEREAS, the applicant has proposed a sale price for the Lots equal to one-half of the appraisal value, for a total sale price of \$55,500, and the Assembly is agreeable to that sale price under the terms and conditions set out in the attached Conveyance and Improvement Agreement; and

WHEREAS, estimated expenses relating to the land sale are due and will be collected from the buyer per PMC 16.12.090; and

WHEREAS, PMC 16.12.160C, provides that the disposal of borough property with an assessed value of \$250,000 or less be authorized by resolution of the Assembly.

**PETERSBURG BOROUGH
RESOLUTION #2025-20**

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

Section 1. The Assembly hereby authorizes the sale of the following parcels of real property by quitclaim deed to Skylark Park, LLC, subject to all terms and conditions set forth in this Resolution and in the Conveyance and Improvement Agreement, attached hereto as Exhibit A and incorporated herein by reference:

Lots 1, 2, 3, 5, and 6, Block A, Skylark II Subdivision, per Plat #90-14
Lot 5A, Block 221, Skylark II Subdivision, per Plat #90-14
Government Lot 21, Section 33, T58S, R79E, C.R.M.

The Assembly finds that the terms and conditions of sale are sufficient to ensure provision of the anticipated public benefit purpose of the project.

Section 2. The sale price of the real property is \$55,500.00 (constituting one-half of the appraised value of the Lots) plus expenses of sale in a precise amount to be determined at closing of the sale, but including, at a minimum, the following:

Title Report and Escrow Fees	\$ 483
Legal Fees	\$ 500
Recording of Deed	\$ 25
Advertising twice for public hearing in local paper	\$ 297
Mailing of Public Notices to Adjacent Property Owners	\$ 163
Total Costs Due	\$ 1468

Section 3. The Assembly finds that the sale of the Lots for a public benefit purpose provides a significant positive long-term economic impact on the community that outweighs maximizing the direct monetary payment to the Borough of the full assessed or appraised value of the property, by providing needed reasonably priced housing in the community, and that the Lots are not needed for a municipal purpose.

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.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 20th day of October, 2025.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

EXECUTIVE SUMMARY

The intent of this summary is to provide a brief explanation of the **Real Property Conveyance and Improvement Agreement** between the **Petersburg Borough** and **Skylark Park LLC** ("Skylark").

The purpose of the Agreement is to formalize the terms for the Borough to sell seven parcels of land to Skylark at a reduced price to facilitate a residential housing development to address the local housing shortage. This sale is being conducted under PMC 16.12.030, for a public benefit purpose.

A. Key Transaction Details

- **Property To Be Sold:** Seven parcels of land, collectively called the "Lots," including Lots 1, 2, 3, 5, and 6, Block A, Skylark II Subdivision; Lot 5A, Block 221, Skylark II Subdivision; and Government Lot 21.
- **Sale Price:** The sale price is \$55,500.00 plus the costs of sale. \$55,500 is equal to 50% of the Appraisal Value of the Lots.
- **Assessed Value:** The total 2025 Assessed Value of the Lots is \$188,300.00.
- **Conveyance:** Skylark is required to purchase all lots in a single transaction.
- **Rezoning:** The sale is contingent upon the Assembly adopting an ordinance to rezone Government Lot 21 from Open-Space-Recreation to Single-family Mobile Home, with the closing of the sale to occur within 45 days of the ordinance's enactment, but no sooner than January 5, 2026.
- **Sale of Lots by Skylark:** A developed lot cannot be sold until a final plat is approved and recorded, and improvements to the lot have been completed and accepted by the Borough.

B. Development Requirements

Skylark must develop the Lots, in conjunction with Government Lot 14 (already owned by Skylark LLC), into a minimum of twenty (20) residential lots with at least fourteen (14) of these located on Government Lot 21.

C. Required Improvements

Skylark must design, construct, and install the Improvements to the Lots at its sole expense, in accordance with Borough standards. These improvements include:

- **Road Construction:** New road construction, commencing at the corner of Odin and Wesley Streets, through Government Lots 14 and 21. Roads must be 28' wide (12' lanes with 2' shoulders) within a platted 40' right-of-way, meeting Local Access Street standards.
- **Utilities:** Installation of electric, water, sewer, and storm drainage utilities along the same route. Water and sewer mains require Alaska Department of Conservation (ADEC) approval. Water service lines and sewer laterals must be extended to each platted lot. Electrical system extension must meet Rural Utility Service (RUS) standards.
- **Inspections and Warranty:** The Borough may inspect the Improvements and work at Skylark's expense. Skylark's engineer must perform quarterly inspections and a final inspection. Skylark warrants the improvements for one (1) year after acceptance by the Borough.

D. Platting and Timeline

Skylark may choose a single or multiple-plat process for the subdivision development.

Single Plat: Skylark must submit a preliminary plat within six (6) months of Assembly approval and diligently pursue its approval. The final plat must be submitted within twelve (12) months of preliminary plat approval (unless extended by the Planning Commission). All improvements must be completed and approved within six years of the preliminary plat's approval.

- **Non-performance (Single Plat)**
If Skylark fails to timely submit a plat, diligently pursue approval, or complete improvements, it must pay the Borough the difference between the discounted sale price and the 2025 assessed value of the Lots, which equals \$132,800.00. If a final plat is not timely approved, or improvements not timely completed and approved, this shall be deemed conclusive proof of a failure of diligence.

Multiple Plats: If this option is chosen, the Developer must provide a cash deposit of \$132,800.00 to the Borough. This sum represents the difference between the discounted sale price and the 2025 assessed value of the Lots, serving as a financial guarantee for project completion. These funds will be held in an interest-bearing account, with interest accruing to the Developer.

- **Phased Release:** Funds will be partially released (\$85,050.00) upon subdivision and approval of improvements for the Skylark II Subdivision lots and Government Lot 14. The remaining balance is released upon full completion and final plat approval of the Lot 21 development.
- **Total Completion Deadline (Multi-Phase):** The entire development, including all improvements and final plat approvals, must be completed within six years of Assembly

approval of the land purchase.

- **Non-Performance (Multi-Phase)** In the event of a failure to timely complete the project, all remaining guarantee funds will be immediately released to the Borough without restriction.

E. Conditions of Sale due to Public Benefit Purpose

The sale is offered at less than assessed value for the public benefit of addressing the housing shortage. Accordingly, the following conditions apply to the sale of lots developed under this Agreement:

- **Residency Requirement:** A lot may be sold only to a current resident of the Petersburg Borough or an individual who intends to become a resident within 90 days. The purchaser must sign a sworn statement attesting to this requirement and their intent to construct a residence and use it as their primary residence.
- **Lot Purchase Limit:** No person may purchase more than one (1) lot in the development, excluding lots located wholly on Government Lot 14.
- **Advertising:** Skylark must advertise each lot for sale in the *Petersburg Pilot* at least once a week for three weeks prior to accepting a purchase agreement.
- **Non-Compliant Sale:** If any lot is sold in violation of these conditions, Skylark must pay the Borough the difference between the price paid for that lot and its 2025 assessed value (for existing lots) or \$8,200.00 (for lots developed via subdivision of Government Lot 21).

F. Other Provisions

- **Reduced Fees:** Skylark will be given a fifty percent (50%) reduction in fees due to the Borough to dump soil materials from the development at the Borough waste soil disposal site.
- **Assignment:** Skylark cannot assign its rights, obligations, or interest in the Agreement without the Borough's prior written consent, which may be withheld at the Borough's sole discretion.

REAL PROPERTY CONVEYANCE AND IMPROVEMENT AGREEMENT

This Real Property Conveyance and Improvement Agreement (the "Agreement") is made by and between the Petersburg Borough, PO Box 329, Petersburg, Alaska 99833 (the "Borough") and Skylark Park LLC, PO Box 2070, Petersburg, Alaska 99833 ("Skylark"), collectively referenced herein as the "Parties". This Agreement shall be effective upon the date of the last signature below (the "Effective Date").

Recitals

- A. The Borough, as successor-in-interest to the City of Petersburg, is the owner of the following described seven (7) parcels, all located in the Petersburg Recording District, First Judicial District, State of Alaska:
 - Lots 1, 2, 3, 5, and 6, Block A, Skylark II Subdivision, per Plat #90-14
 - Lot 5A, Block 221, Skylark II Subdivision, per Plat #90-14
 - Government Lot 21, Section 33, T58S, R79E, C.R.M. (collectively, the "Lots")
- B. Skylark has requested to purchase the lots, at less than assessed value, in order to develop a large residential housing development, as provided for under Petersburg Municipal Code (PMC) 16.12.030B.
- C. Through one or more plats, Skylark would subdivide Government Lot 21, in conjunction with Government Lot 14, already owned by Skylark, to develop a minimum of twenty (20) residential lots, with a minimum lot size of 75' by 100' (referred to herein, together with the Skylark II Subdivision lots, as the "development"), with at least fourteen (14) of the twenty (20) new lots created located within the current boundaries of Government Lot 21. Skylark is to install and construct improvements to the development.
- D. The improvements would consist of new road construction, commencing at the corner of Odin and Wesley Streets, onto and through Government Lots 14 and 21, and installation of electric, water, sewer and storm drainage utilities along the same route, as more specifically described in paragraph 5 below (cumulatively, the "Improvements" or the "Lot Improvements").
- E. The Improvements shall be constructed and installed in accordance with Borough standards, as set out further in paragraph 5 below. The construction/installation plans shall be reviewed and accepted by the Borough prior to commencement of the work by Skylark, and said construction/installation shall be inspected and accepted by the Borough upon completion of the work.

F. The Borough has agreed to sell the Lots to Skylark at fifty percent (50%) of their Appraisal Value, as established under the October 25, 2024 appraisals performed by Ramsey Appraisal Resource (File Names. 24-32 and 24-33)

G. The Appraisal Values, Sale Prices, and Assessed Values are as follows:

<u>Lot #</u>	<u>Appraisal Value</u>	<u>Sale Price</u>	<u>Assessed Value (2025)</u>
1	\$ 15,000	\$ 7,500	\$ 23,400
2	\$ 13,000	\$ 6,500	\$ 17,900
3	\$ 14,500	\$ 7,250	\$ 24,600
5	\$ 13,000	\$ 6,500	\$ 17,800
6	\$ 14,000	\$ 7,000	\$ 17,800
5A	\$ 15,000	\$ 7,500	\$ 25,800
21	<u>\$ 26,500</u>	<u>\$ 13,250</u>	<u>\$ 61,000</u>
<u>Total</u>	\$111,000	\$ 55,500	\$ 188,300

H. The development would be of substantial public benefit, as the community of Petersburg is currently experiencing a severe shortage of available housing, including available parcels of land with borough utilities.

Agreement

NOW THEREFORE, upon the following terms and conditions, and those set out in Petersburg Borough Assembly Resolution #2025-20, incorporated herein by reference, the Borough hereby agrees to sell and convey, and Skylark agrees to purchase, the Lots:

1. Recitals Incorporated. The Recitals above are incorporated here as though fully restated.
2. Sale Price. The total sale price for the parcels is \$55,500.00 ("the sale price").
3. Payment of Sale Price. The full amount of the sale price shall be paid at closing of this transaction. At the closing, title to the Lots shall be conveyed by the Borough to Skylark, via one Quitclaim Deed, subject to all easements, rights-of-way and reservations, of record or not of record, including but not limited to matters which would have been disclosed by a survey or physical inspection of the Lots. The Parties acknowledge and agree that the seven parcels will not be conveyed separately, and that Skylark is required under this Agreement to purchase all Lots together in a single transaction. The Borough is

not providing title insurance for the Lots. If Skylark desires to obtain title insurance, Skylark may do so at its own expense.

4. Platting Process. At its discretion, Skylark shall promptly proceed with the development through either a single or multi-phase platting process, as follows:

a. Single Plat:

- i. In accordance with the Borough's platting ordinances and procedures, Skylark shall submit a preliminary plat to the Petersburg Platting Board for the development on or before six (6) months following the date of Assembly approval of the purchase of the lots, and thereafter diligently pursue approval of that plat.
- ii. Promptly upon approval of the preliminary plat, Skylark shall commence construction and installation of the improvements set out below, at its sole expense, and submit a final plat to the Platting Board within twelve (12) months of said approval, unless an extension for submission of the final plat is granted by the Platting Board. Once the final plat is submitted to the Board, Skylark will thereafter diligently pursue approval of that plat.
- iii. The Platting Board may approve, at its discretion, a written subdivision agreement under PMC 18.26.020A for installation and construction of the improvements set out below on Government Lot 21, with Skylark posting improvement security under PMC 18.26.060. If that election is made, those improvements shall be completed by Skylark and approved by the Borough within the time required under PMC 18.26.040.
- iv. All improvements as set out below must be completed and approved within six (6) years of the date of approval of the preliminary plat.
- v. If Skylark fails to timely submit a preliminary or final plat, diligently pursue a preliminary or final plat once submitted to the Board, or timely complete improvements under a subdivision agreement/financial guarantee, then Skylark is required to pay to the Borough the difference between the price paid hereunder (50% of appraisal value) and the 2025 assessed value of the Lots, equal to One Hundred Thirty Two Thousand, Eight Hundred Dollars and No Cents (\$ 132,800.00). If a final plat is not timely approved, or improvements not timely completed and approved, this shall be deemed conclusive proof of a failure of diligence. The sum due hereunder shall be paid within thirty (30) days of request for payment to Skylark by the Borough.

b. Multiple Plats: In the alternative, Skylark may elect to pursue the development in two or more separate phases, under multiple separate plats. If Skylark makes this election, the following conditions shall apply:

- i. Skylark shall make a cash deposit to the Borough in the amount of One Hundred Thirty Two Thousand Eight Hundred Dollars and No Cents (\$132,800.00), constituting the difference between the sale price and the 2025 assessed value of the lots, to be held by the Borough to ensure that the development is completed ("the guarantee funds"). The guarantee funds will be deposited by the Borough in an interest-bearing account at a financial institution of the Borough's choosing, with the accrued interest payable to Skylark. The fees charged by the financial institution for this account will be borne by Skylark.
- ii. The development must be fully completed, with all required improvements to all lots installed, constructed and approved by the Borough and all final plat approvals obtained, within six (6) years of the date of Assembly approval of the purchase of the lots.
- iii. Upon subdivision of the following parcels, and completion of Lot Improvements by Skylark and approval of those improvements by the Borough, the principal amount of Eighty Five Thousand Fifty Dollars and No Cents (\$85,050.00) shall be released to Skylark from the guarantee funds.

The lots located in Skylark II Subdivision (Lots 1, 2, 3, 5, and 6, Block A, and Lot 5A, Block 221) and Government Lot 14

- iv. This amount may also be released in the event that the Platting Board approves, at its discretion, a written subdivision agreement under PMC 18.26.020A for installation and construction of the required improvements to these specified lots, with Skylark posting improvement security under PMC 18.26.060. If that election is made, those improvements shall be completed by Skylark and approved by the Borough within the time required under PMC 18.26.040.
- v. The remaining principal amount of the guarantee funds shall be returned to Skylark upon
 - i) timely recording of the final plat for the development and
 - ii) either the completion and acceptance by the Borough of all required improvements for the development or approval of a subdivision agreement and posting of improvement security for all uncompleted required improvements.

vi.If Skylark fails to timely complete the development, and has not posted improvement security under an approved subdivision agreement to guarantee completion of all required but uncompleted improvements, then Skylark is required to pay to the Borough the difference between the price paid hereunder (50% of appraisal value) and the 2025 assessed value of the Lots, equal to One Hundred Thirty Two Thousand, Eight Hundred Dollars and No Cents (\$132,800.00) provided that if funds have been released under paragraph (iii) or (iv) above, the amount due is Forty Seven Thousand Seven Hundred Fifty Dollars and No Cents (\$47,750.00). This payment shall be made, in whole or in part, by the immediate release to the Borough of all remaining guarantee funds, without restriction and without further consent of Skylark.

5. Required Improvements. A lot purchased or developed hereunder may not be sold by Skylark until the final plat has been approved by the Platting Board and recorded with the State of Alaska Recorder's Office and improvements to the lot have been completed and accepted by the Borough. Skylark agrees to design, construct and install the Improvements to the Lots, at its sole expense, in accordance with the terms and conditions of this Agreement, including the following:

a. Prior to commencement of construction and installation of improvements, Skylark shall present the design plans to the Borough for review and approval ("the plans"). The plans shall be prepared, stamped, and signed by a professional engineer holding a registered professional civil engineer license issued by the State of Alaska. The plans should include and address any required permitting or other mandatory review and approval by governmental or regulatory agencies. Skylark cannot commence construction and installation work until all plans have been accepted and approved, in writing, by the Borough and any required regulatory permitting and approvals have been obtained. Any subsequent amendments or revisions to the plans require Borough approval.

b. The plans shall comply and conform with the Petersburg Borough 2012 Standard Specifications for Streets, Drainage, Utilities and Parks ("2012 Standard Specifications"), Petersburg Municipal Code (PMC) Chapters 14.04 (Water Utility), 14.08 (Sewer Utility), 14.16 (Electric Utility) and Section 18.24.070 (Major Subdivision - Streets), Rural Utility Service (RUS) standards, all other applicable laws, regulations, and ordinances, and including the following (cumulatively "the standards"):

i.Roads: The roads shall be 28' in width (12' lanes with 2' shoulders), within a platted 40' right-of-way, dug to hard pan and then back-filled with rock, and otherwise designed to meet Local Access Street standard criteria set out in PMC 18.24.070F(7) and the 2012 Standard Specifications, Division 20 Earthwork, Standard Detail 20-1. Chip seal is optional.

Driveway culverts shall be included in the plans and installed as appropriate, at the discretion of the Public Works Director, to maintain free drainage throughout the development.

ii. Water and sewer mains: The water and sewer facilities must be approved for construction by the Alaska Department of Conservation (ADEC). Upon successful completion of water and sewer mains, Approvals to Operate the systems shall be secured from ADEC prior to dedication of these utilities to the Borough. Sewer laterals shall be installed to each of the platted lots and cleanouts installed at the property line. Water service lines shall be extended to each of the platted lots with curb stop valves located at the property line. The placement and spacing of fire hydrants is to be approved by Petersburg Fire Department.

iii. Extension of the primary electrical distribution system shall be designed, stamped and constructed to RUS standards, and submitted to the Borough and constructed pursuant to the provisions of PMC 14.18.020. The electrical distribution system shall be capable of providing electrical service drops to each of the platted lots. Electrical service drops and/or service transformers are not part of this development and will be arranged between the subsequent property owners of each of the platted lots and Petersburg Municipal Power and Light when service is desired to structures built.

c. Skylark's work at the development, and the work of any contractor or subcontractor of Skylark, shall be performed in conformance with all federal, state and local laws and regulations applicable to and governing that work.

6. Inspections and Testing.

a. The Borough is free to inspect work on the development as it deems necessary, at Skylark's sole expense. The Borough will provide an estimate of all costs associated with Borough inspections¹, and costs shall be paid in full to the Borough by Skylark prior to commencement of utility construction, pursuant to the provisions of PMC 14.18.030. Prior to the covering of any utility improvements installed by Skylark, said improvement must first be inspected by the Borough. Skylark must notify Borough in writing at least two (2) business days in advance of when such inspection will be required so that the Borough has an opportunity to schedule personnel. Any work covered without notice to, and inspection by, the Borough shall be uncovered at the

¹ If Skylark is utilizing a multiple plat process (see, paragraph 4(b) above), the cost estimate shall only address the inspections necessary for the lots contained on the plat then pending.

Borough's discretion, and at Skylark's sole expense, so that an inspection may occur. While work on the Improvements is ongoing, the Borough shall have free and unimpeded access to the site for inspection purposes.

b. Skylark may elect to provide an onsite inspector at Skylark's sole expense, who will document the work daily (while work on the Improvements is ongoing) and provide written inspection reports to the Borough Public Works Director, with photographs of the progress of the work and documentation as to the work accomplished. Additional inspections by the Borough shall be at the Borough's discretion. While work on the Improvements is ongoing, the Borough shall have free and unimpeded access to the site for inspection purposes.

c. The engineer hired by Skylark to design the development shall perform, at a minimum and at Skylark's sole expense, quarterly inspections and testing, including acceptance and startup testing, during installation and construction of the Improvements, and a final inspection upon completion of the improvements², to ensure that the work is performed properly and in full accord with the plans and any approved amendments or revisions thereto. The engineer's inspection reports, including photographs, shall be promptly provided to the Borough Public Works Director following each inspection.

d. The Borough has the right to attend and witness any acceptance testing of the water lines (including without limitation pressure testing, chlorinating, flushing, bacterial testing, and final flushing) and sewer lines (pressure/leakage testing), and any pump station startup testing. Skylark shall provide written notice to the Borough Public Works Director at least three (3) business days in advance of any acceptance or startup testing.

e. Skylark shall notify the Borough, in writing, upon completion of the Improvements, and the Borough shall review and inspect the improvements to ensure conformance with the approved plans, including any approved amendments or revisions, and standards. In the event that the Borough determines that the completed improvements do not fully conform, written notice of the deficiencies shall be provided to Skylark, containing the corrections required to bring the improvements into compliance. Skylark shall thereafter promptly take action to correct the deficiencies; upon completion of that work, Skylark shall notify the Borough in writing that the corrections have been completed, and the Borough may re-inspect the improvements for

² If Skylark is utilizing a multiple plat process (see, paragraph 4(b) above), "completion of the improvements" or "completion of construction and installation of the improvements" means the completion of the required Improvements for the lots contained on the plat then pending.

compliance. The Borough shall notify Skylark in writing when the improvements have been accepted hereunder.

7. As-built Drawings. Within six (6) months of completion of construction and installation of the Improvements, one (1) complete hard copy and one (1) complete electronic copy of record drawings of the completed improvements, prepared and certified by Skylark's contractor and engineer, shall be delivered to the Borough Public Works Director. The engineer must certify that the work has been constructed and installed in accordance with the plans, including any approved amendments or revisions, and standards.

8. Warranty. Pursuant to PMC 18.26.085, Skylark shall warrant and guarantee for a period of one (1) year after acceptance by the Borough that the improvements constructed and installed hereunder will remain in good condition and will meet operating specifications. Such warranty includes defects in design, workmanship, and materials.

9. Soil Disposal. During active construction of Improvements at the development, Skylark will be given a fifty percent (50%) reduction in fees due to the Borough to dump soil materials from the development at the Borough waste soil disposal site. Prior to commencement of work on the development, Skylark and the Borough will meet to discuss and agree upon the estimated volume of soil that will be deposited at the soil disposal site pursuant to the development. Any amount in excess of that volume will be discussed with the Borough prior to disposal.

10. Conditions of Sale due to Public Benefit. The Borough and Skylark acknowledge that this sale of Borough land is being made at less than assessed or appraised value due to the public benefit of development of improved lots within the Borough to address the severe shortage of local affordable housing. As a result, the following conditions apply to the sale of lots purchased or developed by Skylark hereunder:

a. No person may purchase more than one (1) lot in the development, excluding lots located wholly on Government Lot 14. Skylark shall make reasonable inquiry to verify that sales are not being made to a relative or friend of a buyer, or other third party, with an intent to circumvent this limitation. Copies of all earnest money or purchase/sale agreements shall be provided to the Borough promptly upon execution.

b. A lot may be sold only to an individual who is a current resident of the Petersburg Borough, or who intends to become a resident of the Borough within ninety (90) days. The purchaser must sign a sworn statement, on a form provided by the Borough, attesting that purchaser meets the residency requirement and that purchaser intends to construct a residence on the lot and use that residence as purchaser's primary residence. This form shall be on Borough

letterhead, and state that the form is being required by the Petersburg Borough and not affiliated with Skylark. A copy of this statement shall be provided to the Borough prior to closing of any sale.

c. Prior to the acceptance and execution of any earnest money agreement or other purchase/sale agreement for the sale of a lot purchased or developed under this Agreement, Skylark must advertise the lot for sale by publishing a notice of sale in the Petersburg Pilot, at least once a week for three weeks. Multiple lots may be advertised for sale in the same notice. Upon request, Skylark shall provide a proof of publication to the Borough.

d. If any lot purchased hereunder is sold in violation of these conditions of sale, Skylark is required to pay to the Borough the difference between the price paid hereunder for that lot (50% of appraisal value) and the lot's 2025 assessed value. If a lot developed hereunder by subdivision of Government Lot 21 is sold in violation of these conditions of sale, Skylark is required to pay to the Borough the sum of Eight Thousand Two Hundred Dollars and No Cents (\$8,200.00). The sum due shall be paid over to the Borough at the closing of the non-compliant sale.

11. Contingency of Sale. The Parties understand that this sale of the Lots will be contingent upon the Assembly adopting an ordinance rezoning Government Lot 21 from OSR to SFMH, with conditions, as set out in Ordinance #2025-14 ("the rezoning ordinance). If the Assembly fails to adopt the rezoning ordinance on or before 45 days following the effective date of this Agreement, and the parties do not agree to an extension, this Agreement shall terminate and be of no further force and effect. If the Assembly timely adopts the rezoning ordinance, the closing of this transaction shall occur within forty-five (45)) days of the date of enactment of the ordinance, but no sooner than January 5, 2026, unless extended by mutual agreement of the parties. If the purchase is not timely closed, this Agreement shall terminate and be of no further force and effect.

12. Parcels Sold in their Present Condition. The Lots are sold "as is, where is", in their current condition and with all faults as of the effective date. Skylark has entered into this Agreement relying solely upon information and knowledge obtained from Skylark's own investigation and/or inspection of the Lots. The Borough expressly makes no representations regarding, and disclaims any liability for, any of the Lots, and any improvements located thereon, including without limitation (1) the condition of any of the Lots and the existence or condition of any improvements located thereon; (2) the exact location or size of any of the Lots, the existence of markers on any of the Lots, or the ability or cost of surveying any of the Lots; (3) the status or insurability of title to any of the Lots, including the existence of any liens, encumbrances or conditions on any of the Lots; (4) the ability of Skylark to utilize any of the Lots or any improvements in any fashion and for any particular purpose or use; and (5) the existence, or the potential for installation, of any utility on or to any of the Lots. The Lots are sold subject to all platted

easements, rights-of-way and reservations, and all liens, encumbrances, and conditions, of record or not of record, including but not limited to matters which would have been disclosed by a survey or physical inspection of the parcels. The Borough makes no representations, warranty or guarantees, express or implied, as to quality, merchantability or suitability of any the Lots for a particular purpose or use. Closing of the purchase hereunder will constitute an acknowledgment by Skylark that the Borough is relieved from all responsibility and liability for the condition of the Lots.

13. Representations, Warranties and Disclaimers of the Parties. Each party represents and warrants as follows:

- a. All actions necessary for it to enter into and perform this Agreement and make this Agreement legally binding upon it have been obtained;
- b. The execution and delivery of this Agreement, and the consummation by it of the transactions contemplated by this Agreement, will not violate any contract, agreement, order or judgment of any nature by which it is bound; and
- c. There is no action, suit or proceeding pending or threatened against it which would prohibit it from completing the transaction contemplated by this Agreement.

14. Entire Agreement and Modification. This Agreement sets forth the entire understanding and agreement of the Parties with respect to the transactions contemplated hereunder. This Agreement supersedes any and all prior negotiations, discussions, agreements, and understandings between the Parties with respect to the subject matter hereof. This Agreement may not be modified or amended except by written agreement executed by the Parties.

15. Construction. Each party to this Agreement has had an opportunity for independent counsel to review and modify the Agreement. The rule of construction to the effect that any ambiguities are to be strictly construed against the drafter shall not apply to any interpretation of any provision of this Agreement.

16. Successors and Assignment. Skylark may not assign its rights, obligations or interest in this Agreement to any other person or entity without first obtaining the prior written consent of the Borough, which consent may be given or withheld in the Borough's sole discretion. Any change in ownership of Skylark shall constitute an assignment under this provision. This Agreement is binding on Skylark and its successors and approved assignees.

17. Counterparts; Electronic Mail Signatures. This Agreement may be executed and delivered in one or more counterparts. Each such counterpart hereof shall be deemed an original instrument, but all such

counterparts together shall constitute one agreement. Signatures on documents delivered by facsimile or in electronic format by email are intended to be the equivalent of original signatures.

18. Notices. Any notices or communications required or permitted to be given under this Agreement, including any written notice of termination of this Agreement, shall be given in writing and shall be delivered (i) in person, (ii) by certified mail, postage prepaid, return receipt requested, (iii) by a commercial overnight courier that guarantees next day delivery and provides a receipt, or (iv) by electronic mail. Such notices shall be addressed as follows:

To the Borough:

c/o Borough Manager
PO Box 329
Petersburg, Alaska 99833
Email: sgiesbrecht@petersburgak.gov

To Skylark:

c/o Manager
PO Box 2070
Petersburg, Alaska 99833
Email: ambre@rocknroadak.com

Any such notice or communication shall be considered given or delivered, as the case may be, on the date of personal delivery, three (3) days after deposit in the United States mail or with an overnight courier as provided above, or in the case of email transmission, upon the date sent, provided the party has proof of such sending. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice or communication. Either Party may at any time change its contact information by giving notice hereunder.

19. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect so long as the intent of the parties can be reasonably accomplished thereby.

20. Captions. The captions in this Agreement are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this Agreement or any of the provisions of this Agreement.

21. Governing Law/Waiver of Jury Trial. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Alaska. The Borough and Skylark hereby waive any and all right

to a trial by jury in any action or proceeding brought in connection with this Agreement. The parties consent to the jurisdiction of the courts of the State of Alaska, located in Petersburg, Alaska.

22. No Joint Venture; No Third Party Beneficiaries. This Agreement shall not be construed or interpreted to create a partnership or joint venture between the Borough and Skylark. The provisions of this Agreement and of the documents to be executed and delivered under this Agreement, are and will be for the benefit of the Borough and Skylark only and are not for the benefit of any third party. Accordingly, no third party shall have the right to enforce any provision of this Agreement.

23. Attorney Fees. If either party shall commence a legal proceeding for any relief against the other, declaratory or otherwise, arising out of this Agreement, the prevailing party shall be awarded, in addition to any other relief, a reasonable sum as attorney fees.

IN WITNESS WHEREOF the parties have hereunto executed this Agreement.

Petersburg Borough:

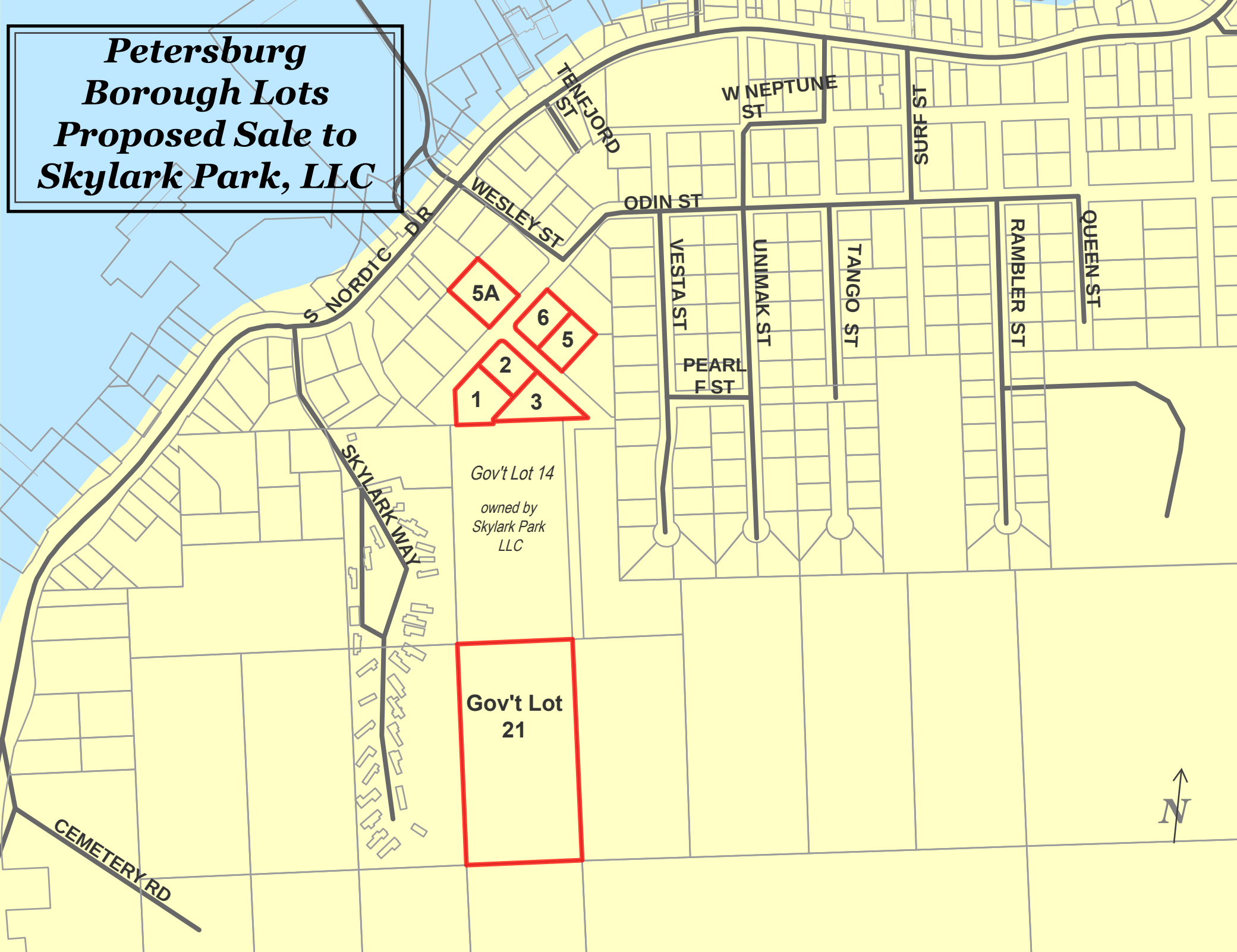
By: Stephen Giesbrecht
Its: Borough Manager
Dated: October ____, 2025

Skylark Park LLC:

By: Ambre Burrell
Its: Member and Manager
Dated: October ____, 2025

By: Sigmund Burrell
Its: Member
Dated: October ____, 2025

***Petersburg
Borough Lots
Proposed Sale to
Skylark Park, LLC***



5A

6

5

2

1

3

Gov't Lot 14
owned by
Skylark Park
LLC

Gov't Lot
21



**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2025-21**

**A RESOLUTION OF THE PETERSBURG BOROUGH ACCEPTING \$78,000 IN
FUNDING FROM THE PETERSBURG INDIAN ASSOCIATION, FOR
REPLACEMENT BREAKWATER AT BANANA POINT**

WHEREAS, the Petersburg Borough is committed to maintaining and improving essential public infrastructure to support community access, recreation, and economic activities in remote areas of Mitkof Island, including the Banana Point Boat Launch and floating breakwater facility; and

WHEREAS, the Banana Point Breakwater Improvement Project involves critical upgrades to the existing floating breakwater structure, including replacement of deteriorated components and environmental compliance measures to ensure safe and reliable use for local boaters, fishers, and visitors; and

WHEREAS, the project has secured primary funding through a \$900,000 grant from the Denali Commission; and

WHEREAS, the Petersburg Borough conducted a sealed bid opening for the Banana Point Breakwater Improvement project on September 26, 2025 at 2:00pm with all bids exceeding total funding (the lowest bid received totaled \$978,000); and

WHEREAS, the Petersburg Indian Association (PIA), as a key community partner representing local Tribal interests, has generously offered a contribution of \$78,000 to bridge this gap, demonstrating collaborative support for infrastructure benefiting all residents; and

WHEREAS, acceptance of this contribution will allow the Borough to award the construction contract to the lowest qualified bidder, with work commencing in spring 2026 and completion by fall 2026, in compliance with Denali Commission timelines and federal grant conditions;

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

1. The Petersburg Borough accepts \$78,000 from the Petersburg Indian Association for the Banana Point Breakwater Improvement Project, to be deposited into the Banana Point Breakwater Capital Project Fund (Fund 761).
2. The Borough Manager is hereby authorized to execute a document acknowledging receipt of the funds.
3. These funds shall be returned to PIA if the Borough does not issue a bid award for the project within 180 days of the date of this Resolution.

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2025-21**

4. The Borough Clerk shall provide copies of this resolution to the Petersburg Indian Association, the Denali Commission, the Alaska Department of Natural Resources (as site owner), and relevant federal agencies to confirm compliance and partnership.

PASSED AND APPROVED by the Petersburg Borough Assembly on this 20th day of October, 2025.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Planning Commission Report & Finding of Fact

Meeting Date: July 8, 2025

APPLICANT/AGENT:

Dave Ohmer

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

Lot 5 & 6, Block 78, Southeast Addition,
Plat #69-202

LOT AREA:

Lot 5 – 6,600 sf
Lot 6 – 6,000 sf

LOCATION:

805 and 807 Haugen Drive.

SURROUNDING ZONING:

Lot 5:

North: SF

South: SF

East: Public Use

West: SF

Lot 6:

North: SF

South: SF

East: SF

West: SF

ZONING:

Single Family Residential (SF)

PID:

Lot 5 - 01-006-320

Lot 6 - 01-006-321

APPLICATION SUBMISSION DATE:

April 11, 2025

I. APPLICANT REQUEST: The applicant has requested to purchase 2 borough-owned properties for development of rental housing at 805 and 807 Haugen Drive.

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY 19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDINGS:

1. Subject properties are owned by the Petersburg Borough and are not needed for a public purpose.
2. Subject properties are zoned single-family residential, which is consistent with proposed use.
3. Lot areas are substandard for the SF district, which requires a minimum of 8,000 sf. However, the lots were created in 1969 by subdivision and considered legal nonconforming.
4. Subject properties have legal and practical access from Haugen Drive. Haugen Drive is a State of Alaska right-of-way.
5. Lots have access to municipal power, water, and wastewater utility. However, subject properties may not have water/sewer service stubbed to the property line.
6. There is a 10' wide utility easement along Haugen Drive to protect the existing water main. Applicant will need to ensure the 10" water main is stabilized and its integrity maintained during and after construction of a driveway.
7. The surrounding area is well developed residential area with new WERC building and future hospital planned nearby. WERC/hospital entrance is located on Haugen Drive just to the north of the subject properties.

Planning Commission Report & Finding of Fact

Meeting Date: July 8, 2025

8. The comprehensive Plan recommends this area be maintained as low-density residential, which is consistent with the proposed use.
9. The proposal is consistent with the Comprehensive Plan goal to “encourage higher density housing while ensuring quality of neighborhoods and individual structures” by “increase[ing] the supply of housing within the already developed parts of town.”(p 54).
10. Alaska DOT encroachment permit may be required for driveway/approach from Haugen Drive.
11. Building and electrical permits are required prior to construction of new dwellings.

IV. PUBLIC NOTICE:

The borough provided public notice of the hearing. 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.

V. APPLICATION REVIEW:

- a. The application is classified as a request to purchase borough property.
- b. Criteria – Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION:

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

1. The commission recommends the Borough Assembly approve the sale of the subject properties.
2. Subject properties are owned by Petersburg Borough and are not needed for a public purpose.
3. Subject properties are zoned as required by code.
4. The applicant is proposing to develop new rental housing. This proposed use is consistent with the existing single-family residential zoning and with the borough’s comprehensive plan.
5. The applicant shall consult with EMS and Medical Center regarding location of driveway.
6. The Public Works Department shall review and approve the applicant’s plan for a driveway prior to construction to ensure integrity of the existing water main.
7. The applicant is responsible for obtaining all necessary federal, state, and local permits and approvals prior to development.

VII. EXHIBITS:

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comments
- E. Planning Commission Meeting Minutes



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:

Rec'd. by: KT

Fee: \$ 500⁰⁰

Date Rec'd:

4/7/25

Date: 3/17/25

This is a request for land disposal via:

☐ Lease

☐ Exchange

☒ Purchase

☐ Other

(Describe)

Parcel ID #(s) of Subject Property:

01006321
01006320

Proposed term of lease: _____
(total years)

Legal Description(s) of Property:

Lot 6, Plat 69-202, Southeast Addition
Lot 5, Plat 69-202, Southeast Addition

Current Zoning of Property:

Single Family Residential
Single Family Residential

Is the Applicant applying to purchase under Petersburg Municipal Code Section 16.12.030 as one of the following? If yes, check approximate box below:

- ☐ State of Federal Agency
☐ Federally Recognized Tribe
☐ Nonprofit Entity
☐ Applying to Purchase for a Public Benefit Purpose per PMC 16.12.030

Applicant Name:

Dave Ohmer

Applicant Mailing Address:

P.O. Box [REDACTED]
Petersburg AK 99833

Applicant Contact Info:
(telephone and email)

[REDACTED]
[REDACTED]

1. Size of Area requested (identify the minimum area necessary in square feet): ^{2 lots} ~9900 sq ft
2. Attach a map showing the location of the parcel(s) requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color. ✓

If applicant is applying to purchase property under PMC 16.12.030 for a public benefit purpose, the application must include, at a minimum, the following:

- a) a conceptual plan;
- b) a financial plan; and
- c) a development timeline

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

I would like to build additional rental housing on these lots. Petersburg is currently very short on housing and these lots in the downtown area with close proximity to the schools, businesses, churches and hospital should be part of our housing available housing land area. I would like the opportunity to develop it.

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

Otis and Diane Marshall
Sam and Linda Bunge
Petersburg Borough

804 Gjoa St
800 Gjoa St / 801 Hauge Dr
New Hospital Land

5. Are there any existing permits or leases covering any part of the land applied for?

☐ Yes ☒ No

If yes, please check one: ☐ Lease ☐ Permit

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

Borough Building Permit

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: NA

B. Is the corporation qualified to do business in Alaska?: ☐ Yes ☐ No

Name and address of registered agent: NA

8. Why should the Planning Commission recommend Assembly approval of this request?

These properties currently are not helping the community solve our housing shortage. I have a history of developing safe, sound, and affordable housing in Petersburg and would like the opportunity to acquire these lots to provide more local housing.

9. How is this request consistent with the Borough's comprehensive plan?

These lots are in the city center and are zoned SFR. I would build homes that match the zoning specified in the comprehensive plan.

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase, exchange or other disposal is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: PMPL HAS NO NEED FOR THIS PROPERTY.

Karl Heg
Signature of Department Commenter

Department Comments: See attached comments from Community & Economic Director Cabrera.

Signature of Department Commenter

Department Comments: See attached comments from Public Works
Director Cotta.

 Signature of Department Commenter

Department Comments: _____

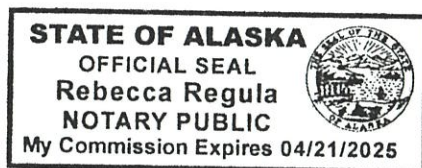
 Signature of Department Commenter

NOTICE TO APPLICANT(s):

Application must be submitted to the Borough with a non-refundable filing fee of \$500. If the application moves forward, the applicant will be required to deposit with the Borough payment for other costs. See, PMC 16.12.030C(2)(a), 16.12.090, and 16.16.070A, as applicable.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.



[Signature]
 Applicant/Applicant's Representative Signature

Dave Ohmer
 Printed Name

Subscribed and sworn to by Rebecca Regula, who personally appeared

before me this 11 day of April, 2025.

[Signature]
 Notary Public in and for the State of Alaska.
 My Commission Expires: 4.21.2025

Debra Thompson

From: Liz Cabrera
Sent: Tuesday, March 18, 2025 7:22 AM
To: Debra Thompson; Chris Cotta
Subject: Re: Dave Ohmer Land Purchase Application

Community Development has no public purpose need for these parcels.

Thanks,
Liz

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, March 17, 2025 7:53 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Dave Ohmer Land Purchase Application

Hi Liz & Chris,

Please see attached a land purchase application from Dave Ohmer for Lots 5&6, Plat 69-202, Southeast Addition (PID #01-006-320 & 01-006-321). Please fill out Section 10 of the application (or just email me back) regarding whether these parcels are needed by your departments for a public purpose.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405



Debra Thompson

From: Chris Cotta
Sent: Friday, March 21, 2025 3:10 PM
To: Debra Thompson; Liz Cabrera
Cc: Becky Regula
Subject: RE: Dave Ohmer Land Purchase Application

Public Works does not need these parcels for a public purpose. Thanks,

Chris

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Monday, March 17, 2025 3:54 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Dave Ohmer Land Purchase Application

Hi Liz & Chris,

Please see attached a land purchase application from Dave Ohmer for Lots 5&6, Plat 69-202, Southeast Addition (PID #01-006-320 & 01-006-321). Please fill out Section 10 of the application (or just email me back) regarding whether these parcels are needed by your departments for a public purpose.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405





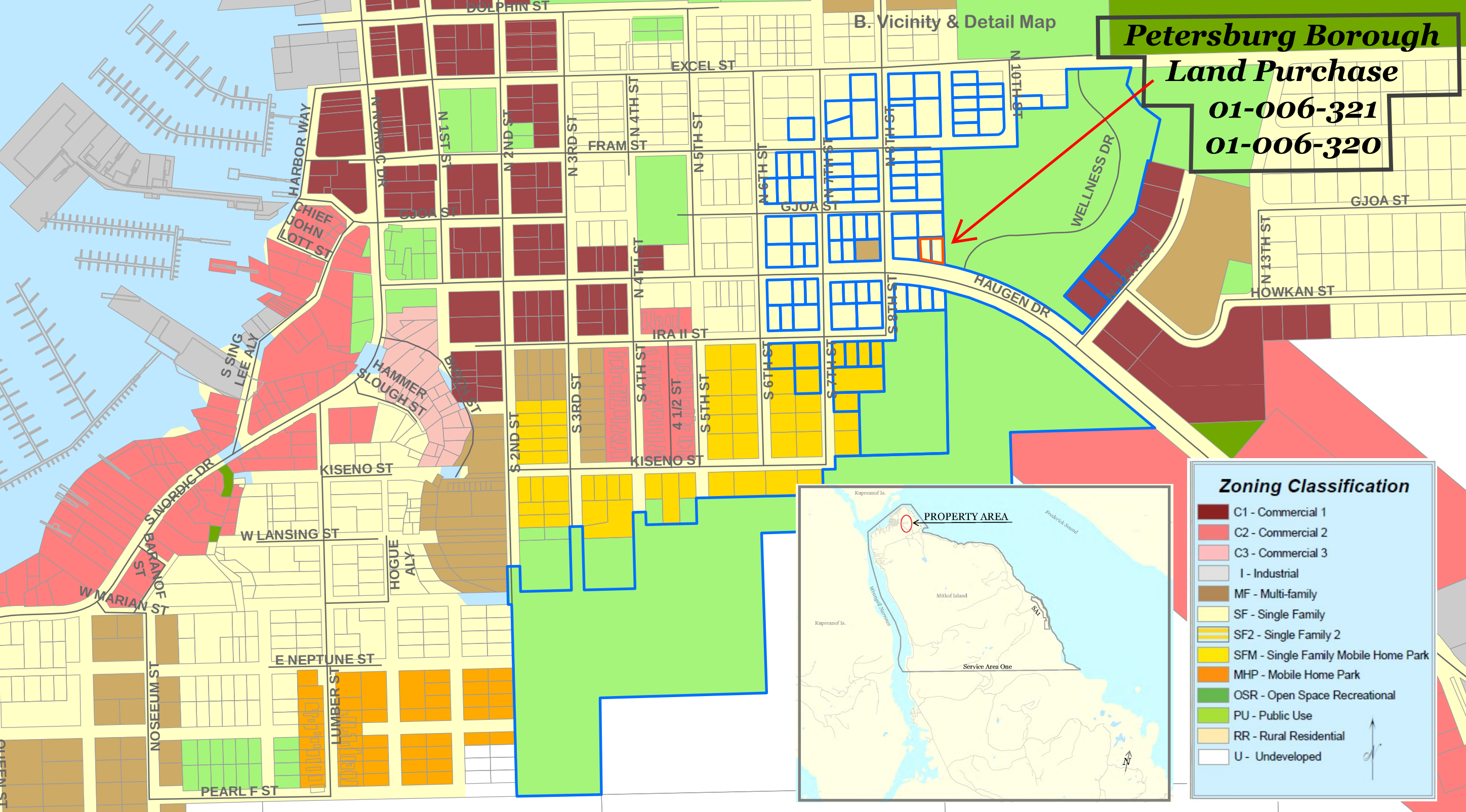
B. Vicinity & Detail Map

Petersburg Borough

Land Purchase

01-006-321

01-006-320



Zoning Classification	
	C1 - Commercial 1
	C2 - Commercial 2
	C3 - Commercial 3
	I - Industrial
	MF - Multi-family
	SF - Single Family
	SF2 - Single Family 2
	SFM - Single Family Mobile Home Park
	MHP - Mobile Home Park
	OSR - Open Space Recreational
	PU - Public Use
	RR - Rural Residential
	U - Undeveloped



June 23, 2025

JOHNSON CARLEE RAE BAXTER-MCINTOSH RANS
PO BOX 2162
PETERSBURG, AK 99833-2162

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding an application from Dave Ohmer to purchase borough owned properties at 805 and 807 HAUGEN DR (PID's: 01-006-321, 01-006-320).

The public hearing and consideration of the application will be held:	Tuesday, July 8th, 2025, 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

Community & Economic Development

PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

Name1	Name2
CHRIST FRY	
HEATHER O'NEIL	
JIM FLOYD	
JOHN JENSEN	
PHIL MEEKS	
MARIETTA DAVIS	
DONALD SPERL	
OHMER DAVE N	
BETHESDA FELLOWSHIP	BETHESDA FELLOWSHIP
CHURCH OF GOD	BETHESDA FELLOWSHIP
BRYNER ETHAN	
BUNGE WILLIAM	BUNGE LINDA
CAPLES PENNIE	CAPLES DUSTIN
CASTRO ERIC	
CLEMENS GEORGE D	CLEMENS MARY A
COLLISON JEREMY N	COLLISON MARISSA A
CURTISS CRAIG CURTISS NANCY A	CURTISS LIVING TRUST
DUNHAM LARRY D	MACDONALD LARINE H
EWING LYNN R	EWING DONNA M
GIESBRECHT STEPHEN D	ROKEY MARY D
HANSON JOHN	HANSON ARLENE
HISAW EDMOND K	HISAW MELANIE G
HUETTL ANN P	
ISLAND PROPERTIES LLC	
JOHNSON CARLEE RAE	BAXTER-MCINTOSH RANS
KAER JOHN C	KAER VICTORIA G
KVERNVIK KURT G	KVERNVIK JANET L
LARSON ERIK C	
LITTLETON RODNEY	LITTLETON IRENE J
LITTLETON RYAN	
LOCKHART MARCI A	
MALDONADO-LOPEZ ALEJANDRO	WARE VERONICA
MARSH OTIS	MARSH DIANE
MARTIN ROBERT W	MARTIN BECKY J
MEDALEN HAROLD DAVID	MEDALEN CHRISTINE MAY
MIDKIFF NATHAN	
NELSON DONALD	NELSON BETTY
OHMER NICHOLAS E	OHMER RACHEL M
OLSEN GORDON SCOTT	
OLSEN ROBERT G JR	OLSEN NICCOLE M
OVERDORFF ERIC C	OVERDORFF KELLY J
PADGETT ROBERT C	PADGETT JOAN D
PALLISSARD MATTHEW P	
PETERSBURG INDIAN ASSOCIATION	
PILCHER JERRID W	PILCHER REBECCA M
RANDRUP JEFF A	RANDRUP MELVA Y
RANDRUP PATRICIA P	
SCHNEIDER KATHRYN M	
SMALL DALTON E L	
SNIDER BROCK	
SNIDER JEANETTE	STRICKLAND RALPH
STEELE WILLIAM	
STEWART DAVID L	
THOMPSON ELIZABETH	
TURLAND BECKY A	
US COAST GUARD	
WAECHTER ROBERT LOUIS	WAECHTER CHRISTINE LYNN
WARE ADAM	WARE WILLIAM JR
WRIGHT CHADWICK C	JOHNSON SARAH A
ZIEMKE ROBERT M	ZIEMKE LINNEA L

From: [Rakkasan68](#)
To: [Anna Caulum](#)
Subject: Dave Ohmer to buy Lots 5 & 6, Bk 78
Date: Tuesday, June 24, 2025 3:45:58 PM
Attachments: [Bunge, 2013-16.pdf](#)

External Email! Use Caution

Hi, Thanks for the opportunity to comment.

As the owners of Lot 9, Block 78, adjacent to Lots 5 & 6, we approve of the sale of Lots 5 & 6, Block 78, for the development of affordable housing. No objection from us.

Linda & Sam Bunge

OWNERS' APPROVAL CERTIFICATE

We certify that the WILLIAM SAMUEL AND LINDA BUNGE LIVING TRUST is the owner of Lots 9 and 10, Block 78, Southeast Addition, within U.S. Survey No. 1252. We, Wm. Samuel Bunge and Linda J. Bunge, are the trustees. For the Trust, we approve this survey and this plat.

Wm. Samuel Bunge TEE 29 Aug. 2013
Wm. Samuel Bunge, Trustee date

Linda J. Bunge TEE 29 Aug. 2013
Linda J. Bunge, Trustee date

NOTARY'S ACKNOWLEDGEMENT

I certify that I am a public notary for the State of

Alaska. I certify that on the 29 day of August 2013
Wm. Samuel Bunge, Trustee, and Linda J. Bunge, Trustee,
signed this plat.



LEGEND

Monuments established by this survey

- 2 X 2 in. wood post, original monument of plat 69-202, replaced by aluminum post, 2 1/2 X 30 ins., with 3 in. diameter aluminum cap
- aluminum post, 2 1/2 X 30 ins., with 3 in. diameter aluminum cap
- 2 X 2 in. wood post, original monument of plat 69-202, replaced by aluminum rod, 5/8 in. X 9 ft., with 3 in. diameter aluminum cap
- aluminum rod, 5/8 in. X 9 ft., with 3 in. diameter aluminum cap

Monuments recovered by this survey

- brass cap
- 2 X 2 in. wood post, original monument of plat 69-202, replaced by 5/8 in. steel rebar.

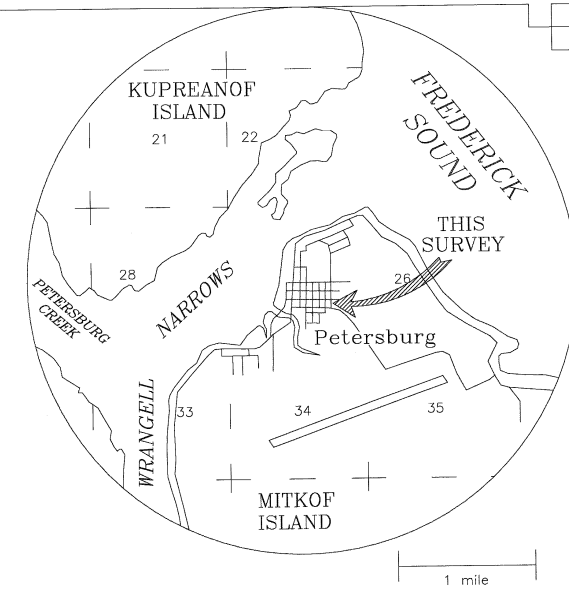
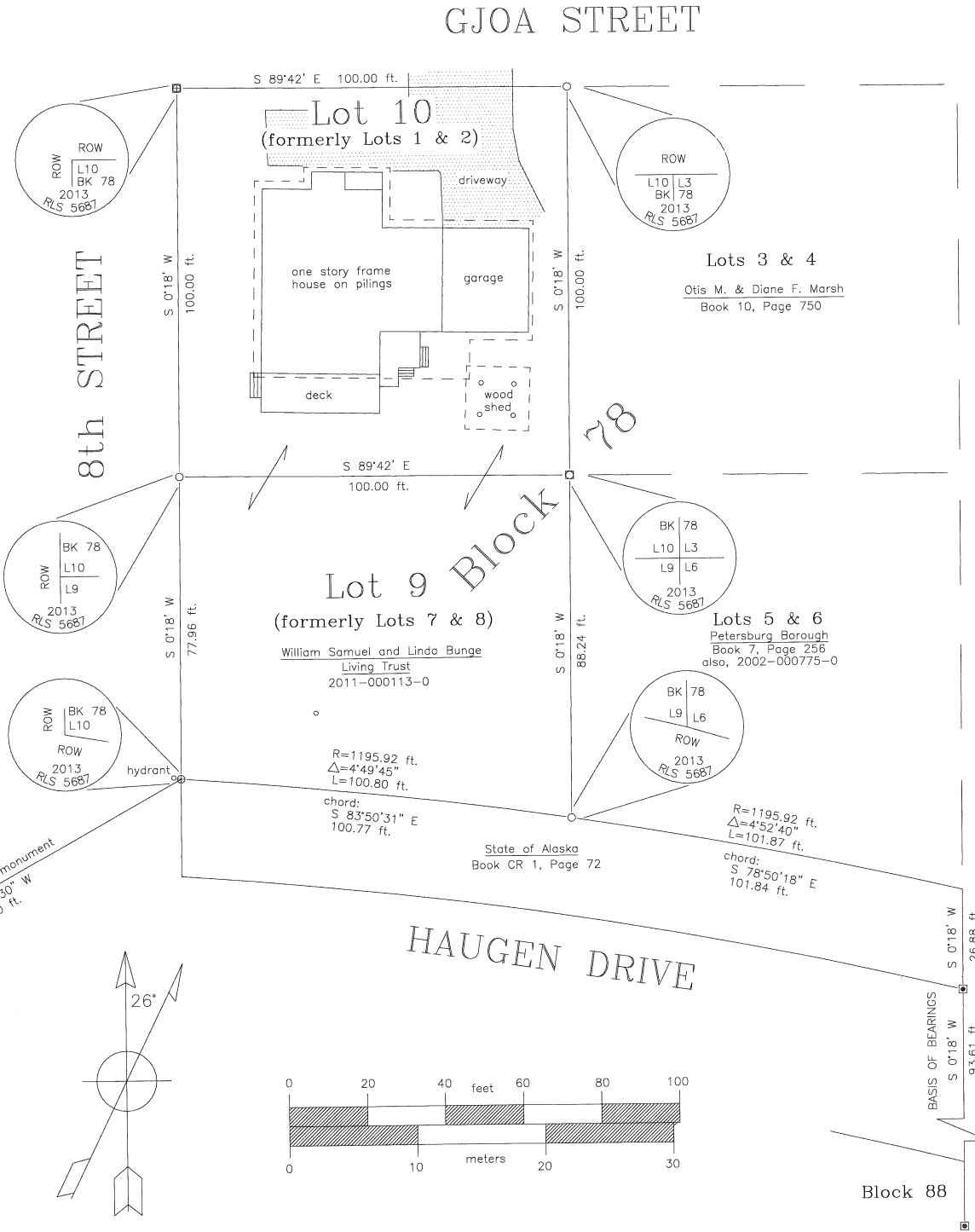
LAND SURVEYOR'S NOTES

- The basis of bearings for this survey is the bearing of record shown on plat No. 69-202, Southeast Addition, between the two monuments, both recovered, on the east sideline of Blocks 78 and 88.
- The documents on which this survey is based are:
Plat 69-202, Southeast Addition, August 1967
Deed to the State of Alaska filed in CR Book 1, Page 72, with right-of-way plat, July 1973
Deed to the WILLIAM SAMUEL AND LINDA BUNGE LIVING TRUST, filed as document No. 2011-000113-0, January 2011
- The location of Lots 9 and 10 was determined by the recovery of four 2 X 2 inch wooden stakes, monuments set by the survey of the Southeast Addition.
- Lot 10 contains 10,000 square feet.
- Lot 9 contains 8,714 square feet.

APPROVAL BY THE PLATTING BOARD,
PETERSBURG BOROUGH

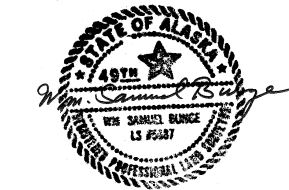
I certify that this survey and plat of Lots 9 and 10, Block 78, meets the platting requirements of the Petersburg Borough. This plat is approved for recording in the office of The District Recorder.

Director, Community Development
Petersburg Borough
9/23/13 date



LAND SURVEYOR'S CERTIFICATE

I, Wm. Samuel Bunge, certify that I am a land surveyor registered by the State of Alaska. I performed the survey that located the property lines and the structures shown on this plat. The monuments depicted hereon actually exist on the ground, as shown. The traverse upon which this survey is based closed better than 1 part in 10,000. The dimensions and other details on this plat are correct, to the best of my professional knowledge and belief.



2013-16
Plat #
Petersburg
Rec Dist
Oct. 4 2013
Date
Time 1:33 P.M.

RECORD OF SURVEY
PETERSBURG RECORDING DISTRICT
LOTS 9 and 10, BLOCK 78

SOUTHEAST ADDITION
within U.S. SURVEY No. 1252
PETERSBURG BOROUGH, ALASKA
Wm. Samuel Bunge
RLS 5687
31 July 2013



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, July 08, 2025

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Jim Floyd
Commissioner John Jensen

ABSENT

Commissioner Marietta Davis
Commissioner Phillip Meeks
Commissioner Donald Sperl

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commissioner Jensen, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd,
Commissioner Jensen

4. Approval of Minutes

A. June 10, 2025, Meeting Minutes

The June 10, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Jensen, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner
Floyd, Commissioner Jensen

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly regarding an application from Dave Ohmer to purchase borough owned properties at 805 and 807 HAUGEN DR (PID's: 01-006-321, 01-006-320).

Dave Ohmer spoke regarding his plans for the lots he would like to purchase. He would like to build rental housing on the properties and help the city with housing crisis. Dave said he advertised his newly built rental on Second Street and within 4 hours he received 19 calls. Two months ago, he had two other places available, in 6 hours he had 27 calls and in two days, 15 completed applications.

Commissioner Jensen asked Mr. Ohmer if he plans to build single-family or duplex. Mr. Ohmer responded by saying the only way to make them cost effective is duplex.

Mary Clemens spoke representing herself she owns a home on Fram Street, two streets over from the proposal. She wanted to express her feelings toward Otis and Diane Marsh; these lots backup to their place, the Marsh's are one the most effected by the hospital construction.

Gary Aulbach spoke representing himself. Mr. Aulbach asked Mr. Ohmer where the utilities are for those lots. Mr. Ohmer responded that water is available through the main, and sewer is believed to be close by. The driveway would be off Haugen, Mr. Ohmer said.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd spoke about the reason for approving these lots.

Commission Chair Fry spoke regarding the lack of rentals and how it has impacted hiring at the schools.

Commission Vice-Chair O'Neil agreed there is a need for more housing.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Jensen

- B. Consideration of an application from Lisa and Bryan Haas for a variance from the front-yard setback requirement to allow for construction of a pole-barn within 5' of the property line at 782 MITKOF HIGHWAY (PID:01-174-152).

Lisa and Bryan Haas spoke regarding their variance request to build a boat shed and made themselves available for any questions.

Commissioner Floyd asked how far the property line was off the road. Ms. Haas shared a plat image from her phone and mentioned the skinny lot in the front is going to be combined.

Discussion.

Motion made by Commissioner Floyd, Seconded by Commissioner Jensen.

Commissioner Floyd mentioned he appreciated the Haas's showing the plat image. Commissioner Jensen agreed.

Commission Vice-Chair O'Neil said she has no problem with it because it is tucked way off from the road, it is a huge right of way.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Jensen

8. Non-Agenda Items

A. Commissioner Comments

None

B. Staff Comments

Director Liz Cabrera mentioned we do have agenda items for August. Secondly, there were additional scam emails sent to the applicants from the last meeting. Director Cabrera wanted to remind everyone that we do not request money to be wired to the Borough or request additional money after an application fee has been paid.

C. Next Meeting is August 12, 2025, at 12:00PM.

9. Adjournment

The meeting adjourned at 12:20PM.

Motion made by Commissioner Jensen, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Jensen

From: shalene mccollum <matteasmomma@yahoo.com>
Sent: Monday, October 6, 2025 7:34 AM
To: Assembly <assembly@petersburgak.gov>
Subject: Cell tower

I am writing this concerning the meeting that is to happen today concerning the approval of another cell tower in Petersburg. I feel no different about this tower going up in city limits than I did when I disagreed with the idea of it going up behind my house. Please refer to my comments in my previous letter sent in regarding cell towers and the health, property value and effects that it would have on my family.

I don't agree with the approval of this project and feel like something of this magnitude needs proper consideration and more research on the effects of what this would do to our community as a whole. Thank you for listening and considering these important points that I am bringing to you. I know you value the health and safety of this community just as much as the rest of us and I feel certain you will listen to what your constituents have to say on this matter.

Thanks so much for listening.

Shalene McCollum

From: brandi thynes <brandirthynes@yahoo.com>
Sent: Monday, October 6, 2025 7:32 AM
To: Assembly <assembly@petersburgak.gov>
Subject: Cell tower

Assembly,

Please do not approve the land sale for another cell tower. Please think about the effects on all residents, especially our children, of cell towers. Do not just think about today, these decisions are everlasting and in your hands. Careful consideration is needed.

Thank you,

Brandi Thynes

**STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
LAND CONVEYANCE SECTION**

PUBLIC NOTICE

2025 Remote Recreational Cabin Sites, Offering #17

In the 2025 Remote Recreational Cabin Sites, Offering #17, DNR is giving Alaskans the opportunity to stake a parcel of land in one of two staking areas in the Alaska interior. The Lost Creek II Staking Area is located along the north side of the Dalton Highway, approximately 75 miles north of Fairbanks and 2 miles west of the intersection with Elliott Highway. The Selatna II Staking Area is located approximately 30 miles southwest of McGrath and 57 miles northeast of Stony River, at the convergence of the Kuskokwim and Selatna Rivers. The brochure describing the offering will be available online by October 8, 2025, at <https://landsales.alaska.gov/>, in print from DNR's Public Information Centers in Anchorage and Fairbanks by October 20, 2025, as well as at other distribution points, statewide. To request a copy of the brochure, email dnr.rrcs@alaska.gov or call (907) 269-8594.

Drawing Application Filing Period: October 8, 2025, at 10:00 AM – December 1, 2025, at 4:00 PM; Fee \$75.00.

Drawing Event: December 18, 2025, at 10:30 AM. Event attendance is not required and will not affect the outcome.

Comments on the Remote Recreational Cabin Sites, Offering #17, drawing schedule only, may be sent to dnr.rrcs@alaska.gov or by fax at (907) 269-8916. **Comments are due by November 12, 2025, at 4:00 PM.** This notice is also available at <https://landsales.alaska.gov/>.

To subscribe to our email list, visit <https://landsales.alaska.gov/>. You can also find us on Facebook at <https://www.facebook.com/alaskaland/>, on Instagram at @Alaska_Land4Sale, and on "X," formerly known as Twitter, at @AlaskaLand4Sale. For more information, please visit <https://landsales.alaska.gov/> or call the Anchorage Public Information Center at (907) 269-8400, Monday through Friday, between 8:30 AM and 4:00 PM (TTY available at 711 or 800-770-8973).

DNR reserves the right to waive technical defects in this notice.

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10/14/25

Dear Borough Assembly:

I am on the Planning and Zoning Commission, but I am writing to express my opinion and mine alone.

I saw much in the proposed sale agreement that was very reasonable. As of today, most of the 2025 Assessed Values are actually the Sq. Ft. Values. I used the Values found on the Borough's Property Map Viewer for page 2.

When an appraisal was done in 2024 to lay the groundwork for the potential sale of Borough property to Skylark, LLC I was surprised to see how low the lots were appraised for. And as expected it lower the 2025 Borough Assessments for those Lots and those adjacent.

Mine being the exception; mine went up. Some of you were on the Assembly and will remember I argued before the Board of Equalization to no avail.

In Jan. of 2024 the combined Lots being considered for sale were Assessed at \$402,400.00 in 2025 they were Assessed at \$188,300.00 down \$214,100.00

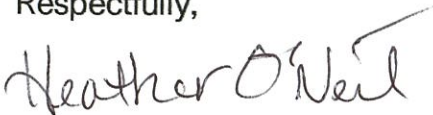
I own 1112 Odin St. the land for that Lot was Assessed at \$53,800.00. in 2025. I made it clear to the assessor and The Board of Equalization that of my 19,795 sq. ft. half of my Land is too steep to be developed and lies within Skylark Slough. My Lot has access from South Nordic.

It appears as though you are proposing to sell all of Lots 1, 2, 3, 5, 6, 5A and GL 21 that's 323,856 sf ft. for \$55,500.00; these Lots all have access from Lot 14 owned by Skylark Park LLC via Skylark Way.

Even when considering the For Public Benefit aspect that is 323,856 sq. ft. for \$55,500.00 compared to my adjacent 19,795 sq. ft. at \$53,800.00

This does not look fair or unbiased to me.

Respectfully,



Ms. Heather O'Neil

PROPOSED BOROUGH LAND SALE					
LOT#	APPRAISAL VALUE	SALE PRICE	2025 ASSES. VALUE	2024 ASSES. VALUE	SQ. FT
1	15,000.00	7,500.00	23,400.00	49,200.00	19,530
2	13,000.00	6,500.00	17,900.00	37,500.00	14,880
3	14,500.00	7,250.00	24,600.00	51,700.00	20,523
5	13,000.00	6,500.00	17,800.00	37,400.00	14,850
6	14,000.00	7,000.00	17,800.00	37,400.00	14,850
5A	15,000.00	7,500.00	25,800.00	54,200.00	21,423
21	26,500.00	13,250.00	61,000.00	135,000.00	217,800
TOTAL	111,000.00	55,500.00	188,300.00	402,400.00	323,856

\$55,500.00 for 323,856 sq. ft. / the land on my adjacent Lot is assessed at \$53,800.00 for 19,794 sq. ft. Page 2 of 2