

CITY OF DILLINGHAM, ALASKA

ORDINANCE NO. 2026-18

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF FORECLOSED PROPERTIES LOCATED NEAR 307 AIRPORT RD AND DOWNTOWN.

WHEREAS, the City of Dillingham (City) foreclosed on and received title to the following properties in 3DI-24-00061CI via a Court Clerk's Deed dated May 5, 2026:

1. *307 Airport Rd (2-191-080), last assessed at \$172,300, Estate of Charlie Franklin was the last known owner of:*
Lot 1, Block 1, Mission Subdivision, Plat 81-8, Bristol Bay Recording District, Third Judicial District, Alaska. Reference #1982-000228-0 (QCD); 2024-000385-0 (Tax lien).
2. *Near West A St and the Nushagak River (2-212-610), last assessed at \$22,000, Estate of Julia Reed was the last known owner of:*
Lot 2, Block 29, USS 2732, Bristol Bay Recording District, Third Judicial District, Alaska. Reference #2007-000251-0 (QCD); 2024-000385-0 (Tax lien).

WHEREAS, the foreclosure process is governed by state law (i.e., AS 29.45 Article 2) and the disposal of foreclosed property is also governed by DMC 5.30.110; and

WHEREAS, within five days of first publishing this ordinance, the City Clerk shall send a copy of the Council agenda containing presentation of this ordinance and this ordinance to the last known record owner of each property as the name appears on the assessment rolls (AS 29.45.460(c)); and

WHEREAS, AS 29.45.480 describes how the proceeds of a foreclosure sale must be distributed, which allows the last known owner to file a claim for proceeds that exceed the taxes, penalties, interests, and costs of the municipality; and

WHEREAS, the City Council finds the disposals comply with City code and adoption of the ordinance is in the public's interest.

BE IT ENACTED BY THE DILLINGHAM CITY COUNCIL:

Section 1. Classification. This is a non-code ordinance.

Section 2. No Public Purpose to Retain. The City Council finds that there is no public purpose to retain any of the properties at issue in this ordinance. AS 29.45.460.

Section 3. Authority to Dispose. The City Council authorizes the City Manager to sell the two properties at issue in this ordinance.

Section 4. Methods and Conditions of Sale.

A. **Sealed bid auction.** The City Manager shall first attempt to sell the properties by sealed competitive bid. The City Manager shall advertise the properties for sale for at least 15 days in three public places, one of which must be a City website, and open bids—in public—at a fixed date and time at City Hall. The properties shall be awarded to the highest bidder unless the highest bidder fails to execute a purchase and sales agreement within seven days, and then the award shall be to the next highest bidder. The minimum bid is as follows:

- 307 Airport Rd (Lot 1, Block 1, Mission Subdivision, Plat 81-8) is **\$172,300.**
- Near West A St and the Nushagak River (Lot 2, Block 29, USS 2732) is **\$22,000.**

B. **Negotiated sale.** In the event the sealed competitive bid process does not dispose of the properties, the City Manager is authorized to dispose of the property by negotiated sale on a first come basis for at least the minimum bid in the previous subsection.

C. **General conditions of sale.** The properties are sold as is and without warranty. The City Manager may determine a reasonable time for closing. Full payment is due at closing. The City does not have information to complete a disclosure statement and will require it to be waived pursuant to AS 34.70.110, if a disclosure is required. Buyer is responsible for paying any and all closing costs and recording fees.

Section 5. Effective Date. This ordinance is effective upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on _____, 2025.

Alice Ruby, Mayor

ATTEST:

[SEAL]

Abigail Flynn, City Clerk