

**CITY OF DILLINGHAM, ALASKA
OFFICE OF THE PLANNING DIRECTOR**

TO: Dillingham City Council
FROM: Christopher Maines, Planning Director
DATE: August 26, 2026
RE: Staff Recommendation — Disposition of Tax-Foreclosed Properties

PURPOSE

This memorandum provides the Planning Director's recommendations to the City Council regarding disposition of four properties conveyed to the City of Dillingham through tax foreclosure proceedings. The Superior Court for the State of Alaska, Third Judicial District, issued a Judgment and Decree of Foreclosure of Real Property Tax Liens on December 17, 2024 (Case No. 3DI-24-00061 CI). The one-year redemption period expired without redemption, and the Clerk's Tax Deed was issued on May 5, 2026, conveying all four properties to the City free and clear.

Having reviewed the recorded plat documents, applicable zoning, Comprehensive Plan Land Use Map designations, and site characteristics for each parcel, the Planning Director now provides the following recommendations for Council consideration pursuant to Dillingham Municipal Code Chapter 5.30.

LEGAL AUTHORITY

DMC Section 5.30.020 requires the City Council to find, prior to disposal, that a property is no longer needed for municipal purposes. Alternatively, the Council may find that retention serves a public purpose. For standard competitive disposals, DMC 5.30.040 governs the process. DMC 5.30.080 authorizes the City Council to dispose of property for less than appraised value and exempt disposals from the methods described in 5.30.040(A) through (C), provided the authorizing ordinance complies with all other sections of the title. Subsections of 5.30.080 relevant to these properties include: 5.30.080(B), Disposal for Economic Development; and 5.30.080(D), Miscellaneous Disposals to settle disputed claims or litigation. Final disposition of any property requires action by ordinance.

PROPERTY-SPECIFIC RECOMMENDATIONS

Property 1: Tract L, Braswell Subdivision, Plat 79-2

Size	Approximately 0.2 acres — irregular, wedge-shaped remnant parcel
Zoning / Land Use Designation	Residential; nonconforming lot under current DMC dimensional standards
Access	Internal subdivision road network; adjacent to other Braswell Subdivision tracts
Recommendation	DISPOSE — DMC 5.30.080(D) Miscellaneous Disposal

Rationale: Tract L is a small, irregular remnant parcel that cannot function as an independent buildable lot under current code dimensional requirements. The parcel has no viable standalone development potential and would represent an ongoing maintenance liability to the City without corresponding public benefit. Retention cannot be justified under DMC 5.30.020 on a public purpose basis. The most appropriate disposition is a negotiated sale to one or more adjacent property owners for lot consolidation,

which eliminates a nonconforming parcel from the City's inventory, reduces administrative burden, and returns the property to the tax rolls.

Disposal Method: Disposal pursuant to DMC 5.30.080(D) — Miscellaneous Disposals. The City Council may authorize disposal of this parcel by ordinance, which may be for less than appraised value and exempt from the competitive methods of DMC 5.30.040(A) through (C). Staff should identify adjacent owners, obtain a market value estimate, and bring a proposed sale ordinance to Council.

Property 2: Lot 1, Block 1, Mission Subdivision, Plat 81-8

Size	Approximately 1.0 acre; part of a 63.51-acre subdivision
Zoning / Land Use Designation	Residential — consistent with Comprehensive Plan Land Use Map designation
Access	Internal subdivision road; 30-foot building setback from dedicated rights-of-way per plat conditions
Recommendation	DISPOSE — Competitive Disposal, DMC 5.30.040

Rationale: Lot 1, Block 1 is a one-acre residential lot with road access and development potential consistent with its Comprehensive Plan designation. The City has no identified municipal use for this parcel. Given Dillingham's documented housing shortage, returning this lot to private ownership for residential development serves the public interest. Competitive disposal under DMC 5.30.040 maximizes transparency and return to the City while making the lot available to any qualified buyer. The lot is sufficiently sized to stand alone and does not require consolidation with adjacent parcels to be developable.

Disposal Method: Competitive disposal pursuant to DMC 5.30.040. Staff should obtain an appraisal, establish a minimum bid, and advertise in accordance with applicable notice requirements.

Property 3: Lot 2, Block 29, USS 2732

Size	Approximately 10,497 square feet (±0.24 acres)
Zoning / Land Use Designation	Urban core — located within the First Avenue / West Main Street corridor near the Nushagak River waterfront
Access	Street-fronting urban lot consistent with surrounding development pattern
Recommendation	DISPOSE — Competitive Disposal, DMC 5.30.040

Rationale: Lot 2, Block 29 is an urban lot in the downtown core of Dillingham. The City has no identified municipal use for this parcel. Its location within the established urban fabric, street frontage, and proximity to the waterfront corridor make it a viable standalone development site. Competitive disposal under DMC 5.30.040 is the appropriate mechanism, ensuring transparent pricing and broad market access. The lot is large enough to function independently and does not require lot consolidation to be marketable.

Disposal Method: Competitive disposal pursuant to DMC 5.30.040. Staff should obtain an appraisal, establish a minimum bid, and advertise in accordance with applicable notice requirements.

Property 4: Lot 3, Block 6, Nerka VII Subdivision, Plat 84-21

Size	1.80 acres; 25-foot utility easement noted on plat
Zoning / Land Use Designation	Residential/Mixed Use — consistent with Comprehensive Plan Land Use Map designation
Access	Widgeon Lane right-of-way; dedicated road access per subdivision plat

Recommendation	RETAIN — Public Purpose (Future Road and Utility Infrastructure)
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Rationale: Lot 3, Block 6 occupies a strategic position within the Nerka VII Subdivision adjacent to dedicated open space tracts (Tract A at 15.19 acres and Tract B at 2.32 acres). The City anticipates future road improvement and paving activity serving this subdivision, and the parcel provides a logical staging, maintenance, or infrastructure corridor location. Additionally, the subdivision will require expanded water and wastewater utility service as residential development matures. Retaining this parcel preserves the City's capacity to site utility infrastructure, pump stations, or related public works facilities without the need to acquire private land at future cost. The existing 25-foot utility easement noted on the plat further supports this public infrastructure rationale. The Council should make a finding that retention of this property serves a public purpose consistent with DMC 5.30.020.

Disposal Method: RETAIN. No disposal action recommended at this time. Staff recommends the Council adopt a formal finding of public purpose in the disposition ordinance and direct the Planning Director to incorporate the parcel into long-range capital infrastructure planning for the Nerka VII service area.

SUMMARY OF RECOMMENDATIONS

Property	Action	Authority / Method
Tract L, Braswell Subdivision	Dispose	DMC 5.30.080(D) — Miscellaneous Disposal
Lot 1, Block 1, Mission Subdivision	Dispose	DMC 5.30.040 — Competitive Disposal
Lot 2, Block 29, USS 2732	Dispose	DMC 5.30.040 — Competitive Disposal
Lot 3, Block 6, Nerka VII	Retain	DMC 5.30.020 — Public Purpose Finding

REQUESTED COUNCIL ACTION

The Planning Director respectfully requests that the City Council review these recommendations and direct the City Attorney to prepare disposition ordinances consistent with the above findings. For the three parcels recommended for disposal, staff will obtain appraisals and return to Council with proposed minimum bid amounts and sale terms prior to advertising. For Lot 3, Block 6, Nerka VII, staff requests Council adoption of a formal public purpose retention finding.

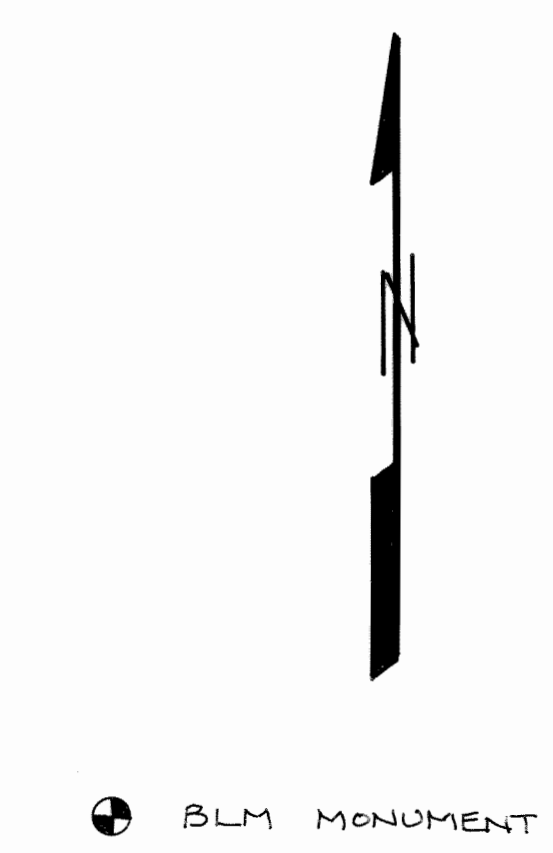
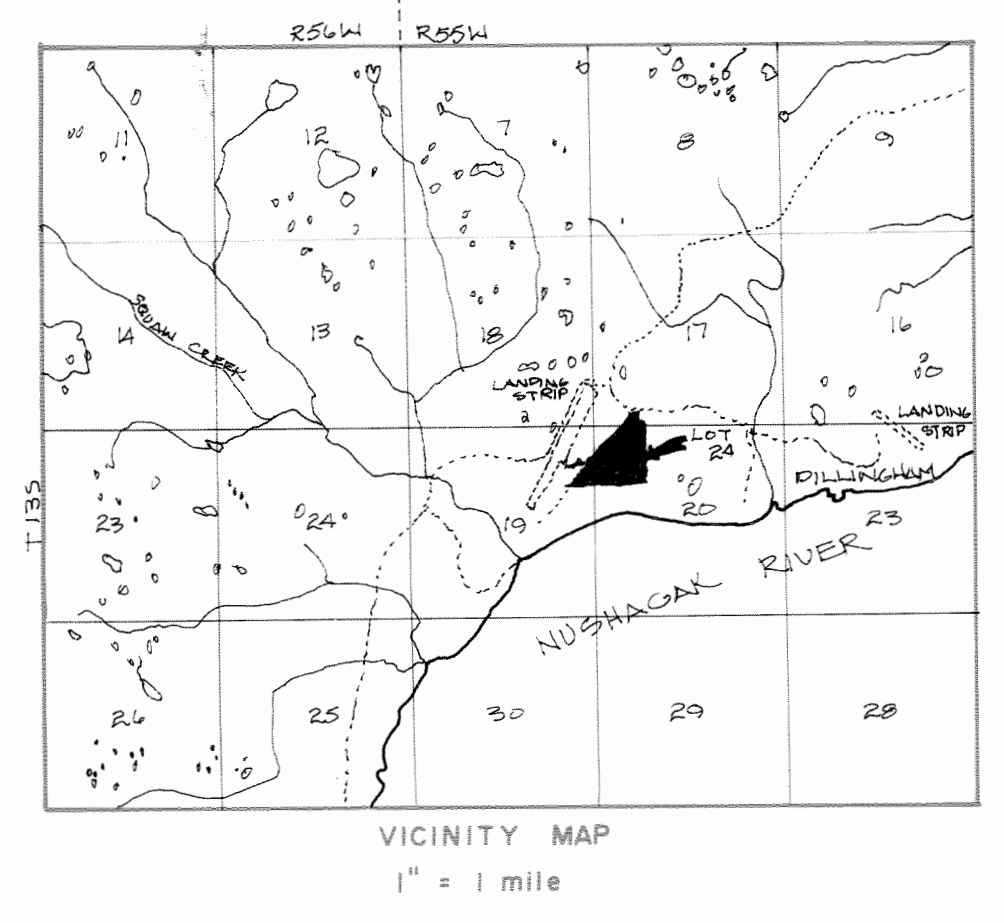
Respectfully submitted,



Christopher Maines

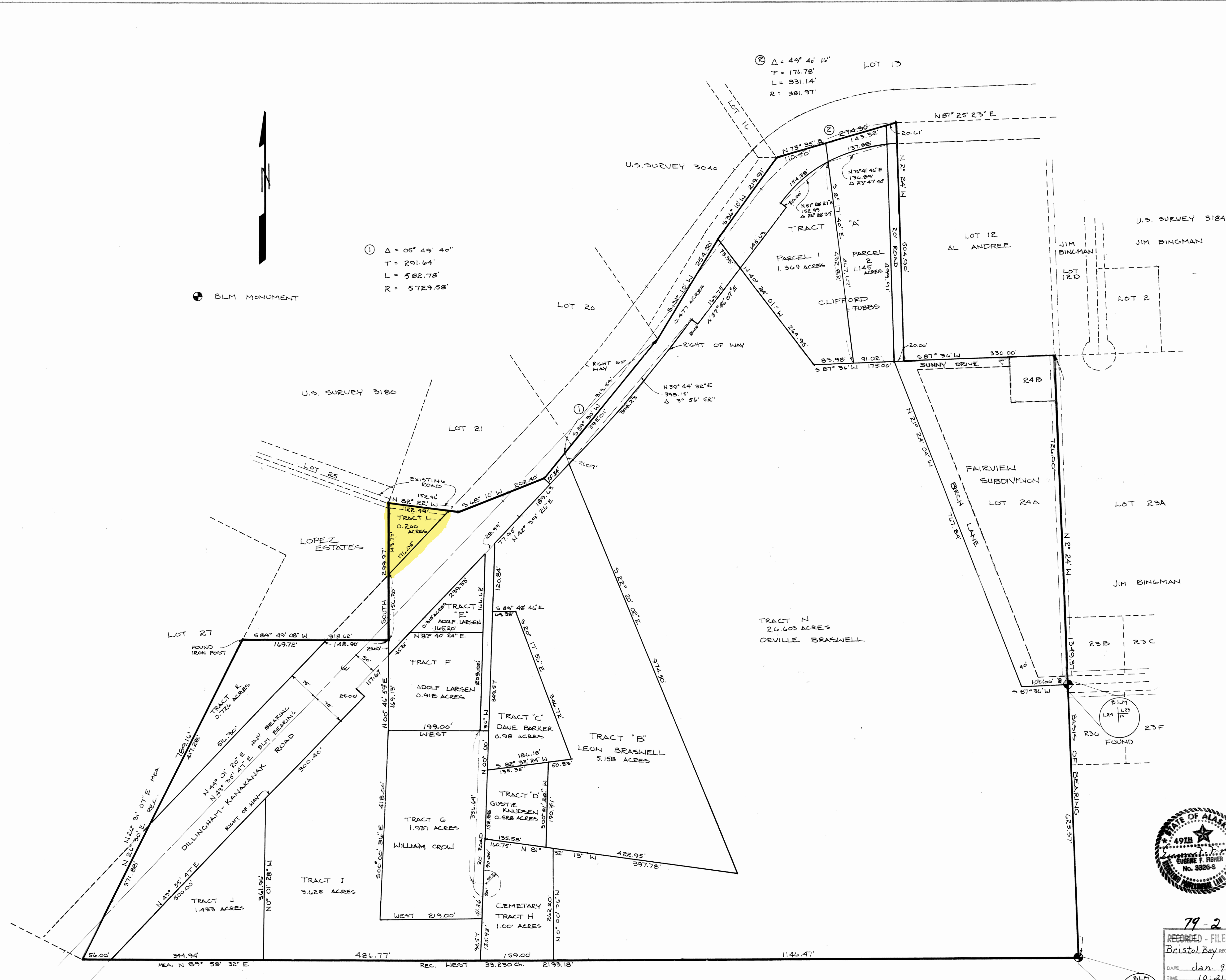
Planning Director | City Project Manager

City of Dillingham, Alaska



① $\Delta = 05^{\circ} 49' 40''$
 $T = 291.64'$
 $L = 582.78'$
 $R = 5729.58'$

② $\Delta = 49^{\circ} 46' 16''$
 $T = 174.78'$
 $L = 331.14'$
 $R = 381.97'$



CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

December 26, 1977
Orville Braswell
DILLINGHAM, ALASKA

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 26 day of December, 1977
Mary Sagman
Notary for Alaska
My Commission expires 7-7-80

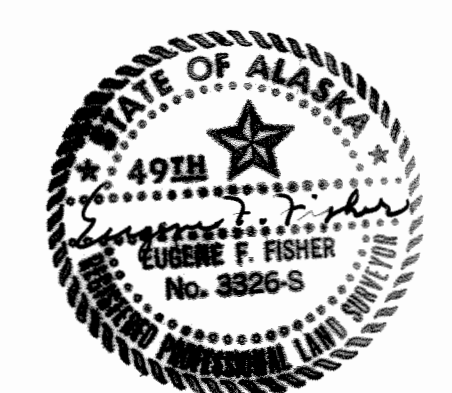
PLAT APPROVAL

Plat approved by the City Planning Commission this 5th day of December, 1978
Planning Commission Chairman
Mayor

LAND SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

10 Nov, 1978
Eugene F. Fisher
Land Surveyor
EUGENE F. FISHER, L.S.



79-2
RECORDED - FILED 3.00
Bristol Bay DIST.
DATE Jan 9, 1979
TIME 10:21 A.M.
Requested by Alaska Title Guaranty

CIVIL ENGINEERS OF ALASKA BOX 888 WASILLA, ALASKA 99687		
PLAT OF BRASWELL SUBDIVISION		
A RESUBDIVISION OF LOT 24 U.S. SURVEY NO. 3043 DILLINGHAM, ALASKA		
DESIGNED BY: E.F.F.	DRAWN BY: JPE	DATE: 11-6-78
SCALE: 1" = 100'		SHEET 1 OF 1



CITY OF DILLINGHAM

P.O. BOX 191

DILLINGHAM, ALASKA 99576

TELEPHONE (907) 842-5211 or 842-5212

November 14, 1978

TO WHOM IT MAY CONCERN:

All taxes levied against USS 3643 Lot 24 for the year 1978 have been paid in full. According to our records this property will be known as Braswell Subdivision. One lot of this property is currently part of Fairview Subdivision.

Lois R. Hermansen

Lois R. Hermansen
City Clerk

SEAL:

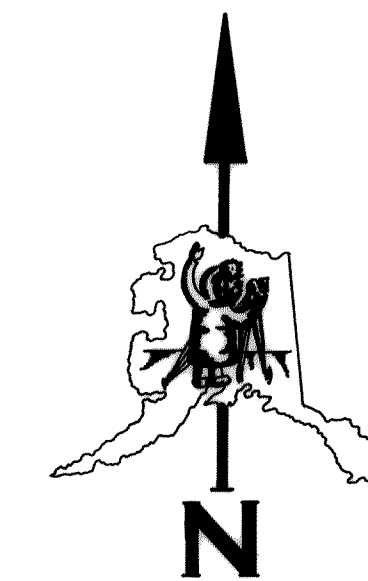


79-2

RECORDED	- FILED 3.00
Bristol Bay REC. DIST.	
DATE	Jan. 9, 1978
TIME	10:21 A.M.
prepared by	Alaska Title
Guaranty	

CURVE DATA CHART

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING	CURVE NO.
1	250.00	44°21'25"	193.34	101.91	188.75	N67°10'42"E	1
2	300.00	44°21'25"	232.25	122.30	226.50	N67°10'42"E	2
3	350.00	4°28'26"	27.33	13.67	27.32	N47°14'13"E	3
4	350.00	8°11'54"	50.08	25.08	50.04	N85°15'28"E	4
5	20.00	90°00'00"	31.42	20.00	28.28	N36°08'31"E	5
6	20.00	90°00'00"	31.42	20.00	28.28	N53°50'29"W	6
7	270.00	32°39'31"	153.90	79.10	151.83	N25°10'15"W	7
8	300.00	32°39'31"	171.00	87.89	188.69	N25°10'15"W	8
9	330.00	32°39'31"	188.10	96.68	185.56	N25°10'15"W	9
10	20.00	90°00'00"	31.42	20.00	28.28	N86°30'00"W	10
11	20.00	90°00'00"	31.42	20.00	28.28	N03°30'00"E	11
12	20.00	90°00'00"	31.42	20.00	28.28	N03°30'00"E	12
13	20.00	83°00'00"	28.97	17.69	26.50	EAST	13
14	300.00	17°10'57"	89.97	45.32	89.63	N88°35'28"E	14
15	20.00	124°36'02"	43.49	38.09	35.42	S18°49'36"E	15
16	267.00	5°30'15"	25.65	12.83	25.64	S77°52'44"E	16



CERTIFICATE OF OWNERSHIP & DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

CHODDUNG LIMITED
P.O. BOX 247
DILLINGHAM, ALASKA 99576

NOTARY'S ACKNOWLEDGEMENT

State of Alaska
Third Judicial District
On this 10th day of July, 1981, before me, the undersigned, a notary public for the state of Alaska, personally appeared Stanley E. Sears known to be the person(s) described in and who executed the foregoing certificate of ownership and dedication, and acknowledged to me that he (they) executed the same as his (their) free and voluntary act.
Witness my hand and official seal the day, month, and year hereinabove written.

My Commission Expires JAN. 28, 1983
Notary Public for Alaska

PLAT APPROVAL

This plat having been approved by the City of Dillingham Planning Commission as recorded in the official minutes of the meeting of February 3, 1981, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

City of Dillingham
By: William J. Teravogel

SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that this survey has been completed by me or under my direct supervision and that the corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Date July 17, 1981
Stanley E. Sears R.L.S.
2087-S

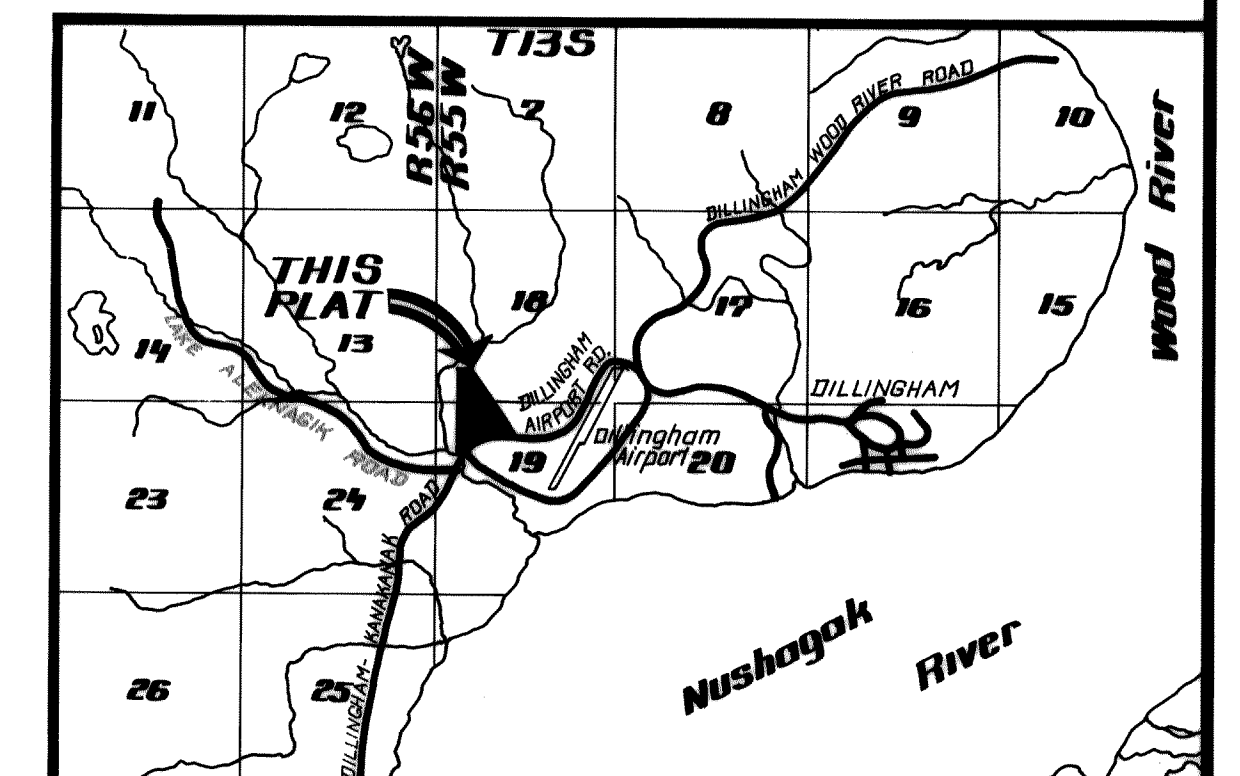
CERTIFICATE OF ACCEPTANCE

The City of Dillingham hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to, the real property, rights-of-way and easements for public utilities, streets, alleys, thoroughfares, trails, parks and other public areas shown hereon.

Dated at Dillingham, Alaska this 10th day of July, 1981.
Attest: David J. Carls Mayor

City Clerk (Ordinance 78-14 S.1, 1978; Ordinance 75-1 S.5, 1975)

VICINITY MAP
SCALE 1"=1 MILE
DILLINGHAM (A-P) QUADRANGLE



PLAT OF
MISSION SUBDIVISION
A SUBDIVISION
OF
LOT 5, U.S. SURVEY NO. 3699
CONTAINING 63.51 ACRES MORE OR LESS

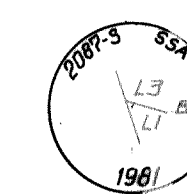
STAN SEARS AND ASSOCIATES
REGISTERED LAND SURVEYORS
POST OFFICE BOX 263
EAGLE RIVER, ALASKA 99577

GRID DILLINGHAM	SCALE 1"=200'	DATE 12/01/80	FB 74,70,64,55
DRAWN I.E.G.	CHECKED S.E.S.	FILE C-1	WD 78-82

LEGEND

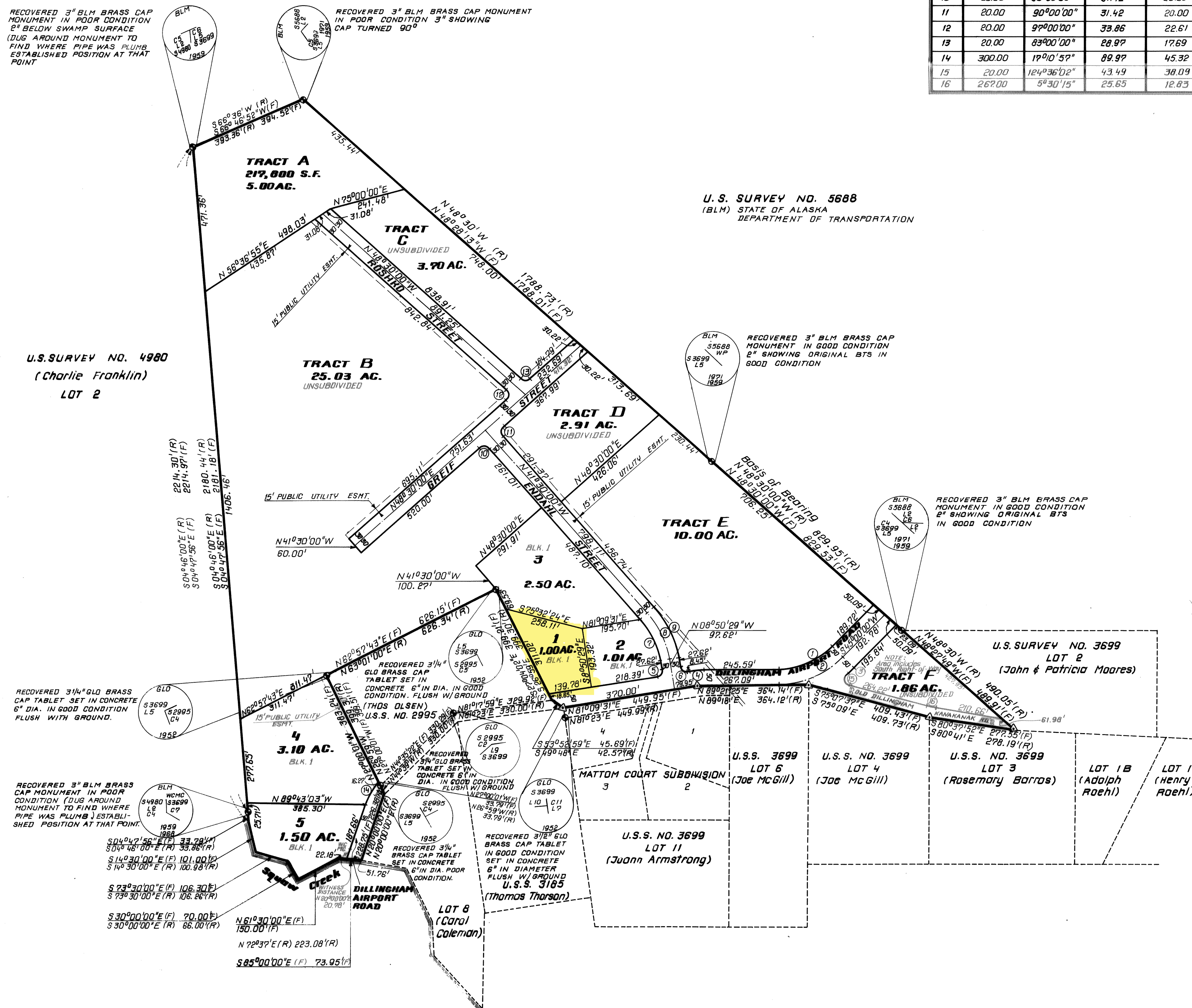
- RECOVERED BLM & GLO BRASS CAP MONUMENTS
- RECOVERED BRIDGE SPIKE IN E ROAD
- CURVE NUMBER, SEE CURVE DATA CHART
- RECORD
- FOUND
- 5/8" x 30" REBAR WITH 1 1/2" ALUMINUM SURVKAP
SET THIS SURVEY AT ALL CORNERS, UNLESS OTHERWISE NOTED.

TYPICAL 1 1/2" ALUMINUM SURVKAP



GENERAL NOTES

- Record information taken from Plat of U.S. Survey No. 3699 dated February 11, 1963.
- Basis of Bearing is the line between Corner 4 and the witness Post on line between corner 4 and Corner 5 of U.S. Survey No. 3699 (N 48°30'W).
- There shall be a 20-foot Building Setback requirement from all dedicated rights-of-way.
- Wastewater disposal systems shall comply with existing laws at the time of construction.



81-8
RECORDED - FILED 10-
Bristol Bay, Inc.
DATE July 30, 1981
TIME 4:30 A.M.
Presented by City of Dillingham
Address Box 191
Dillingham, Ak. 99576



CITY OF DILLINGHAM

P.O. BOX 191

DILLINGHAM, ALASKA 99576

TELEPHONE (907) 842-5211 or 842-5212

July 22, 1981

TO WHOM IT MAY CONCERN:

There are no taxes owing on the Mission Subdivision.

Sincerely,

Vivian M. Braswell

Vivian M. Braswell
City Clerk

81-8

RECORDED - FILED	10.
Bristol Bay	REC. DIST.
DATE	July 30, 1981
TIME	9:30 A.M.
Requested by	City of Dillingham
Address	



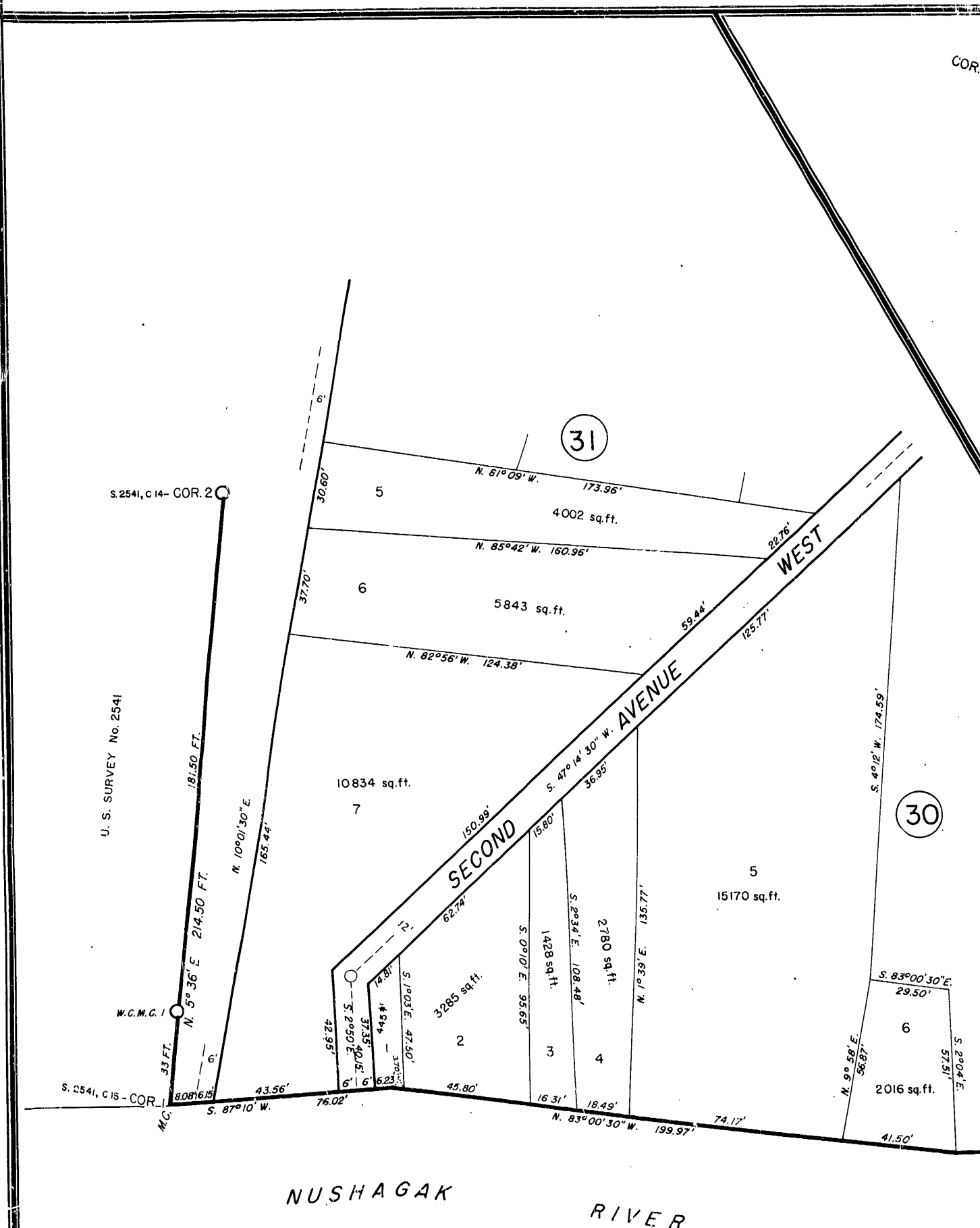
U. S. SURVEY No. 1739

U. S. SURVEY No. 1922

U. S. SURVEY No. 2541

Scale in feet.

Detail, portions of Blocks 19, 20, 31 & 32.



Detail, portions of Blocks 30 & 31.





CITY OF DILLINGHAM

P.O. BOX 191

DILLINGHAM, ALASKA 99576

TELEPHONE (907) 842-5211 or 842-5212

September 14, 1984

TO WHOM IT MAY CONCERN:

There are no taxes owing on the Nerka VII Subdivision.



Sincerely,

Vivian M. Braswell

Vivian M. Braswell
City Clerk

84-21

RECORDED - FILED 10	
BRISTOL BAY REC. DIST.	
DATE	September 19, 84
TIME	9:37 A.M.
Requested by	City of Dillingham
Address	Box 191 Dillingham, Alaska

99576