



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Agenda Borough Assembly Regular Meeting

---

Monday, April 01, 2024

12:00 PM

Assembly Chambers

---

You are invited to a Zoom webinar.  
When: Apr 1, 2024 12:00 PM Alaska  
Topic: Assembly Meeting 4.1.2024

Please click the link below to join the webinar:

[https://petersburgak-gov.zoom.us/j/85643492158?pwd=FIMMP50-3AQjsfdhIR\\_HfG2ykV8iMQ.5jdhUQtjRM5KvprS](https://petersburgak-gov.zoom.us/j/85643492158?pwd=FIMMP50-3AQjsfdhIR_HfG2ykV8iMQ.5jdhUQtjRM5KvprS)

Passcode: 542345

Or Telephone: (720) 707 2699 or (253) 215 8782  
Webinar ID: 856 4349 2158  
Passcode: 542345

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
  - A. March 18, 2024 Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
  - A. Ordinance #2024-05: An Ordinance Determining that Property Conveyed to the Borough in a Tax Foreclosure Proceeding Shall not be Retained for a Public Purpose and Shall Hereafter be Sold - Second Reading**

Any public testimony regarding Ordinance #2024-05 should be given during this public hearing. A copy of Ordinance #2024-05 may be found under agenda item 14C.

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

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

Any public testimony regarding this tideland purchase application should be given during this public hearing. A copy of the application may be found under agenda item 15C.

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

**A. Island Refrigeration, LLC**

Brock Snider, doing business as Island Refrigeration, LLC, shall present his reasons for applying to purchase the tideland parcel.

**B. Public Testimony**

Members of the public may provide their testimony regarding the Island Refrigeration, LLC application to purchase the Borough owned tideland parcel.

**6. Bid Awards**

**7. Persons to be Heard Related to Agenda**

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

**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.*

**9. Mayor's Report**

There is no written Mayor's report.

**10. Boards, Commission and Committee Reports**

**11. Consent Agenda**

**A. Kito's Kave Package Store License Renewal Application**

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

**B. Kito's Kave Beverage Dispensary License Renewal Application**

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

## 12. Report of Other Officers

### A. Petersburg Medical Center

PMC CEO Hofstetter will provide a report.

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

Assembly Member Lynn will provide a report regarding the March 14, 2024 SEAPA Board Meeting which was attended by Members Lynn and Fine Walsh, Mayor Jensen and Utility Director Hagerman.

## 13. Manager's Report

### A. April 1, 2024 Manager's Report

## 14. Unfinished Business

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

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

Ordinance #2024-03 was approved in its first reading by a vote of 6-1.

**As Amended in the Second Reading:**

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

Ordinance #2024-03 was approved in its second reading by a vote of 6-1.

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

Ordinance #2024-04, if approved in three readings, will remove the prohibition of the discharge of firearms in the Frederick Point East area to include immediately adjacent lands. The Assembly unanimously approved Ordinance #2024-04 in its first and second readings.

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

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

## 15. New Business

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

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

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

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

**Suggested motion:** I move to approve assignment of the Trident Seafoods lease, contingent on the closing of the sale of the Trident Seafoods plant located at 301 Harbor Way to E.C. Phillips Inc.

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

Island Refrigeration, LLC has filed an application to purchase Borough-owned tidelands located on the south side of Dock Street (legal description: a portion of

Wilson Tidelands Lease Plat #2000-6, T-37; parcel ID #01-010-035). The Planning Commission recommends the Assembly approve the sale of the tidelands.

Borough Code Section 16.12.005, Leasing Preference, states, "The orderly development of the borough with due consideration toward ocean resource harvesting, economic development, public recreation and public service centers, combined with dwindling municipal revenues and limited land available for public purposes, supports a strong preference toward leasing land versus outright sale of land."

Borough Code Section 16.16.070, Sale of Tidelands, states:

- 1) In isolated and necessary instances, the Assembly may sell tracts of tide and submerged lands which are not needed for public purposes; and
- 2) Sales of tide and submerged land shall not be made for consideration less than the assessed full and true value as established by the borough assessor; and
- 3) The Assembly shall hold a public hearing to consider the disposal of the tidelands; and
- 4) At the hearing, the benefits of sale of the subject tideland that could not be realized through leasing must be clearly demonstrated; and
- 5) An applicant for purchase of tidelands must conclusively demonstrate that outright sale of a tideland, as contrasted with lease of the tideland, is in the Borough's best interests.

The Petersburg Comprehensive Plan Waterfront Master Plan, adopted by the Assembly in 2016, suggests Petersburg change zoning policies to be more strategic about the use of waterfront land for water-dependent uses, and the adopted Land Use Maps suggest the tidelands being considered for sale be designated as "Waterfront A - Water Dependent Commercial or Industrial" with the intended use prioritized for water dependent commercial or industrial uses.

Per Borough Code Section 16.12.080E, the Assembly shall:

- 1) Determine whether the application shall move forward in the application process or be denied.
- 2) If it is to move forward, the Assembly shall schedule a public sale or exempt the application and disposal from public sale. If the application and disposal are exempted from public sale, the Assembly may authorize the Borough Manager to commence negotiations for disposal, the final terms of which are subject to approval by the Assembly.

For the purpose of this agenda item, the Assembly shall satisfy the requirements of Step 1) and Step 2), above. A resolution to approve the application moving forward in the manner determined by the Assembly will be drafted for the April 15, 2024 Assembly meeting.

**16. Communications**

**A. Correspondence Received Since March 14, 2024**

**17. Assembly Discussion Items**

**A. Assembly Member Comments**

**B. Recognitions**

**18. Adjourn**



# Petersburg Borough

12 South Nordic Drive  
Petersburg, AK 99833

## Meeting Minutes Borough Assembly Regular Meeting

Monday, March 18, 2024

6:00 PM

Assembly Chambers

### 1. Call To Order/Roll Call

Mayor Jensen called the meeting to order at 6:10 pm.

#### PRESENT

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

### 2. Voluntary Pledge of Allegiance

The Pledge was recited.

### 3. Approval of Minutes

#### A. March 4, 2024 Assembly Meeting Minutes

The March 4, 2024 meeting minutes were approved as submitted.

Motion made by Assembly Member Fine-Walsh, Seconded by Assembly Member Newman.

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

### 4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

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

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly

Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

**5. Public Hearings**

**A. Public Hearing for Ordinance #2024-01: An Ordinance Amending Section 16.12.160, *Required Authorization for Disposal of Borough Real Property*, of the Petersburg Municipal Code to Increase the Assessed Property Value Requirement for Sale or Exchange of Borough Property to be Ratified by the Voters of the Petersburg Borough**

Debra O'Gara, speaking in her capacity as President of the Petersburg Indian Association, spoke in support of Ordinance #2024-01.

Cindy Lynn, representing herself, expressed concerns about the definitions of public benefit and affordable housing and the application process in Ordinance #2024-01.

**B. Public Hearing for Ordinance #2024-02: An Ordinance Amending Section 16.12.030 of the Petersburg Municipal Code to Allow for Disposal of Borough Land for a Public Benefit Purpose**

No testimony was given.

**C. Public Hearing for Ordinance #2024-03: An Ordinance Adjusting the FY 2024 Budget for Known Changes**

Cindy Lynn, representing herself, expressed concerns about the \$60,000 budget line item for legal fees.

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

Almont Lindsey, representing himself, spoke in opposition to Ordinance #2023-04.

Ralph Strickland, representing himself, spoke in support of Ordinance #2023-04.

**6. Bid Awards**

There were no bid awards.

**7. Persons to be Heard Related to Agenda**

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

Andrew Mazzella, representing his company, Fierce Allegiance, spoke about the negotiations to purchase the OBI bunkhouse and the lease assignment.

**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**

There were no consent agenda items.

**11. Report of Other Officers**

**A. Borough Safety Committee Report**

A written report was provided by the Borough Safety Committee.

**12. Mayor's Report**

Mayor Jensen read the Mayor's report into the record.

**13. Manager's Report**

**A. March 18, 2024 Manager's Report**

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

**14. Unfinished Business**

**A. Ordinance #2024-01: An Ordinance Amending Section 16.12.160, *Required Authorization for Disposal of Borough Real Property*, of the Petersburg Municipal Code to Increase the Assessed Property Value Requirement for Sale of Exchange of Borough Property to be Ratified by the Voters of the Petersburg Borough - Third and Final Reading**

If adopted in three readings, Ordinance #2024-01 will increase the assessed property value requirement for sale or exchange of Borough land to be ratified by Borough voters from \$500,000 to \$1,500,000 (as amended and unanimously approved by the Assembly in the second reading). The last time the requirement was amended was in 1990, when it was increased from \$100,000 to \$500,000.

A motion to amend Ordinance #2024-01 to add Section E was unanimously approved.

Section E: An ordinance or resolution adopted under this section shall set forth the known terms of the proposed sale or exchange in sufficient detail so that the public is adequately informed and can appropriately comment on the proposed transaction, including (i) the legal description and street address of the property(ies), (ii) the method of sale (competitive bid versus direct negotiated sale), (iii) the identity of the purchaser (if known), (iv) the purchase or exchange price (if known), (v) any terms of payment, (vi) the assessed value of the borough property and any property appraisal values known to the borough, (vii) the public benefits of the proposed sale or

exchange or explanation of how the sale or exchange is in the best interest of the community, (viii) any anticipated development of the property, and (ix) any safeguards established to ensure receipt of the anticipated public benefit or interest.

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

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

Ordinance #2024-01, as amended, was approved in its third reading by unanimous roll call vote.

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

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

**B. Ordinance #2024-02: An Ordinance Amending Section 16.12.030 of the Petersburg Municipal Code to Allow for Disposal of Borough Land for a Public Benefit Purpose - Third and Final Reading**

If adopted in three readings, Ordinance #2024-02 will provide for disposal of Borough real property for less than the assessed or appraised value, or for other forms of consideration in addition to or in lieu of, in whole or in part, direct monetary payment to the Borough, when the proposed disposal is for a project meeting both of the following requirements: (1) the project consists of economic development consisting of installation, construction, or operation of new or expanded industrial, manufacturing, or commercial facilities; construction of affordable housing; or construction of large residential housing developments creating twenty (20) or more residential lots that would address the shortage of reasonably priced housing within the borough; and (2) the assembly determines the project will result in a significant short- or long-term public benefit to the Petersburg Borough. "Public benefit", as used hereunder, means a project that provides one or more positive economic or noneconomic impacts on the community that in the assembly's determination outweigh maximizing the direct monetary payment to the borough. Ordinance #2024-02 was approved in its first and second readings.

In the third reading of Ordinance #2024-02, the Assembly approved the following amendments.

**Amendment 1:** Section B (1) Decrease number of residential lots from twenty (20) to five (5).

**Amendment 2:** Section C (1) Add "is subject to assembly approval" and "financial plan" so it will now read: the application is subject to assembly approval and shall include, at a minimum, a conceptual plan, a financial plan and a development timeline;

**Amendment 3:** Section C (2)(a): Add the sentence: "The applicant is required to pay for appraisal of the property."

**Amendment 4:** Section C (2): Remove the sentences: "Any disposal proposing an economic development project shall be reviewed by the Petersburg Economic Development Council (PEDC). Following receipt of planning commission recommendations, as well as PEDC or other board or commission comments."

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

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

Voting Nay: Vice Mayor Marsh

**Amendment 5:** Section F: Change "may" impose specific project requirements and conditions to "shall" impose specific project requirements and conditions; was unanimously approved.

Ordinance #2024-02, as amended, was approved in its third and final reading, by a vote of 6-1.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Fine-Walsh.

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

Voting Nay: Vice Mayor Marsh

**C. Ordinance #2024-03: An Ordinance Adjusting the FY 2024 Budget for Known Changes - Second Reading**

If adopted in three readings, Ordinance #2024-03 will 1) transfer funds approved by the Assembly in the FY 2023 budget to begin the GIS Capital Project; 2) utilize \$9,000 of the Property Development Fund for conceptual plan design for parking and traffic flow improvements to better serve the Stedman Elementary School and the Petersburg Children's Center; 3) increase the Fire Department's Machine and Equipment budget by \$11,500 to purchase mounting cradles for Getec Tablets used for computer aided dispatch and for two Starlink Mobile units; 4) transfer \$367,599 from the General Fund FY 2023 Surplus to the Assisted Living Facility to cover the facility's operating deficit; 5) transfer \$41,616 from the Electric Department reserves to their Travel & Training budget to cover new employee moving/hiring expenses and EMD training for our Power Generation/Mechanic/Operator position; 6) transfer \$10,000 from the Sanitation Department reserves to their Machinery & Equipment budget to purchase two 20' shipping containers to store household hazardous waste items at the Landfill; 7) transfer \$12,700 to the Community Development Department to provide Petersburg with an ICC-certified official while the new Building Official is

working through his credentials and \$5,000 to the Community Development Travel & Training budget to send two employees to the International Code Council conference for continuing education credits and additional training; 8) transfer \$23,399 to the Finance Department's Auditing Expenses budget to cover the Borough auditor's fees for FY 2024; 9) transfer \$60,000 to the Borough's Attorney Fees budget to cover extra expenses incurred by the Kerr and Koenigs lawsuits; and 10) transfer \$30,017 to the Borough's Property Insurance budget due to increased property insurance premiums. Ordinance #2024-03 was approved in its first reading by a vote of 6-1.

Elderly Housing Director Lopez requested to add the Elderly Housing Entrance Repair Project to the supplemental budget in the amount of \$50,000 (from the Mountain View Manor Elderly Housing reserves) to put the project out to bid. A design proposal prepared by Harai & Associates to correct structural issues on the main entrance ramp and cover caused by rot and deterioration of the wood is attached.

A motion to amend the ordinance to add \$50,000 to the Elderly Housing budget to repair the entrance was unanimously approved.

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

Assembly Member Marsh made a motion to remove the \$60,000 budget line item for legal fees to be voted on separately, Assembly Member Schwartz seconded the motion. After some discussion, Assembly Member Marsh withdrew the motion, Assembly Member Schwartz seconded the motion for withdrawal.

Ordinance #2024-03, as amended, was approved in its second reading, by a vote of 6-1.

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

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

Ordinance #2024-04, if approved in three readings, will remove the prohibition of the discharge of firearms in the Frederick Point East area to include immediately adjacent lands. The Assembly unanimously approved Ordinance #2024-04 in its first reading.

By unanimous roll call vote, Ordinance #2024-04 was approved in its second reading.

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

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

**E. Assignment of Ocean Beauty, Inc. Lease to Fierce Allegiance Development, LLC (Postponed from the February 5, 2024 Assembly Meeting)**

Fierce Allegiance Development, LLC is in the process of purchasing the Ocean Beauty bunkhouse located at 18 Harbor Way and requests to assume the Ocean Beauty lease located across the street from the bunkhouse to be used for loading fish product and for providing parking spaces for tenants of the development. At a February 21, 2024 meeting, the Harbors and Ports Advisory Board unanimously supported the assignment of lease to Fierce Allegiance Development, LLC.

By unanimous roll call vote, the Lease Assignment to Fierce Allegiance was approved, contingent on the closing of the sale of the bunkhouse property located at 18 Harbor Way by Ocean Beauty to Fierce Allegiance Development LLC.

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

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

**15. New Business**

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

If approved in three readings, land conveyed to the Borough in a tax foreclosure proceeding will be offered for public sale.

By unanimous roll call vote, Ordinance #2024-05 was approved in its first reading.

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

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

**B. Resolution #2024-04: A Resolution Supporting Senate Concurrent Resolution No. 10 (SCR 10), Introduced During the Second Session of the Thirty-Third Alaska Legislature, Establishing a Joint Legislative Seafood Industry Task Force**

**with the Inclusion of an Elected Local Official from a Coastal, Fisheries-Interdependent Community**

If adopted by the Assembly, Resolution #2024-04 will convey to the Alaska Legislature Petersburg's support for establishing a Joint Legislative Seafood Industry Task Force, to include an elected local official from a coastal fisheries-interdependent community, to address elements of the current economic peril of the state's seafood industry and to develop a long-term vision for the industry as a critical element of the state's economic future.

By unanimous roll call vote, Resolution #2024-04 was approved.

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

**C. Scow Bay Generator #2 Design/Build Bid Package Professional Services Award**

Utility Director Hagerman requests approval to award a professional services contract to Marine Services, Inc. to develop the Scow Bay Generator #2 Design/Build Bid Package for an amount not to exceed \$164,330.

Director Hagerman clarified that the contract is to be awarded to Electric Power Systems. Marine Services is the supplier of the generator.

By unanimous roll call vote, the professional services contract award to Electric Power Systems was approved.

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

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

**16. Communications**

**A. Correspondence Received Since February 20, 2024**

**17. Assembly Discussion Items**

**A. Assembly Member Comments**

There were no comments.

**B. Recognitions**

There were no recognitions.

## 18. Adjourn

Meeting was adjourned at 7:32 pm.

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

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



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE 550 West 7th Avenue, Suite 1600 Anchorage, AK 99501 Main: 907.269.0350

March 14, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Kito's Kave Inc DBA: Kito's Kave Bar & Liquor VIA email: kitoskave@gci.net; brenda@jdwcounsel.com Local Government 1: Petersburg Borough Local Government 2: Petersburg Via Email: dthompson@petersburgak.gov; bregula@petersburgak.gov Community Council: N/A Via Email: N/A

RE: Package Store License #590 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Fields include License Number (590), License Type (Package Store), Licensee (Kito's Kave Inc), Doing Business As (Kito's Kave Bar & Liquor), Physical Address (200 Chief John Lott), Designated Licensee (Diane Otness), Phone Number (425-971-1652), Email Address (kitoskave@gci.net; brenda@jdwcounsel.com)

[X] License Renewal Application [ ] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the April 16th, 2024, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The



board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

**Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)**

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov)

Sincerely,



Joan M. Wilson, Director  
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE 550 West 7th Avenue, Suite 1600 Anchorage, AK 99501 Main: 907.269.0350

March 14, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Kito's Kave Inc DBA: Kito's Kave Bar & Liquor VIA email: kitoskave@gci.net; brenda@jdwounsel.com Local Government 1: Petersburg Borough Local Government 2: Petersburg Via Email: dthompson@petersburgak.gov; bregula@petersburgak.gov Community Council: N/A Via Email: N/A

RE: Beverage Dispensary License #589 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Fields include License Number (589), License Type (Beverage Dispensary), Licensee (Kito's Kave Inc), Doing Business As (Kito's Kave Bar & Liquor), Physical Address (200 Chief John Lott), Designated Licensee (Diane Otness), Phone Number (425-971-1652), Email Address (kitoskave@gci.net; brenda@jdwounsel.com).

[X] License Renewal Application [ ] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the April 16th, 2024, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The

board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

**Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)**

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov)

Sincerely,



Joan M. Wilson, Director  
907-269-0350



# Petersburg Medical Center

Borough Assembly Report – April 2024 – Phil Hofstetter, CEO

## FY24-28 Strategic Plan Goals, Priorities, and Benchmarks

### Community Engagement:

- March 22: Suicide prevention training and workshops.
- March 23: Community Health and Safety Fair. The biennial community health and safety fair was well attended. As part of the event, a total of 2,069 blood tests were conducted over the course of 3 weeks, similar to previous health fair events. This year's activities included kids' activities; fitness class demonstrations; and presentations from PMC providers, WAVE representatives and the 2024 guest speaker, Dr. Janet Peterson, DrPH, RD, WEMT. Additional weekend learning opportunities included suicide prevention trainings from the Juneau Suicide Prevention Coalition and a Wilderness First Aid course.
- March 24: Wilderness First Aid Course, brought to the community by PMC, PVFD and Base Medical.
- March 28: KFSK PMC Live.
- April 6: PMC participates in DOT emergency preparedness drill.



### Financial Wellness:

- Accounts Receivables (AR) is still hovering about 70 days and the revenue cycle team continues to work on improving this to get to target of 55 days.
- Financials were reviewed by the board resource committee for presentation at the full board during the monthly board meeting on March 28.
- There was a large Medicare cost report settlement of ~ \$1M received earlier this week.
- Capital and Operational Budget for FY25 is being prepped and developed in the next few months.

### Workforce Wellness:

- The annual employee forum will be held toward the end of April and there will be a facility-wide employee survey that will be completed to assess workplace satisfaction.
- PMC values the health and wellness of our staff. During this year's community Health Fair, PMC covered employees' basic health fair panel (value \$50) for all employees. This benefit was also available to spouses who are on PMC insurance.

## Facility:

- The new site is steadily being backfilled with rock from the city quarry with good progress.
- PMC submitted a FY25 Congressionally Directed Spending request to Senator Murkowski and a FY25 Community Project Funding request to Rep. Mary Peltola. These requests focus on funding for the new facility hospital phase 4 of the project.
- Last week, a postcard mailer on the new facility project was sent to all Petersburg PO Box holders. The initiative is to encourage community members to reach out to their legislators in support of the new facility project.
- Request for Proposals: Project Management Services. PMC solicited proposals for professional Project Management services for the WERC and replacement of the main hospital building. Proposals were due March 12, 2024. The selected Project Manager will act as PMC's representative, overseeing both the WERC and the Main Hospital Building. A Selection Committee is assessing and evaluating proposals.
- Updates: Project updates are available on the PMC website under the "New Facility & Planning" tab: <https://www.pmcak.org/new-building.html>.



## Patient-Centered Care:

- The Hologic 3D Mammography unit was installed and is now operational. This will improve the accuracy and quality of mammography in Petersburg. Thank you to the Assembly/Borough for capital support for this equipment!
- The State of Alaska Survey team was here the week of March 4 for the annual LTC Health Care facilities inspection and for Fire, Life Safety. The survey team was very thorough and was accompanied by a Federal surveyor for oversight and training purposes. Surveyors commented on the excellent care of residents in PMC LTC. PMC is awaiting the official health survey results.
- PMC's new fall prevention programs, Bingocize and Tai Ji Quan: Moving for Better Balance, have had over 50 community members participating. The second set of sessions for both programs began the week of March 18.
- Specialty Clinic: Optometry Clinic is scheduled for March 25-April 3. Psychiatrist will be onsite in March and again in May. Dermatology Clinic is scheduled for its second clinic in May.



NOW SCHEDULING

# DERMATOLOGY CLINIC

with Cameron French, PA-C

May 20th-24th

- Skin Checks
- Mole, lipoma, and skin cancer removals
- Psoriasis, acne, atopic dermatitis, and skin abnormalities
- Cosmetic Botox

907-772-5792 for scheduling

**BINGOCIZE**

BINGO + EXERCISE = BINGOCIZE

A fun FREE 10-week evidence-based program that combines the game of bingo with inclusive exercises for everyone!

Hosted by Petersburg Medical Center and Parks & Recreation

**"New Session" Starts March 18th Mon/Wed 10-11am**

Community Center Activity Room

**PLAY BINGO FOR THE HEALTH OF IT!**

- Fall Prevention
- Social Engagement
- Trivia & Music

## Notes from SEAPA Board Meeting of March 14, 2024

-SEAPA ended fiscal year 2023 with Net Income of \$780,868 compared to \$638,722 in 2022. The increase is a result of Petersburg buying more power from SEAPA as a result of Crystal Lake hydro being rebuilt and also load growth in Ketchikan that resulted in higher sales than anticipated in that community.

-Power sales to the 3 communities increased by about 3.5% in 2023.

-There has always been a focus on safety, however in 2024 SEAPA transitioned to a service called the Health and Safety Institute as the agency's safety training system. To date the on-line modules with accountability have been accepted by staff and effective in continuing the safety culture at SEAPA.

-The Board awarded brushing and clearing contracts to Copper Ridge LLC, based in Ketchikan, to accomplish the next scheduled phases of the agency's vegetation management plan.

-The Board approved contracts for the Ketchikan Substation upgrade design and is hoping to include the Wrangell transformer upgrade design in the consultant's scope in the future. Both have been on the replacement and renewal plan and are critical to continued service to Wrangell and Ketchikan. The Petersburg transformer is in good condition with plenty of capacity.

-SEAPA applied for a \$4M grant through the Alaska Energy Authority (AEA) for the Tyee Third Turbine project. The grant application made the list and the AEA recommended to legislatures that \$4M (the full amount SEAPA requested) be funded. The third turbine offers many benefits to the three communities through additional spinning inertia, additional generation capacity, and increased ability to meet peak generation required by the member communities.

- The Board approved modifications to the job requirements of a Control Systems Engineer who may work remotely but also travel to Ketchikan and/or the hydro sites monthly. The agency has been trying to fill the position for more than three years and has increased the salary and benefits three times. One applicant turned the job down after looking at housing availability. The CEO has a prospective candidate currently in mind and the skills this individual would bring to the agency are critical to the FERC relicensing efforts, the Tyee third turbine project, substation upgrades and more.

-The Board approved a contract with Kleinschmidt Associates, Inc. to work on the Tyee Lake FERC License amendment that will focus on adding the third turbine.

- The Board discussed SEAPA's investment policy and a conceptual cash policy and asked that reviews of these policies occur at the next board meeting.
- The CEO is reviewing a draft report on the prospects of adding solar power to the SEAPA system and will provide more information to the Board about how this type of energy may be integrated into the grid at the next Board meeting.
- The Tye lake level is in extremely good condition. As of February 28<sup>th</sup>, lake elevation was 1375 feet and 85% full. That is 60 feet above the curtailment curve. By comparison that is 45 feet higher and 30% fuller than we were at that date last year.
- The lake level at Swan is also in a very healthy condition. As of February 28<sup>th</sup>, the lake was at elevation 325 feet and 75% full. By comparison this is 15 feet higher and 25% fuller than it was at that date last year.
- 2024 model predictions call for a transition from El Nino to La Nina weather patterns. The present forecast is for a change from above-average oceanic temperatures starting in June to below-average oceanic temperatures throughout the summer in the Northern Hemisphere. In theory this will result in a warm wet spring / early summer changing to a cooler dryer late summer and fall / winter.
- Snow surveys will be conducted in April by SEAPA staff and we will have more information at that time in regard to the snow pack's health and impacts to lake levels this spring and summer.
- SEAPA's next Board meeting will be in Wrangell June 26 and 27.





**Borough Manager's Report  
Assembly Meeting 1 April 2024**

- ❖ Spring maintenance is in full swing in the Harbors. Harbor crew is busy winterizing the snow equipment and cleaning up the floats and parking lots.
- ❖ The tour ship schedule has firmed up, with the bankruptcy filing in February by the Ocean Victory parent company we have dropped to 104 stops for the upcoming season.
- ❖ Harbor staff is working with the USACE to schedule the completion of the dredge disposal site survey for mid-May. This should finalize the project and complete all the required aspects of closing out the job. OTHER THAN, hosting a ribbon cutting! The project manager has asked if the Petersburg Borough would join members of the USACE in celebrating the project completion at a ribbon cutting on May 19th at 11:00 am (during the Little Norway Festival). The Harbor Department will continue to aid the Corps in event planning and keep the Assembly updated.
- ❖ Harbormaster Wollen spent time this last week talking to a documentary film company about issues related to the disbandment of the Ocean Ranger program aboard large tour ships transiting SE Alaska. We talked about issues related to this growing industry and both the burdens as well as the economic opportunities associated with Alaska's unique environment.
- ❖ Harbor staff are working with the Harbor Board to review a draft concept for a Marine Industrial Overlay (MIO) that could be used to identify Borough properties that could best serve the community for higher marine industrial use.
- ❖ Wastewater staff has found the draft permit from EPA should be issued within two weeks. It will be sent to ADEC and the local tribe for initial comments prior to the full public posting and comment period. The WW department consultant has been apprised of the schedule and will be helping staff to formulate meaningful comments on the draft permit.
- ❖ Power and Light Staff met with the DOE hydro efficiency grant administrator on March 28th for the first negotiation meeting. PMPL has already sent the agency various information in response to their pre-award requests. The negotiations process is focused on how each project owner will comply with reporting and milestone achievement during the work.
- ❖ PMPL wishes to acknowledge the work of Pam Jensen, who is retiring from the utility this month. Pam has done a great job representing PMPL through her interactions with the customer base of the utility and has helped many that have come through our doors. We wish her the best of luck and thank her for her efforts!
- ❖ The Assessor is currently working on appeals. If an appeal cannot be settled, then it will be going to the Board of Equalization at the April 15th assembly meeting.

- ❖ Mayor Jensen and I met with the Executive Director of the Mental Health Land Trust to discuss the proposed South Mitkof subdivision. She made it clear the Trust is willing to move on to another subdivision if the Borough does not approve the plat. Mayor Jensen and I explained the Assembly's concerns. She asked the Borough if there is interest in signing the plat with the understanding the Trust would try and do an analysis to see if building roads in their subdivision would pay off for them. We also mentioned Senator Stedman was working on a possible solution, but it would not be available until the next legislative session.
- ❖ Petersburg will be hosting a transportation meeting set up by Alaska Municipal League to talk about regional transportation issues. We have invited PIA, Alaska DOT, Alaska Airlines, the Chamber of Commerce, Forest Service and Breakaway charters. AML will facilitate the meeting and Petersburg will take care of local logistics. Borough staff including Liz Cabrera and Chris Cotta have also been invited.
- ❖ We are planning how to turn a couple rooms at Assisted Living into double occupancy and what would need to be done to make it possible.
- ❖ Assisted Living is working on a reasonable way to get the Medicaid payments for the last three years onto a program that will help streamline the audit process.
- ❖ Petersburg Parks and Recreation will again be joining forces with the USCG and Auxiliary, school district, AK State Troopers, and Petersburg Rotary for our annual Kid's Don't Float event on April 22<sup>nd</sup> at the Aquatic Center. Keep an eye out for more information coming out in the next few weeks
- ❖ Managers and supervisors of the Streets dept and Water and Wastewater utilities met to discuss prioritization and scheduling of upcoming in-house maintenance and construction projects involving these departments.
- ❖ We are working with HR and Borough Administration to draft an apprentice mechanic program to incorporate into our Motor Pool operations plan. This may be one way that we can address our ongoing staffing shortage in the Motor Pool Dept.
- ❖ Our new fleet fueling system has been ordered. This hardware and software package will replace our decades-old, DOS-based system that is no longer supported. Karen is working with the supplier to preload as much data as possible into the new equipment with the goal of minimizing startup time once we have everything onsite.
- ❖ Sanitation Dept staff are working with ADEC and Southeast Conference to wrap up the remaining logistical details for the upcoming Rural Alaska Landfill Operator (RALO) class that will be held in Petersburg April 8-11. Personnel from Petersburg and several other Alaska communities are expected to attend this class, which will be primarily focused on solid waste baling operations.
- ❖ The Southeast Alaska Solid Waste Authority - working cooperatively with Southeast Conference and the City and Borough of Sitka - submitted a grant application to Denali Commission for regional solid waste management planning funds. If the application is successful, the SEASWA could receive up to \$500,000 for study and planning efforts for solid waste disposal in the Southeast region.
- ❖ Director Cotta is assisting Borough Administration and Deerstone Consulting with preparation of a grant submittal to Denali Commission for potential improvements to the Banana Point Breakwater.

**PETERSBURG BOROUGH  
ORDINANCE #2024-03**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING  
THE FY 2024 BUDGET FOR KNOWN CHANGES**

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

**Section 2. Purpose:** The purpose of this ordinance is to adjust the FY 2024 budget for known changes.

**Section 3. Substantive Provisions:** In accordance with Section 11.09(a) of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2023 and ending June 30, 2024 is adjusted as follows:

**Explanation:** Necessary revisions in the FY 2024 budget identified after adoption of the Budget. This is the second supplemental budget of the year.

<u>Account Number</u>	<u>Account</u>	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Amended Budget</u>
<b><u>FISCAL YEAR 2024 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u></b>				
<b>GIS Mapping Fund</b>				
410.000.501960	Electric Transfer Out to GIS Capital Project	0	(\$60,000)	(\$60,000)
420.000.501960	Water Transfer Out to GIS Capital Project	0	(\$15,000)	(15,000)
430.000.501960	Wastewater Transfer Out to GIS Capital Proj.	0	(\$15,000)	(\$15,000)
757.000.402240	GIS Capital Project Revenue from Transfer In	0	90,000.	\$90,000.
The Borough Assembly approved transfer of these funds in the FY2023 Budget. No activity occurred in FY2023 and the funds were never transferred. Requesting to make the transfer at this time to start on the project.				
<b>Property Development Fund</b>				
260.000.506525	Elementary School Parking	\$0	(\$9,000.)	(\$9,000.)
If approved by the Assembly these funds would be spent to hire Harai & Associates to design conceptual plans for parking improvements and improve traffic flow to better serve the Elementary school and the Petersburg Childrens Center.				

<b>Fire Department</b>				
110.525.506519	Machine and Equipment	(\$27,680.)	(\$11,500.)	(\$39,180.)
\$4,200 for mounting cradles for the Getec Tablets for computer aided dispatch the fire department purchased through the E911 fund. \$7,300 for two Starlink Mobile units.				
<b>General Fund - 50% of FY23 Surplus to Assisted Living Facility</b>				
110.000.501960	General fund Transfer Out to Assisted Living	\$0	(\$367,599)	(\$367,599)
480.000.402240	Assisted Living Facility Transfer In Revenue	\$0	\$367,599.	\$367,599.
In the Borough's Budget policy document it states that the Borough will designate 50% of the previous year's annual General Fund surplus into the Property Development Fund. It is being proposed to instead transfer these funds to cover the operating deficit by the Assisted Living facility. As of the end of FY23 the Assisted Living facility owed the General fund \$367,599.				
<b>PMPL – Electric Department – New Employee Expenses</b>				
410.000.501485	New Employee Moving Expenses	\$0	(\$21,825.)	(\$21,825.)
410.000.501430	Travel & Training	(\$41,400)	(\$41,616.)	(\$83,016.)
\$6,825 Moving Expenses for August Jewell (Apprentice Lineman) & \$15,000 Moving Expenses for Steve Harbour. (New Electrician) Travel & Training - \$32,761 is to cover August Jewell's (newly hired apprentice lineman) indenture debt with Cordova Electric Cooperative. \$8,855 to cover EMD training (technical and practical) at Engine Systems, Inc. in Rocky Mount, NC for Joe Poling (Power Generation/Mechanic Operator) April 20 <sup>th</sup> -May4 <sup>th</sup> . Joe was newly hired in June 2023 and PMPL would like to see this training occur before the next shut down.				
<b>Sanitation</b>				
440.000.506519	Machinery & Equipment	\$0	(\$10,000.)	(\$10,000)
To purchase two 20' shipping containers for storing household hazardous waste items at the Landfill. The canvas tent being used for this purpose was destroyed by a windstorm at Christmas.				
<b>Community Development</b>				
110.536.501412	Temporary Building Official	(\$5,300)	(\$12,700.)	(\$18,000.)
110.536.501430	Travel and Training	(\$1,675)	(\$5,000)	(\$6,675)
An additional \$12,700 is requested to provide Petersburg with an ICC-certified official while the new Building Official is working through all his credentials. \$5,000 will cover the cost of sending two attendees to the International Code Council conference to acquire continuing education credits for Joe Bertagnoli and additional training to prepare Eric Holl for certification.				
<b>Finance – Auditing</b>				
110.514.501413	Auditing Expenses	(\$70,000)	(\$23,399)	(\$93,399)
BDO's auditing fees were higher then we budgeted for in FY24.				

<b>General Fund – Attorney Fees</b>				
110.515.501410	Attorney Fees	(\$100,000)	(\$60,000)	(\$160,000)
Attorney Fees are projected to go above budget by fiscal year end due to two lawsuits.				
<b>General Fund – Property Insurance</b>				
110.576.501463	Property Insurance	(\$64,270)	(\$30,017)	(\$94,287)
Property insurance premiums in FY23 increased \$35,858.57 in the General Fund. General fund buildings include the Municipal Building, Aquatic Center, Community Gym, Fire Department, Scow Bay Fire Building, Library, Public Works, Clausen Museum, and the Visitors Center Building.				
<b>Elderly Housing – Entrance Repair Project</b>				
470.000.506530	Entrance Repair Project	(\$14,640.)	(\$50,000)	(\$64,640.)
To repair the entrance of the Elderly Housing Facility. This expense was added in the 2 <sup>nd</sup> reading of Ordinance 2024-03.				

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

**Section 5. Effective Date:** This ordinance shall become effective immediately after the date of its passage.

**Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 1st day of April, 2024.**

\_\_\_\_\_  
**Mark Jensen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Rebecca Regula, Deputy Borough Clerk**

Adopted:  
 Published:  
 Effective:

**PETERSBURG BOROUGH  
ORDINANCE #2024-04**

**AN ORDINANCE AMENDING SECTION 10.20.010, *DISCHARGE OF FIREARMS PROHIBITED*, OF THE PETERSBURG MUNICIPAL CODE, TO REMOVE PROHIBITION OF DISCHARGE OF FIREARMS IN THE AREA OF FREDERICK POINT EAST SUBDIVISION**

**WHEREAS**, PMC Section 10.20.010 prohibits the discharge of firearms in certain areas of the Petersburg Borough; and

**WHEREAS**, as currently written in Code, that area includes the Frederick Point East Subdivision and lands immediately adjacent thereto (see attached Exhibit A for a map of the current area where discharge of firearms is prohibited); and

**WHEREAS**, the intent of prohibiting the discharge of firearms is to prevent the discharge of firearms in residential and more populated areas of the Petersburg Borough, for safety reasons; and

**WHEREAS**, the Frederick Point East area is less populated than the remainder of the current firearms discharge prohibited area by a wide margin; and

**WHEREAS**, Frederick Point East Subdivision is accessed by Forest Service Road 6204, which is not maintained on a regular basis, and not at all during the winter months, making the Frederick Point East area largely inaccessible by land for law enforcement; and

**WHEREAS**, for the aforementioned reasons, the Petersburg Borough Assembly wishes to remove the Frederick Point East Subdivision and immediately adjacent lands from the designated area where the discharge of firearms is prohibited (see attached Exhibit B for a map of the proposed area where discharge of firearms would be prohibited upon adoption of this ordinance); and

**WHEREAS**, further, there is a typographical error in the description of the firearms discharge prohibited area, found in paragraph 2, and that error requires correction.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS**, Section 10.20.010 of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is in red and underlined and the language proposed for deletion is struck through.

**Section 1. Classification:** This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this ordinance is to amend Section 10.20.010 to remove the prohibition of the discharge of firearms in the area of the Frederick Point East Subdivision of the Petersburg Borough.

**Section 3. Substantive Provisions:**

**10.20.010 Discharge of firearms prohibited.**

- A. It is unlawful for any person, except a peace officer or other state or local official performing a lawful duty, to fire or discharge any firearm within the following described areas of the borough:
  - 1. ~~All land located to the east of Forest Road 6204 from the marker located at approximately mile 7.9 south to the marker located at approximately mile 10.0 (Frederick Point East Subdivision).~~
  - 2. All land located to the north and west of a line from Frederick Point to the highest point in Section 8, T59S, ~~R90E~~ **R80E**; to the highest point in Section 7, T59S, R80E; to the highest point in Section 13, T59S, R79E; to the highest point in Section 23, T59S, R79E; then due south to the boundary line of Service Area 1.

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

**Section 5. Effective Date:** This ordinance shall be effective immediately upon final passage.

**PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
**Mark Jensen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Debra K. Thompson, Borough Clerk**

Adopted:  
Published:  
Effective:

**PETERSBURG BOROUGH  
ORDINANCE #2024-05**

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

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

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

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

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

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

**THEREFORE, the Petersburg Borough ordains,**

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

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

**Section 3. Substantive Provisions:**

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

Parcel Number 02-283-130



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

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

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

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

\_\_\_\_\_  
Mark Jensen, Mayor

ATTEST:

\_\_\_\_\_  
Debra K. Thompson, Borough Clerk

Adopted:  
Published:  
Effective:

**PETERSBURG BOROUGH, ALASKA  
RESOLUTION #2024-05**

**A RESOLUTION IN SUPPORT OF SB121/HB226: PROTECTING PATIENT FREEDOM OF PHARMACY CHOICE AND ACCESS TO MEDICATIONS**

**WHEREAS**, the Petersburg Borough, a small community in southeast Alaska with an independent pharmacy and hospital which are important to the well-being of local residents; and

**WHEREAS**, Senate Bill 121 (SB121) and House Bill 226 (HB226) aim to protect patient freedom of pharmacy choice, guarantee access to necessary medications within local communities, and ensure patients receive safe and timely access to clinician-administered medications, thereby preventing negative health consequences resulting from delays in care; and

**WHEREAS**, SB121/HB226 serve to mitigate potential barriers to care, particularly in rural and underserved areas, by ensuring that patients have convenient access to the medications and services they require for optimal health outcomes;

**WHEREAS**, the Petersburg Borough supports the need for transparency in the control of costs.

**THEREFORE, BE IT RESOLVED** that the Petersburg Borough is in full support for Senate Bill 121 and House Bill 226, recognizing their significant contributions to protecting patient freedom of pharmacy choice, enhancing access to essential medications, and promoting timely access to clinician-administered treatments; and

**BE IT FURTHER RESOLVED** that the Petersburg Borough Assembly urges legislators and policymakers to prioritize the passage and implementation of SB121/HB226 to uphold the fundamental rights of patients, safeguard public health, and ensure equitable access to quality healthcare services throughout the state of Alaska.

**PASSED AND APPROVED by the Petersburg Borough Assembly on April 1, 2024.**

\_\_\_\_\_  
**Mark Jensen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Rebecca Regula, Deputy Borough Clerk**

**ASSIGNMENT AND ASSUMPTION AGREEMENT,**  
**with LEASE AMENDMENT**

This Assignment and Assumption Agreement, with Lease Amendment (“Agreement”) is entered into as of the date of the last signature below, by and among the Petersburg Borough, successor-in-interest to the City of Petersburg, of PO Box 329, Petersburg, AK, 99833 (“Lessor”), Trident Seafoods Corporation, of 5303 Shilshole Ave NW, Seattle, WA, 98107 (“Assignor”), and E.C. Phillips and Son, Inc., of PO Box 7095, Ketchikan, AK, 99901 (“Assignee”). Lessor, Assignor, and Assignee are collectively referred to herein as "the parties".

**Recitals**

**A.** The Assignor is the current Lessee under a Lease Agreement with a term commencing September 1, 1990, recorded in the Petersburg Recording District at Book 35, Pages 960-969 ("Lease"). The Petersburg Borough, as the successor-in-interest to the former City of Petersburg, is the Lessor under the Lease. Terms defined in the Lease shall have the same meaning herein.

**B.** The property subject to the Lease is described as follows:

Lot 1C, Block E, a Tidelands Subdivision located within an unsubdivided portion of Alaska Tidelands Survey No. 9, according to Plat 90-31, recorded on November 23, 1990 in the Petersburg Recording District, First Judicial District, State of Alaska

**C.** Assignor desires to assign and delegate to Assignee, and Assignee desires to assume from Assignor, all of Assignor’s rights, duties, interests and liabilities under the Lease.

**D.** Lessor is willing to consent to said assignment under certain terms and conditions, and those terms and conditions, as set out below, are agreeable to the Assignor and Assignee.

**Agreement**

In consideration of the mutual covenants set forth in this Agreement, the parties hereby agree as follows:

-----  
Assignment and Assumption Agreement,  
with Lease Amendment  
Page 1

**A. Assignment of Lease.**

Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest in and to the Lease. This assignment is subject to all terms and conditions set forth in the Lease, as amended. Notwithstanding the assignment of the Lease, Assignor agrees that it shall remain fully liable for all obligations of the Lessee under the Lease coming due or to be performed after the date of the assignment, as set forth in Section 9.1 of the Lease.

**B. Assumption of Obligations.**

Pursuant to the terms and conditions of the Lease, as amended, Assignee hereby assumes all obligations of Assignor under the Lease, including but not limited to, the obligations to pay rent and obtain insurance.

**C. Lessor's Consent.**

Lessor hereby consents to the assignment of the Assignor's interest in the Lease to Assignee. This Consent is a consent only to such direct assignment from Assignor to Assignee and is not a consent to, nor a waiver of, any requirement to obtain Lessor's consent to any other or further assignment of the Lessee's interest in the Lease. It is expressly agreed that this Consent shall not affect any duty, obligation or liability imposed on Lessee under the Lease.

**D. Lease Amendment.**

The parties agree that Section 12.1 of the Lease, entitled Insurance, is hereby amended as follows:

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

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

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

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

**E. Other Provisions.**

1. The persons executing this Agreement represent and warrant that each is authorized to execute and enter into this Agreement on behalf of the party for whom s/he has signed and that this Agreement is binding on such party without further action or approval.

2. Any notices, requests, demands and other communications provided for hereunder shall be in writing and sent by U.S. Mail, hand-delivered, or sent by electronic mail to the addresses indicated below:

If to the Lessor:

Petersburg Borough  
 PO Box 329  
 Petersburg, AK 99833  
 dthompson@petersburgak.gov

If to the Assignor:

Trident Seafoods Corporation  
 5303 Shilshole Ave NW  
 Seattle, WA, 98107  
 legalnotice@tridentseafoods.com

If to the Assignee:

E.C. Phillips and Son, Inc.  
 PO Box 7095  
 Ketchikan, AK, 99901  
 xp@arcticpearl.ca

Any party may change its address for notice purposes by giving each of the other parties notice of such change in the manner aforesaid. The above addresses shall amend those set out in paragraph 15.2 of the Lease.

3. The parties agree that this Agreement may be recorded and shall constitute a notice or memorandum of lease for purposes of notifying the public as to the terms of the Agreement.

4. This Agreement may be executed by the parties hereto by electronic signature and in counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

5. This Agreement shall be immediately effective.

*[Signatures on following pages]*

**ASSIGNOR:**

**Trident Seafoods Corporation  
5303 Shilshole Ave NW  
Seattle, WA, 98107**

\_\_\_\_\_  
By: Joseph Bundrant  
Its: Chief Executive Officer  
Dated : \_\_\_\_\_

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF KING        )

THIS IS TO CERTIFY that before me, the undersigned Notary Public for the State of Washington, duly commissioned and sworn as such, personally appeared Joseph Bundrant, to me known to be the individual named in and who executed the foregoing instrument as the Chief Executive Officer of Trident Seafoods Corporation, and acknowledged to me that he signed the same in the name of and for and on behalf of Trident Seafoods Corporation as his free and voluntary act and deed, under proper authority, for the uses and purposes therein mentioned.

DATED: \_\_\_\_\_

\_\_\_\_\_  
[Notary Signature]

\_\_\_\_\_  
[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Washington  
My appointment expires: \_\_\_\_\_

**ASSIGNEE:**

**E.C. Phillips and Son, Inc.  
PO Box 7095  
Ketchikan, AK, 99901**

\_\_\_\_\_  
By: Stephen Liu  
Its: Chief Executive Officer

Dated : \_\_\_\_\_

STATE OF ALASKA            )  
  ) ss.  
FIRST JUDICIAL DISTRICT    )

THIS IS TO CERTIFY that before me, the undersigned Notary Public for the State of Alaska, duly commissioned and sworn as such, personally appeared Stephen Liu, to me known to be the individual named in and who executed the foregoing instrument as the Chief Executive Officer of E.C. Phillips and Son, Inc., and acknowledged to me that he signed the same in the name of and for and on behalf of E.C. Phillips and Son, Inc. as his free and voluntary act and deed, under proper authority, for the uses and purposes therein mentioned.

DATED: \_\_\_\_\_

\_\_\_\_\_  
[Notary Signature]

\_\_\_\_\_  
[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska

My appointment expires: \_\_\_\_\_

**LESSOR:**

**Petersburg Borough  
PO Box 329  
Petersburg, AK 99833  
a municipal corporation of the State of Alaska**

\_\_\_\_\_  
By: Stephen Giesbrecht  
Its: Manager

Dated : \_\_\_\_\_

STATE OF ALASKA            )  
  ) ss.  
FIRST JUDICIAL DISTRICT )

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

DATED: \_\_\_\_\_

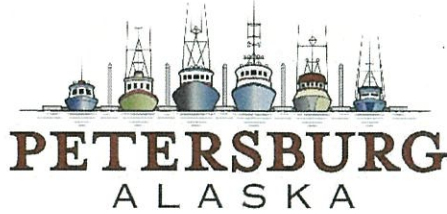
\_\_\_\_\_  
[Notary Signature]

\_\_\_\_\_  
[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska

My appointment expires: \_\_\_\_\_





<b>Office Use:</b>
Rec'd. by: <i>BR</i>
Date Rec'd: <i>3.27.2024</i>

Application For Assignment or Sublease of Borough Lands or Tidelands Lease

Please return completed and signed application to the Borough Clerk's Office, along with an accurate drawing or asbuilt survey, showing the location of all improvements currently located on the property.

Assignment

Sublease

**Current Lessee Information:**

Name: Trident Seafoods Corporation

Mailing Address: 5303 Shilshole Ave NW, Seattle WA 98107

Email Address: legalnotice@tridentseafoods.com

Tele./Fax Nos.: (206) 783-3818 fax (206) 781-7883

SOA Bus. Lic. No.: 193504

Type of Business Entity (i.e. corporation, LLC, partnership, d/b/a, etc.), including State of incorporation or organization: Corporation

SSN/Tax Id. No.: 47-0702463

**Proposed New Lessee or Sublessee Information:**

Name: E. C. Phillips and Son, Inc.

Contact Person Stephen Liu

Mailing Address: P.O. Box 7095, Ketchikan, AK 99901

Email Address: xp@arcticpearl.ca

Tele./Fax Nos.: Phone: (907) 247-7975 Fax: (907) 225-7250

SOA Bus. Lic. No.: 294510

**Proposed New Lessee or Sublessee Information: (cont'd)**

Type of Business Entity (i.e. corporation, LLC, partnership, d/b/a, etc.), including State of incorporation or organization: Alaska corporation

SSN/Tax Id. No.: 43 - 2005190

**Current Lease Information:**

Parcel ID #: Lot 1C Block E Plat 90-31

Legal Description of Leased Property: Tideland – Lot 1C Block E Subdivision of Alaska Tideland Survey No. 90-31, Petersburg Recording District, First Judicial District, State of Alaska

Expiration Date of Lease: 10/31/2025

Description and estimated value of all improvements currently located on Leased Property:

Borough assessor's statement of valuation for leased property is \$ 44,000 as reflected in 2020 assessment records. Lease rate is 6% of assessed value, 2020 – 2025 rate of \$ 2640.

**Assignment/Sublease of Lease Information:**

Intended Purpose and Use for leased property by Proposed New Lessee/Sublessee, including (i) a thorough description of any equipment, materials, facilities or improvements to be constructed, installed or otherwise placed upon the property in the future and the use of each such item, attaching a map showing the placement of all current and planned equipment, materials, facilities and improvements on the site; (ii) a plan for removal of any waste or refuse from the site; (iii) a comprehensive outline of new lessee/sublessee's anticipated activities at the site, including dates of operation and number of persons at the site; (iv) a plan for restoration and reclamation of the leased property to its original condition upon expiration or termination of the lease; and (v) if a sublease is proposed, the term of the proposed sublease; please attach a copy of the proposed sublease: (attach additional sheets if necessary):

Leased property is submerged tidelands, adjacent to dock and fish processing plant used for the purchasing of fish and delivery of ice. No change in use from previous lessee.

- i) No additional equipment, facilities to be constructed on the property
- ii) Refuse will be removed from property as per all manufacturing and environmental plans and per lease agreement. Removal of any refuse, construction materials and seafood waste, will be promptly completed upon identification through means necessary ie. Diver
- iii) Tidelands adjacent to dock which is utilized for offloading of fish from vessels and delivering of ice. No change from activities of prior lessee. Plant will operate Jan – Dec. Employees within area

will be on dock during activities, with a maximum of ten.

iv) No change to current state to be done.

v) Assignment only.

Do any of the uses listed in the preceding section require federal, state or local permits? If yes, list all:

1) Alaska Department of Environmental Conservation Permit to Operate

2) National Marine Fisheries Federal Processors Permit

3) National Marine Fisheries Registered Buyer Permit

4) Alaska Dept of Revenue Fisheries Business License

Are the uses listed consistent with the Borough Comprehensive Plan? If yes, please describe:

Yes, per the original lease agreement recitals and further assignments, the land use(s) are within classified and permitted land uses.

The Current Lessee and the proposed New Lessee/Sublessee hereby request approval of assignment or sublease of the above-described Lease. The parties understand that the Borough may request additional information and documents upon review of this application. The parties hereby certify that they have reviewed Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to this particular application) and understand the Code requirements.

Dated: March 26, 2024

**Current Lessee:** Trident Seafoods Corporation

DocuSigned by: (printed name)  
*Joseph L. Bundrant*

Signature

Joseph L. Bundrant

Printed Name

CEO

Title of Signatory (if an entity)

Dated: March 26, 2024

**New Lessee or Sublessee:** E. C. Phillips and Son, Inc.  
(printed name)

DocuSigned by:  
Stephen Liu  
Signature B68A43422D4A4A9...

Stephen Liu  
Printed Name

CEO  
Title of Signatory (if an entity)

4883-5579-6146, v. 2

2007-000550-0

Recording Dist: 110 - Petersburg  
7/3/2007 12:57 PM Pages: 1 of 4

A  
L  
A  
S  
K  
A



ce

Record in the Petersburg Recording District.

**ASSIGNMENT OF LEASE**

A. Effective August 6, 1990, the City of Petersburg ("Lessor"), whose mailing address is PO Box 329, Petersburg, Alaska, 99833 and Silver Lining Seafoods Company ("Silver Lining"), entered into a Lease agreement ("lease") for tidelands located in Petersburg, Alaska and legally described below (the "Property").

Lot 1C, Block E, a Subdivision of Alaska Tideland Survey No. 9, Recording No. 90-31, Petersburg Recording District, First Judicial District, State of Alaska, as shown on the Tideland Lease Plat prepared by Greg Scheff & Associates, entitled Tidelands Subdivision Adjacent to Block E, Alaska Tidelands Survey #9.

Silver Lining's interest in the Lease was thereafter assigned to Norquest Seafoods, Inc. ("lessee"). Lessor and Lessee thereafter amended the Lease by Lease Addendum # 1, dated August 11, 1995, recorded in Book 0049, page 300-302, August 29, 1995 and Lease Amendment No. 2, dated November 27, 2000, recorded in Book 0067, page 991-993 and Lease Amendment No. 3, dated August 1, 2005 and recorded as document # 2005-000672-0.

B. Lessee is a wholly owned subsidiary of Trident Seafoods Corporation, a Washington corporation, whose address is 5303 Shilshole Avenue NW, Seattle, WA 98107 ("Trident"), and as a result thereof wishes to assign its interest as Lessee in the Lease to Trident.

C. Paragraph 9.1, of the Lease provides for the consent of Lessor, through action of the City Council, to any assignment of the Lease by Lessee.

NOW, THEREFORE, for and in consideration of the foregoing, Lessee and Lessor agree as follows:

1. Lessee hereby assigns to Trident all of its right, title and interest as Lessee in and to the Lease, including security deposits, if any, relating to occupancy of the Property.

2. Trident hereby expressly assumes all liabilities and agrees to perform all obligations of Lessee under the Lease to be performed from and after the date hereof.

3. By execution below, Lessor, through action by its City Council, consents to the Assignment of the Lease to Trident.

4. This Assignment shall bind and inure to Lessee, Lessor and Trident and their respective successors and assigns. This Assignment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

DATED June 26, 2007.

LESSOR:

CITY OF PETERSBURG

By: *Kathy O'Keefe*  
Name: KATHY O'KEEFE  
Its: City Clerk

LESSEE:

NORQUEST SEAFOODS, INC., a  
Washington corporation

By: *Steven C. Okerlund*  
Name: Steven C. Okerlund  
Its: Secretary

TRIDENT:

TRIDENT SEAFOODS CORPORATION, a  
Washington corporation

By: *Thomas J. Moore*  
Name: Thomas J. Moore  
Its: Treasurer

UNITED STATES OF AMERICA )  
 ) ss.  
STATE OF ALASKA )

THIS IS TO CERTIFY that on this 8<sup>th</sup> day of June, 2007, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Kathy O'Rear, to me known and known to me to be the identical individual described in and who executed the within and foregoing ASSIGNMENT OF LEASE as the City Clerk of the CITY OF PETERSBURG and acknowledged that she signed the same as clerk of the CITY OF PETERSBURG in the name of and for and on behalf of said municipality, freely and voluntarily and by authority of its City Council for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal the day and year last above written.



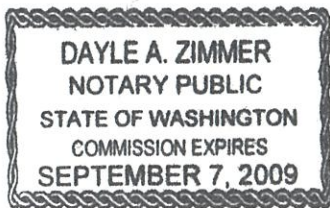
Stacy Kittams  
Notary Public in and for Alaska  
My commission expires: July 20, 2009

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Steven C. Okerlund is the person who appeared before me, and said person acknowledged that he signed this instrument as the Secretary of NORQUEST SEAFOODS, INC., a Washington corporation, being authorized so to do, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: June 26, 2007

Dayle A Zimmer  
[Notary Signature]  
Dayle A Zimmer  
[Type or Print Name of Notary]



NOTARY PUBLIC for the State  
of Washington, residing  
at Seattle  
My appointment expires:  
September 7, 2009



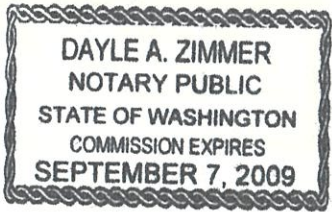


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Thomas J. Moore is the person who appeared before me, and said person acknowledged that he signed this instrument as the Treasurer of TRIDENT SEAFOODS CORPORATION, a Washington corporation, being authorized so to do, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: June 26, 2007

Dayle A Zimmer  
[Notary Signature]  
Dayle A Zimmer  
[Type or Print Name of Notary]



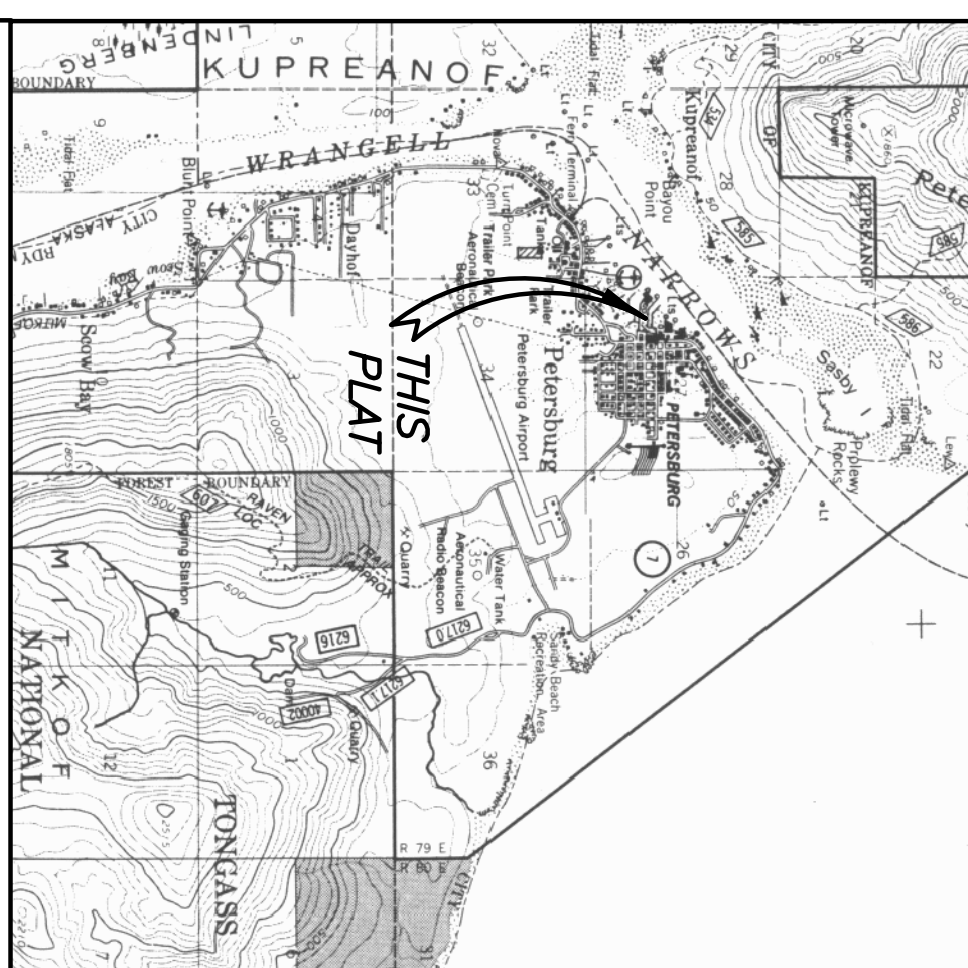
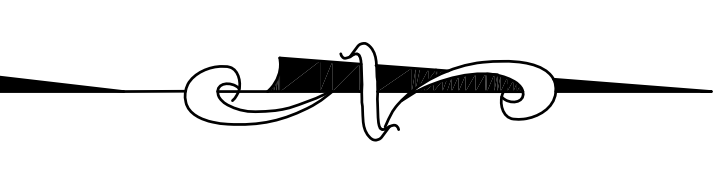
NOTARY PUBLIC for the State  
of Washington, residing  
at Seattle  
My appointment expires:  
September 7, 2009

After recording return to: City Clerk  
City of Petersburg  
P. O. Box 329  
Petersburg, AK 99833

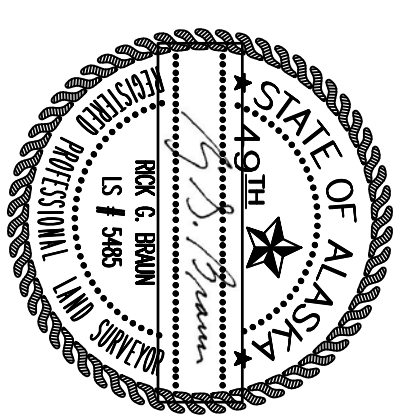
WRANGELL NARROWS  
UNSUBDIVIDED TIDELANDS ATS 9



**NOTE:**  
For boundary line bearings and distances and monument locations, see the Norquest Subdivision Plat, Plat No. 95-13, Petersburg Recording District.



**SURVEYORS CERTIFICATE**  
I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by actual visit as described, and that all dimensions and other details are correct.  
FEB. 7th 2012  
Date  
Registered No. LS 5485  
Registered Land Surveyor



CLIENT: TRIDENT SEAFOODS CORPORATION  
5303 SHILSHOLE AVE., N.W.  
SEATTLE, WA 98107-4000

GRAPHIC SCALE - FEET  
0 20 40 60

**TRIDENT SEAFOODS CORPORATION**  
AS-BUILT SURVEY  
OF DOWNTOWN PETERSBURG PROCESSING PLANT SITE  
OF LOT 1E OF THE NORQUEST SUBDIVISION  
PLAT No. 95-13  
AND LOT 1C OF THE TIDELANDS SUBDIVISION  
PLAT No. 90-31  
PETERSBURG RECORDING DISTRICT

**SURVEYOR**  
**RICK G. BRAUN, L.S.**  
P.O. BOX 211 PETERSBURG, AK 99833  
PH (907) 772-3986 EMAIL: rsbraun@gcl.net  
SURVEY COMPLETED FEBRUARY 6, 2012

DRAWN BY: R.G.B. SCALE: 1 IN. = 20 FT. PROJ. # TR0512

SHEET 1 OF 1

# Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

APPLICANT/AGENT:

Island Refrigeration, LLC  
Brock Snider

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

McFadden Lease Parcel B and  
Petersburg Port Authority Storage Area,  
Plat #2000-6

LOT AREA:

Approx. 35,000 Sq Ft

LOCATION:

Off Dock St, behind Wikan Enterprises

SURROUNDING ZONING:

North: Industrial  
South: Industrial  
East: Industrial  
West: Industrial

ZONING:

Industrial

PID:

01-010-035

APPLICATION SUBMISSION DATE:

11/16/2023

I. APPLICANT REQUEST: The applicant has requested to purchase Borough owned property located off Dock Street, behind Wikan Enterprises and USCG. (PID: 01-010-035)

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

16.16 TIDELANDS

III. FINDINGS:

- a. The subject property is approximately 35,000 sf of vacant waterfront property owned by the Petersburg Borough.
- b. The subject property is zoned industrial.
- c. The proposed use of the property is to establish a marine refrigeration and electrical facility to serve the commercial fishing fleet. The intended use is consistent with the existing zoning.
- d. The property has legal access to Dock St.
- e. Municipal utilities are located at Dock St and would need to be extended to the subject parcel.
- f. No portion of the property is located within a flood zone.
- g. Per borough code, tidelands maybe sold in isolated and necessary instances when not needed for public purposes.
- h. Borough departments have reviewed the request and determined the property is not needed for a public purpose. Additional comments are attached.

# Planning Commission Staff Report & Finding of Fact

Meeting Date: December 12, 2023

## 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

**Proposed motion:** I move to recommend to the Borough Assembly that Lease Parcel B and the Port Authority Storage Area be approved for sale along with the findings as presented.

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

- a. The subject property is not needed for a public purpose.
- b. The subject property is appropriately zoned for its intended future use.

## EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Comments



**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: <u>KT</u>
Fee: \$ <u>500<sup>00</sup></u>
Date Rec'd: <u>11/16/23</u>

11/6/2023

Date: ~~8/29/2023~~ \_\_\_\_\_

This is a request for land disposal via (circle one):  
**Lease**   **Purchase**   **Exchange**   **Other**

Parcel ID #(s) of Subject Property:  
01-010-035  
\_\_\_\_\_  
\_\_\_\_\_

Proposed term of lease: \_\_\_\_\_  
(total years)

Legal Description of Property:  
A PORTION OF WILSON TIDELANDS  
LEASE PLATT # 2000-6  
T-37

Current Zoning of Property:  
INDUSTRIAL  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Name: ISLAND REFRIGERATION, LLC

Applicant Mailing Address: BRACK SNIDER  
PO BOX 2185, PETERSBURG AK 99833

Applicant Contact Info: BRACK SNIDER 907 518 1310  
(phone and/or email) brack@islandref.com

1. Size of Area requested (identify the minimum area necessary in square feet): ~27,150

2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

SEE ATTACHED

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)

SEE ATTACHED NARRATIVE

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

PETERSBURG BOROUGH

PISTON & RUBBER SERVICES

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

Yes No [X]

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)

LOCAL BUILDING PERMIT

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

A. Name, address and place of incorporation:

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

Name and address of resident agent:

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

### 3. Narrative on Use of Property:

The proposed use of the land is to establish a marine refrigeration and electrical facility tailored to support Petersburg's commercial fishing fleet. We anticipate beginning operations within six months of acquiring the land. The overall use of the property would be to be the headquarters for Island Refrigeration and Marine Electrical, which would be housed in two buildings which would be built in phases. The first building would house the parts warehouse, office, a small work area/toolroom, and a basic showroom and retail area. This structure is a steel building 40'x80' intent to utilize durable marine-grade materials to withstand Petersburg's waterfront conditions. The construction phase is expected to span approximately 12 months from the start date. The estimated dollar value of these improvements stands at \$500,000. Our proposal's value to the borough's economy is twofold: directly, by enhancing marine services and infrastructure, and indirectly, by creating jobs and fostering economic activity. As a team of young professionals dedicated to marine trades, our venture symbolizes a generational commitment to bolstering Petersburg's marine heritage.

### 8. Why should the Planning Commission recommend Assembly approve this request?

This request aligns with the borough's vision of prioritizing marine uses, especially in strategic locations like the parcel near South Harbor. While the current use as storage serves a purpose, diversifying its utility can lead to broader economic benefits. Given the challenges highlighted by the leasing model, granting this land to a committed business like ours not only optimizes its use but also sends a positive message about the borough's adaptability and forward-thinking approach.

### 9. Consistency with the Borough's Comprehensive Plan:

Our proposal resonates with the comprehensive plan's emphasis on marine vitality and economic development. The establishment of a marine refrigeration and electrical facility directly supports and uplifts the commercial fishing fleet, a cornerstone of Petersburg's identity. Furthermore, by nurturing the next generation of marine professionals, we are laying the groundwork for sustainable growth and ensuring that our marine traditions continue to flourish.



## Island Refrigeration General Purpose for Applying to Purchase Land

Petersburg's waterfront, particularly the parcel near South Harbor, holds immense potential for bolstering our community's economic and marine vitality. Currently, this industrially zoned waterfront land, owned by the borough, is underutilized, primarily serving as net storage. Given its strategic location and the overarching vision of the borough to prioritize marine uses, there's an evident opportunity to maximize its utility. However, due to the complications of ownership of the land, a business owner is very hesitant to invest in a building on leased land. This reveals a self-contradicting plan design.

Historically, the lease model has presented challenges for business owners looking to invest and develop properties. A prime example is Wikan Enterprises who, after building on leased land, faced significant obstacles in selling his property. This is partially due to lenders' hesitancy in providing loans for properties on leased land, given the complications in asset seizures. But it is also a challenge for the seller to establish a price for the structure built on leased property. Recognizing this challenge, the borough took the step of allowing this individual to purchase the land his building occupied, paving the way for a smoother business transition.

As a community, we are at a crossroads. Many of our skilled tradesmen are approaching retirement, emphasizing the need to support and nurture the next generation of marine professionals. My team and I represent this new wave of dedicated workers, fully committed to supporting the commercial fishing fleet. Specializing in marine refrigeration and electrical work, our business is exclusively tailored to serve and uplift the fleet, ensuring its continued success. Very few locations near the harbors, where we do nearly 100% of our work, are available to build, buy or even rent. This property would be a chance for us to establish a long-term location where we can be close to where we are needed.

By granting us this land, the borough would be entrusting a valuable asset to individuals deeply invested in Petersburg's marine future. Not only would this move alleviate the property's current limitation as storage, but it would also symbolize a proactive approach in ensuring the land's optimal use. Furthermore, given the scarcity and high cost of land on the island, acquiring this parcel would enable us to establish a permanent base, further cementing our commitment to the community and the fleet.

In conclusion, this proposal isn't just about land acquisition; it's about envisioning a future where Petersburg's marine heritage thrives, supported by passionate professionals dedicated to its success. We humbly request the borough's consideration in granting us this opportunity.

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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: The water, wastewater and electric utilities do not have a need or use for the property in question. Extension of all utilities to the applicant's proposed site will be the applicant's responsibility.

  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

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

SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: Community Development does not need the parcel for a public purpose.  
\_\_\_\_\_  
\_\_\_\_\_

Liz Cabrera  
\_\_\_\_\_  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Department Commenter

## Debra Thompson

---

**From:** Glorianne Wollen  
**Sent:** Friday, November 10, 2023 3:40 PM  
**To:** Debra Thompson; Liz Cabrera; Karl Hagerman; Chris Cotta  
**Cc:** Stephen Giesbrecht  
**Subject:** RE: Island Refrigeration Land Purchase Application

Hi Debbie,

10.

This is Borough's Port waterfront property that was filled in and developed in the early 80's by the Harbor and has been managed and maintained for marine use by the Port and Harbor Department. We are glad we have an opportunity to comment on its future.

Will start with a little history. The originally authorized City Council's plan for this developed Port property on Dock Street was to be used as a marine industrial park with partials of leasable land that marine businesses could use for short- or long-term purposes. The objective was to protect an area within the waterfront and keep it available for specific marine industry businesses to enhance the available support for our commercial fleet and harbor users. The goal of leasing borough property gave the Borough some oversight to ensuring the marine nature of the use of the property, especially during the sale of improvements associated with the said leased property. Over the last 40 years the Port property has been leased and used for a variety of marine businesses ie: USCG Port Building, Alaska Commercial Electronics, Wikan Enterprise, Wally MacDonald's Fleet Refrigeration, McFadyn Shipwrights, Desire Fish Company and others have operated out of this area and met the goals of the original intention. The Port and Harbor Dept. has also used a portion of the property to house containers used for material and equipment storage and maintenance facility (welding/wood working) needs. The area has also been used as leased space for gear storage – bait houses, trailers, crab pots, tender gear etc. on a monthly square foot basis.

This being said, the decision to sell the leased Port property to Wikan Enterprises changes the landscape and the need outlined by Mr. Snider is hard to argue with. His business, Island Refrigeration is the second generation of Wally MacDonald's Fleet Refrigeration and is instrumental to supporting the SE fishing industry. There are a couple of local businesses we notice "put Petersburg on the map" as far as vessels that come from elsewhere to have work done here in Petersburg and Island Refrigeration is one of them.

Being familiar with refrigeration maintenance needs onboard our commercial fleet, we understand that location is an important element for this particular business and their customer base to thrive. More importantly to keep the original vision of a marine industrial park which is integral to the local fleet's viability, staff supports the Borough's direct sale of Port property to Mr. Snider and Island Refrigeration. The Harbor Dept. is currently exploring a better location for a permanent maintenance building and storage yard so willing to relocate the storage containers and equipment as needed. The private gear storage needs will be accommodated at the Drive Down Approach where currently (free) 30 day parking is available, thus no loss of income related to the requested purchased partial.

Thanks, Glo

**From:** Debra Thompson <dthompson@petersburgak.gov>  
**Sent:** Tuesday, November 7, 2023 4:33 PM  
**To:** Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>  
**Subject:** Island Refrigeration Land Purchase Application

## Debra Thompson

---

**From:** Chris Cotta  
**Sent:** Tuesday, November 14, 2023 3:57 PM  
**To:** Debra Thompson  
**Cc:** Liz Cabrera; Glorianne Wollen; Karl Hagerman  
**Subject:** FW: Island Refrigeration Land Purchase Application  
**Attachments:** Island Refrigeration Land Purchase Application 11.6.2023.PDF

All,

My comments wouldn't quite fit on the attached form so I'm providing them via email. Public Works does not need the subject parcel for a public purpose. That being said, we also feel that if the outlined property is transferred to private ownership, that the driveway leading from Dock Street to the subject property should also be looked at. We have been maintaining that driveway as a courtesy to the Harbor Dept, but if there was only one property owner served by that driveway, our opinion is that it would essentially be a private drive at that point and no longer something Public Works would need to maintain. The Coast Guard lots and the Wikan Enterprises building both have access from Dock Street. Even if the driveway is left in public hands, it would only be serving one private entity (Island Refrigeration) so it would not make sense for us to maintain it going forward. This issue likely merits further discussion before any action is taken to transfer ownership of either the subject lots or the associated driveway leading from Dock Street. Thanks,

Chris Cotta  
 Public Works Director  
 Petersburg Borough  
 (907)772-4430

**From:** Debra Thompson <dthompson@petersburgak.gov>  
**Sent:** Tuesday, November 7, 2023 4:33 PM  
**To:** Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>  
**Subject:** Island Refrigeration Land Purchase Application

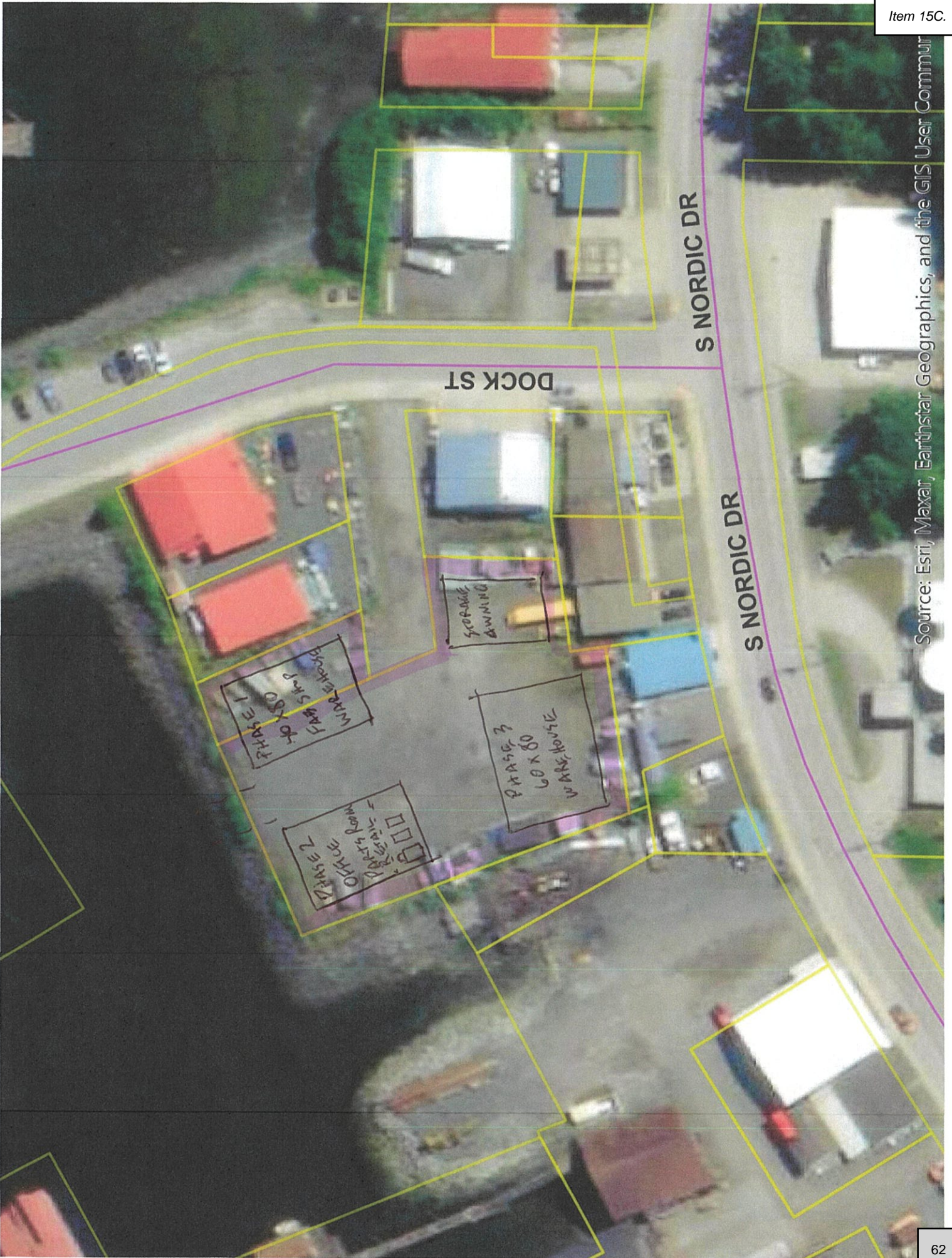
Liz, Glo, Karl & Chris,

Brock Snider, owner of Island Refrigeration, has applied to purchase the lot behind Wikan Enterprises on Dock Street (parcel #01-010-035). Please note on the application or in an email whether or not your department has a need to keep the parcel in Borough ownership. Once I hear from all of you I will forward the application to the Planning Commission.

Thank you,  
 Debbie

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

Petersburg Borough  
 907-772-5405



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Communit



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Commu

**NOTICE TO APPLICANT(s):**

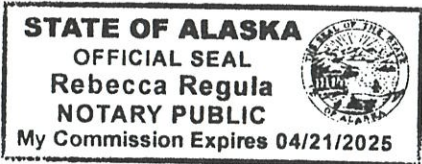
**Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.**

**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.**

*[Handwritten signature]*

Applicant/Applicant's Representative



Subscribed and sworn to by Brock Snider, who personally appeared before me this 6<sup>th</sup> day of November, 2023.

*[Handwritten signature]*

Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4/21/2025



Exhibit B

Island Refrigeration, LLC  
Purchase of Borough Property  
Port of Authority Storage Area  
Near Dock Street and S. Nordic Drive  
01-010-035

Item 15C.



November 21, 2023



**WEATHERS LAIFE WEATHERS ANDREA**  
**PO BOX 167**  
**PETERSBURG, AK 99833-0167**

**NOTICE OF SCHEDULED PUBLIC HEARINGS**

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

**A recommendation to the Borough Assembly on an application from the Island Refrigeration to purchase borough-owned property located off Dock St. - Port Authority Staging Area. (portion of PID: 01-010-035)**

The public hearing and consideration of the application will be held:	<b>Tuesday, December 12<sup>th</sup> 2023, at 12:00 PM</b> Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via <b>ZOOM</b> , 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.

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

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

Sincerely,

Liz Cabrera,  
 Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
<b>ISLAND REFRIGERATION</b>	<b>BROCK SNIDER</b>	<b>PO BOX 2185</b>	<b>PETERSBURG</b>	<b>AK</b>	<b>99833-2185</b>
ALASKA COMMERCIAL ELECTRONICS LLC LESSEE		PO BOX 1144	PETERSBURG	AK	99833-1144
ALASKA DOT & PF LESSOR		PO BOX 112505	JUNEAU	AK	99811-2505
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
BIRCHELL PROPERTIES LLC LESSEE		PO BOX 12	PETERSBURG	AK	99833-0012
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CURTISS KERRI		PO BOX 1532	PETERSBURG	AK	99833-1532
DAHL JEROME E	DAHL STACEY	PO BOX 1275	PETERSBURG	AK	99833-1275
DIAMANTE GIFT SHOPPE INC		PO BOX 1029	PETERSBURG	AK	99833-1029
GARD TIMOTHY	GARD LISA	21700 WILDFLOWER DR	NEWBERG	OR	97132
KANDOLL BRIAN	KANDOLL CAROL	PO BOX 1363	PETERSBURG	AK	99833-1363
KIVISTO ROBERT S		PO BOX 1781	PETERSBURG	AK	99833-1781
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MENISH SCHONBERG LIVING TRUST		PO BOX 877	PETERSBURG	AK	99833-0877
MORRILL DANIEL	MORRILL ELLEN	112 BLACK POWDER RD	FOLSOM	CA	95630
MORRISON CHRISTINA TRUSTEE	ARNOLD G FREDRICKSEN TRUST	PO BOX 284	PETERSBURG	AK	99833-0284
NORDIC HOUSE BED & BREAKFAST INC		PO BOX 469	PETERSBURG	AK	99833-0469
OLSEN OLIVIA J		PO BOX 221	PETERSBURG	AK	99833-0221
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PETERSBURG FLYING SERVICES LLC LESSEE		PO BOX 1348	PETERSBURG	AK	99833-1348
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RENO SEAIRA	SCHONBERG FRANZ	PO BOX 1434	PETERSBURG	AK	99833-1434
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROCKY'S MARINE INC. LESSEE		PO BOX 690	PETERSBURG	AK	99833-0690
ROSVOLD LESSEE ERIC LESSEE		PO BOX 1144	PETERSBURG	AK	99833-1144
RUTHERFORD ANDREW LESSEE	ALASKA DOT & PF LESSOR	PO BOX 190498	ANCHORAGE	AK	99519-0498
SHORT BRIDEY L		PO BOX 933	PETERSBURG	AK	99833-0933
SMITH LYNN M		PO BOX 841	PETERSBURG	AK	99833-0841
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
THE MILL INC		PO BOX 790	PETERSBURG	AK	99833-0790
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
US COAST GUARD LESSEE		PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE LESSEE		PO BOX 1328	PETERSBURG	AK	99833-1328
VOLK EDWARD J	VOLK RENEE I	PO BOX 1564	PETERSBURG	AK	99833-1564
WEATHERS LAIFE	WEATHERS ANDREA	PO BOX 167	PETERSBURG	AK	99833-0167
WIKAN JOHN & SHERI LESSEE WIKAN ENTERPRISES		PO BOX 929	PETERSBURG	AK	99833-0929
YOUNG ELROY L & ALICE H		PO BOX 2100	PETERSBURG	AK	99833-2100
REGULA RANDY R & REBECCA A		PO BOX 1687	PETERSBURG	AK	99833-1687
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579

**APPRAISAL REPORT  
REAL ESTATE APPRAISAL**

**Of**  
Petersburg Port Authority Storage Lot



dock St, Petersburg  
AK, 99833

**As of**  
March 4, 2024

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

**Client File:**

**Prepared by**  
RAMSEY APPRAISAL RESOURCE  
Roger Ramsey, AK-APRG570

**File Name:**  
24-26

## RAMSEY APPRAISAL RESOURCE

10615 Horizon Drive  
Juneau,  
AK, 99801

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

March 20, 2024

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

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

File Name: 24-26

Dear Ms. Thompson:

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

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

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

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

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

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Ms. Thompson  
Petersburg Borough  
March 20, 2024  
Page 2

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

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

**Current As Is Market Value:**

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

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

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

Respectfully submitted,  
Ramsey Appraisal Resource



Roger Ramsey  
AK-APRG570

## TABLE OF CONTENTS

Summary of Important Facts and Conclusions .....	5
Limiting Conditions and Assumptions .....	7
Scope of Work .....	9
Market Area Analysis .....	11
Location Map .....	16
Property Description .....	17
Site Plan/Tax Map/Survey .....	18
Subject Photographs.....	22
Assessment and Taxes .....	24
Highest and Best Use .....	24
Valuation Methodology .....	26
Analyses Applied .....	26
Sales Comparison Approach – Land Valuation.....	27
Land Comparables .....	27
Comparables Map .....	32
Analysis Grid .....	32
Comparable Land Sale Adjustments.....	34
Sales Comparison Approach Conclusion – Land Valuation.....	35
Final Reconciliation .....	35
Value Indication.....	35
Value Conclusion.....	36
Certification Statement .....	36
Addenda .....	38
Glossary .....	41

## Summary of Important Facts and Conclusions

### GENERAL

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

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

**Owner:** Petersburg Borough

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

**Date of Report:** March 20, 2024

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

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

**Assessment:**

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

Notes:

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

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



**Land:**

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

Notes:

**Zoning:** Industrial

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

**Type of Value:** Market Value

<b>VALUE INDICATIONS</b>	
<b>Sales Comparison Approach:</b>	\$414,000

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

## Limiting Conditions and Assumptions

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

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

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

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

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

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

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

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

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

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

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

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

#### **Americans with Disabilities Act (ADA) of 1990**

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

### Scope of Work

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

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

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

**SCOPE OF WORK**

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

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

Type of Value:  
Valuation Analyses

Market Value

Cost Approach:

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

Sales Comparison Approach:

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

Income Approach:

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

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

**Comments**

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

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

## Market Area Analysis

### Area Analysis: Petersburg Borough

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

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

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

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

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

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

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

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

#### AVERAGE ANNUAL EMPLOYMENT

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



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

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

### Bank Deposits by Zip Code

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

\* Only includes 2 out of 3 local banks.

as of June 30 each year

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

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

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

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

## **CONCLUSION**

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

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

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

**Location Map**



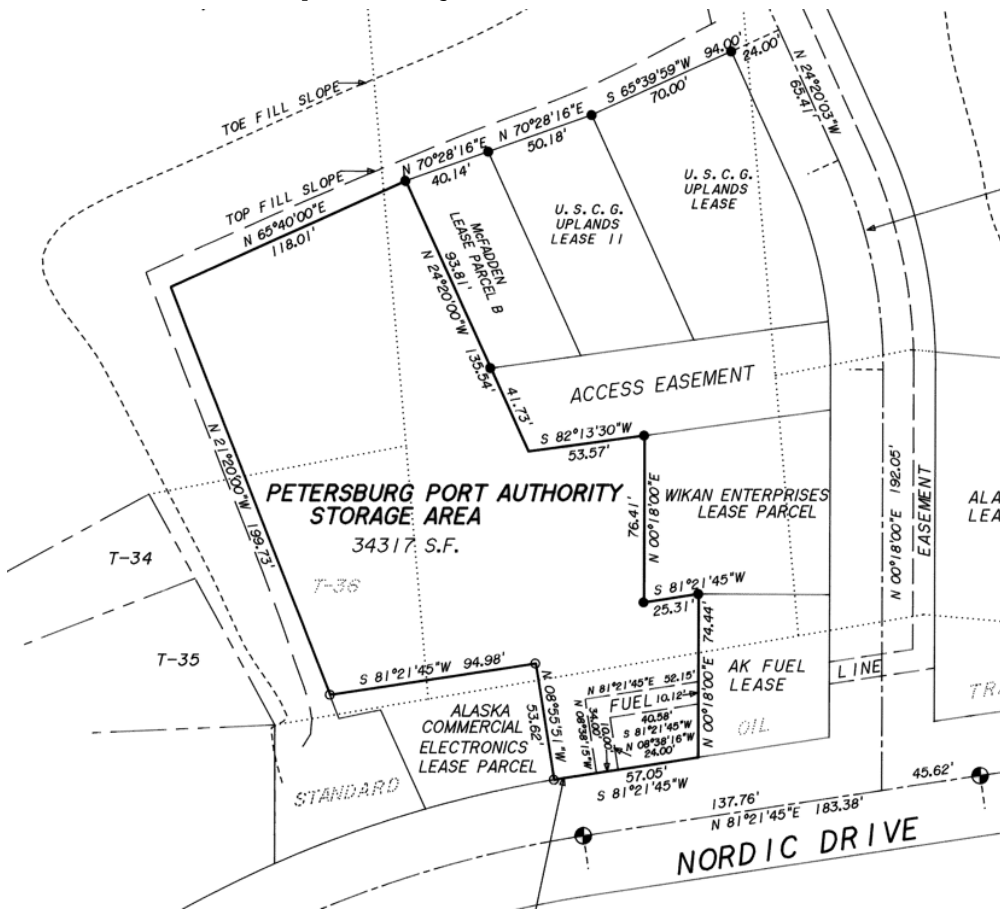
## Property Description

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

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

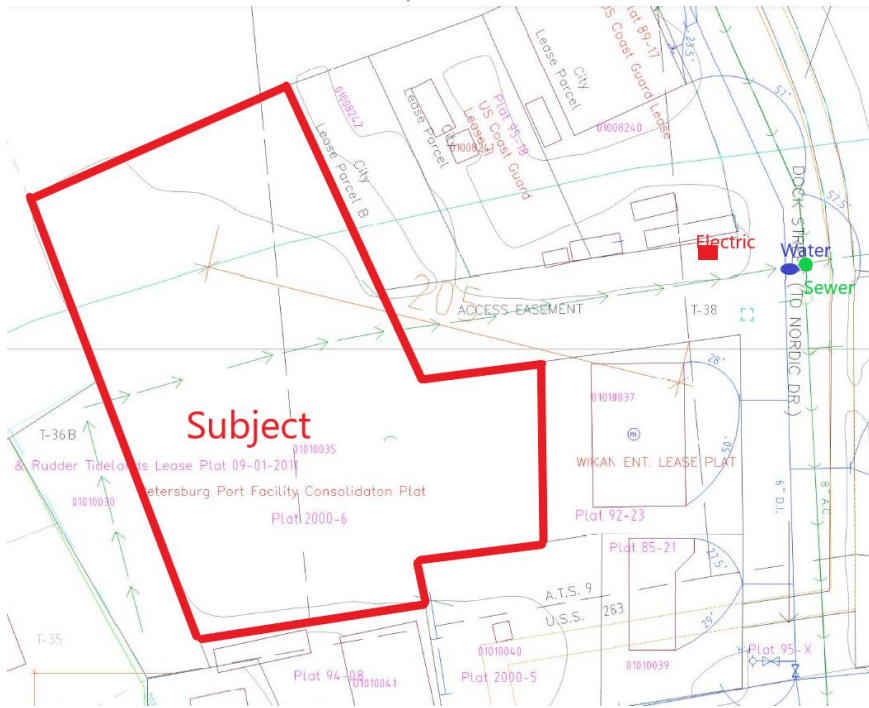
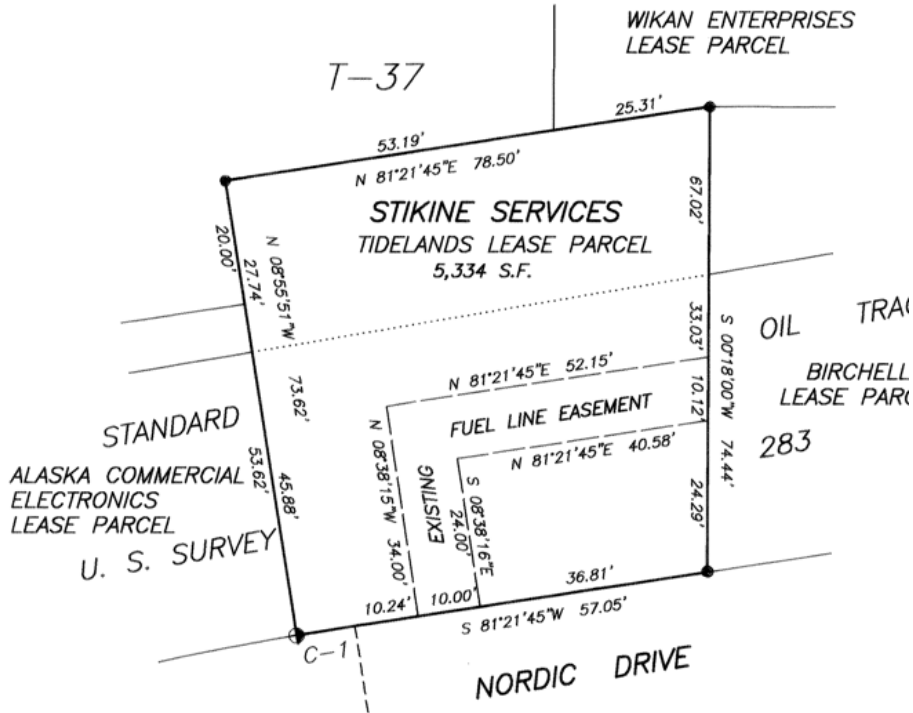
- Wetlands/Watershed: No wetlands were observed during our site inspection.
- Environmental Issues: There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.
- Encumbrance / Easements: There are no known adverse encumbrances or easements.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

### Site Plan/Tax Map/Survey

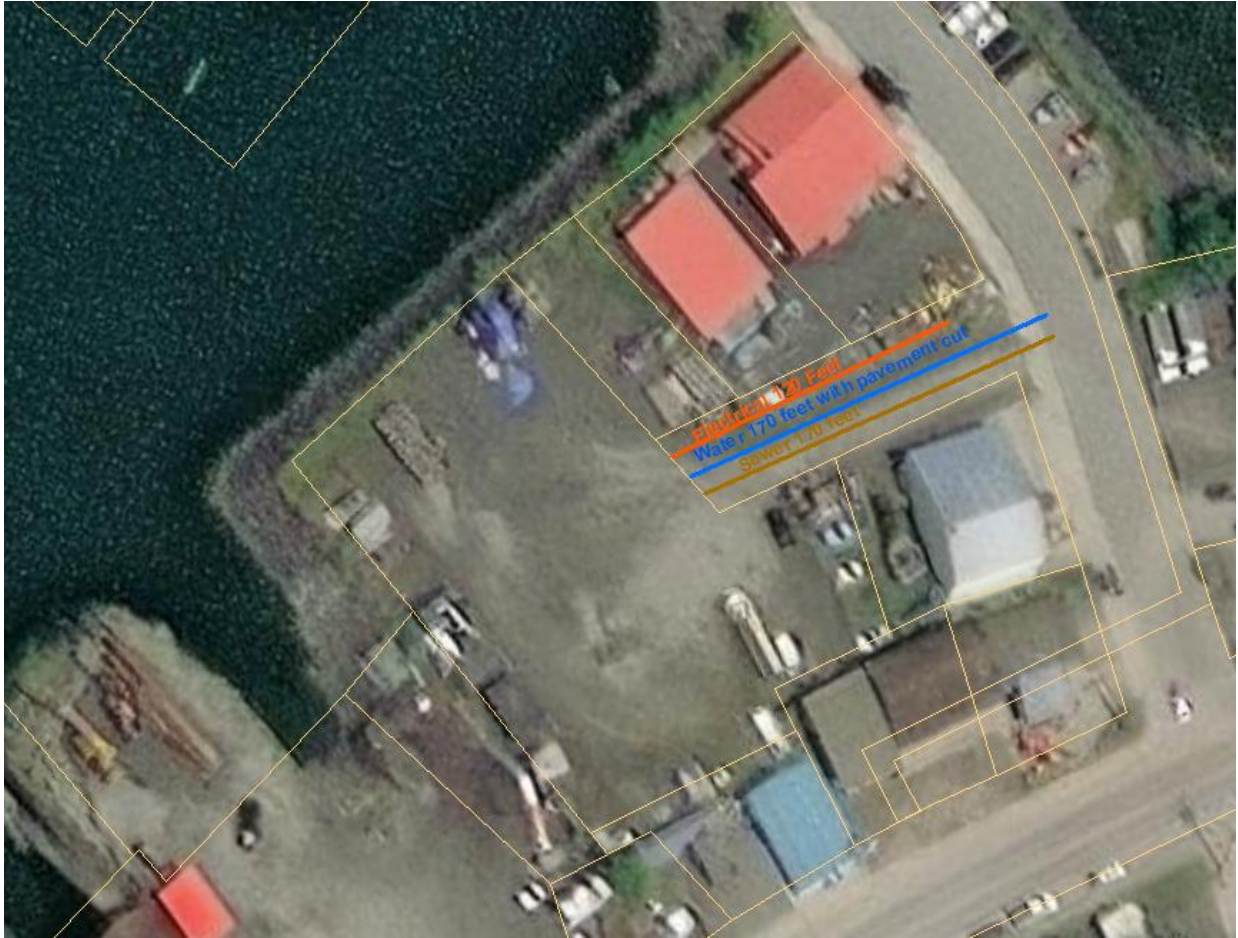


The subject is the parcel above identified as Petersburg Port Authority Storage area in Pkat 2000-6, minus the Stikine Services Lease area shown in the following plat 2000-5.

5



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



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

**Americans with Disabilities Act**

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

**Hazardous Substances**

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



**Subject Photographs**



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



View from the property line nearest the water



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



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

## Assessment and Taxes

**Taxing Authority** Petersburg Borough

**Assessment Year** 2023

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

Notes:

Zoning

### LAND USE CONTROLS

Zoning Code Industrial

## Highest and Best Use

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

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

## Highest and Best Use of the Site

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

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

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

## Valuation Methodology

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

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

### Cost Approach

The Cost Approach is summarized as follows:

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

### Income Approach

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

### Sales Comparison Approach

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

### Final Reconciliation

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

### *Analyses Applied*

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

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

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

## Sales Comparison Approach – Land Valuation

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

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

### Land Comparables

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

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

**Land Comparable 1**



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

**Comments**

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

**Land Comparable 2**



**Transaction**

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

**Site**

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

**Comments**

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



**Land Comparable 3**



**Transaction**

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

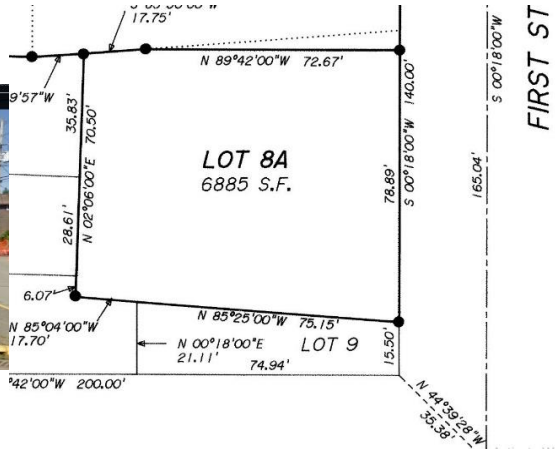
**Site**

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

**Comments**

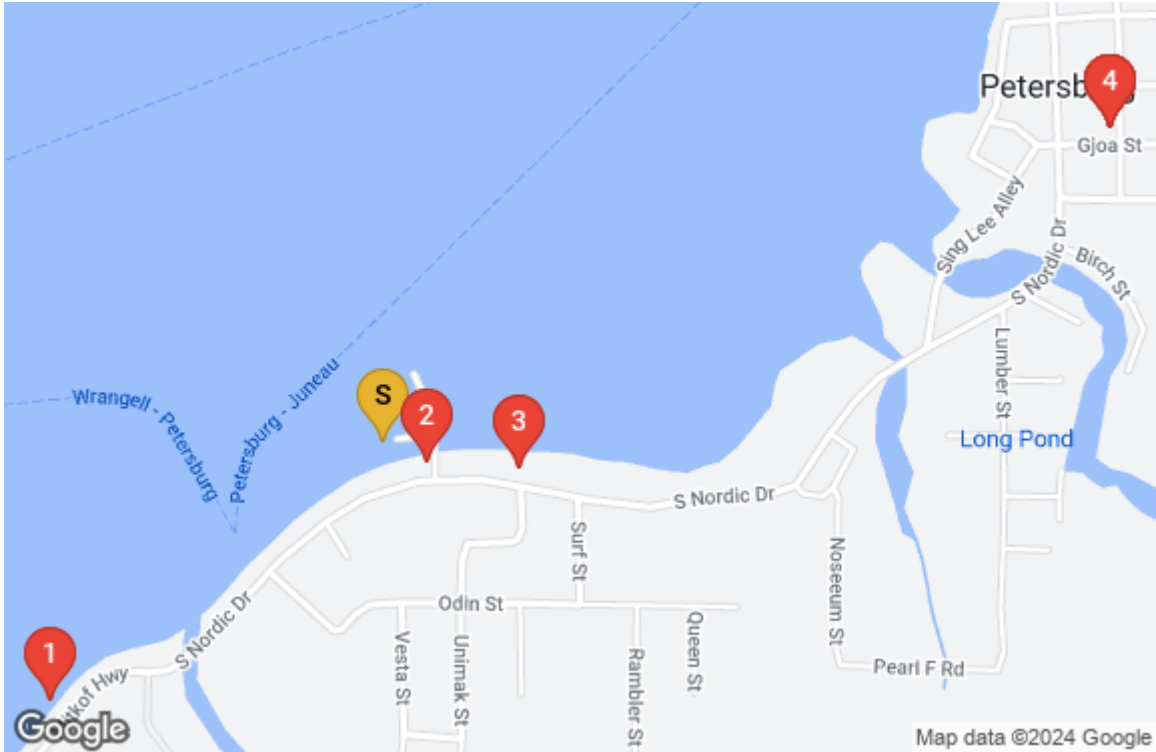
The buyer would not give me the sales price, or any financial info. But the Broker told me the sales price was \$65,000. This indicates a value for the land prior to fill at \$5.60 per SF. The cost to fill was not disclosed by the buyer either, so the appraiser contacted Rock and Road a local site prep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

**Land Comparable 4**



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

### Comparables Map



### Analysis Grid

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

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

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

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

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

## ***Comparable Land Sale Adjustments***

### **Property Rights**

All were purchased or being purchased for their fee simple rights

### **Financing**

All were purchased with cash to the seller

### **Conditions of Sale**

No duress was noted in any of the sales

### **Economic Trends**

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

### **Location**

All are considered similar overall.

### **Area of site**

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

### **Topography**

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

### **Shape**

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

### **Utilities**

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

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

### ***Sales Comparison Approach Conclusion – Land Valuation***

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

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

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

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

### **Final Reconciliation**

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

### **Value Indication**

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

## Sales Comparison Approach

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

## Value Conclusion

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

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

## SF Value Conclusion

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

## Certification Statement

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

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

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

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



Roger Ramsey  
AK-APRG570



## Addenda

## Qualifications Placeholder Page

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

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

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

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

**Education** University of Alaska, BBA, 2001

### Appraisal Education - Associate member of the Appraisal Institute # 401410

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

### Types of Property Appraised

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

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

**Markets Appraised:**

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

## Glossary

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

### Works Cited:

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

### Effective Date

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

### Exposure Time

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

### Extraordinary Assumption

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

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

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

### Fee Simple Estate

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

### Highest & Best Use

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

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

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

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

### **Highest and Best Use of Property as Improved**

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

### **Hypothetical Condition**

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

### **Leased Fee Interest**

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

### **Market Area**

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

### **Market Value**

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

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

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

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

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

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

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

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

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

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

### **Scope of Work**

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

### **Marketing Time**

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

**From:** ckowalski@gci.net <ckowalski@gci.net>  
**Sent:** Monday, March 18, 2024 10:47 AM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** support

To the Assembly persons,

I am looking for your support in passing SB121/HB226. This is a very important healthcare bill. It is very complicated as it concerns PBM's or "Pharmacist Benefit Managers". PBM's are the entities that contract with both

insurance carriers and pharmacies.

Currently they are unregulated in our state. This bill would hold them accountable for transparency, it would allow equities in copays/coinsurance at local pharmacies and not push patients out of Alaska into their owned and operated companies.

I have a letter I am submitting to Representative Himschoot with a petition of signatures from our local community.

We have lost 25% of independent pharmacies in Alaska over the past 5 years. I am not sure if a resolution is necessary, but your support is. If you have any questions please feel free to contact me.

Thank you.

Catherine Kowalski RPh.



**From:** Marketa Ith <mith@pcsd.us>  
**Sent:** Monday, March 18, 2024 5:33 PM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** Frederick Point East Firearm discharge ordinance

Assembly members,

I have had a homesite at Frederick Point East since the late 1980's. While I support peoples' right to bowhunt in our neighborhood, I do not support ordinance #2024-04. As there are people living and using their homesites during different seasons, I believe the discharge of firearms would make it a more dangerous environment.

Thank you,  
Marketa Ith

**From:** Catherine Kowalski <catekowalski10@gmail.com>  
**Sent:** Tuesday, March 19, 2024 7:47 PM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** SB121

Dear Assembly members,

Thank you to those who have responded to my request. I am sending you a link that might help you understand the issue I am fighting for.

<https://www.youtube.com/watch?v=MDMzDnxGUoc>

If you open this link in a new window you can educate yourselves to this matter. Another hearing takes place tomorrow.

As I have mentioned I am happy to answer any questions, but I am here for the economic viability of this community and state, but most importantly for the people who pay into these benefits. Regulation is necessary.  
Catherine Kowalski

**From:** Alec Schramek <alecschramek@gmail.com>  
**Sent:** Wednesday, March 27, 2024 10:03 AM  
**To:** Assembly <assembly@petersburgak.gov>  
**Subject:** South Mitkof Land Sale

Good morning,

I've been trying to get more information from Mental health on the status of the land sale - and the implications of plating authority, as well as the expectations of the Borough.

As I understand it, MH cannot proceed with the sale without your stamp of approval. Is there a foreseeable timeline for an outcome? What does the outcome look like?

I heard there was a meeting recently. If there's something published that's up to date, please direct me - Or if someone wouldn't mind candidly describing the situation i'd really appreciate it.

Thanks

--

- Alec Schramek  
[www.alecschramek.com](http://www.alecschramek.com)