

**PETERSBURG BOROUGH
RESOLUTION #2024-11**

**A RESOLUTION APPROVING THE SALE OF A BOROUGH
TIDELANDS PARCEL, DESCRIBED AS MCFADDEN LEASE PARCEL
B, PLAT #95-7 (PARCEL ID #01-008-242), TO ISLAND
REFRIGERATION, LLC**

WHEREAS, the Petersburg Borough owns a tidelands parcel located at 107A Dock Street, described as follows:

McFadden Lease Parcel B, Plat #95-7 (PID #01-008-242) ("the parcel")
; and

WHEREAS, the parcel has a land assessed value of \$43,900, and the Petersburg Municipal Code (PMC), Section 16.12.160, provides that the disposal of borough property with an assessed value of \$250,000 or less be done by resolution; and

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

WHEREAS, on June 11, 2024, a duly noticed public hearing was held by the Petersburg Borough Planning Commission on the application; and

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

WHEREAS, pursuant to PMC Section 16.16.070, the Borough Assembly held a duly noticed public hearing on August 5, 2024, considered the disposal of the parcel, determined that the sale of the parcel, as contrasted with lease of the parcel, was in the best interest of the Borough, exempted the disposal from public sale, and directed the Borough Manager to negotiate a sale price for the disposal with the final terms subject to Assembly approval; and

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

WHEREAS, the parcel has an appraised value of \$58,845, as determined by a March 20, 2024 appraisal conducted by Ramsey Appraisal Resource, and expenses totaling \$632.28 (\$263 cost of title insurance + \$369.28 cost of the public notice and certified mailing) were incurred during the sale process and are to be paid by the buyer per Borough Code Chapters 16.12 and 16.16; and

WHEREAS, the applicant has proposed a sale price equal to the appraised value of the parcel, at \$58,845, plus expenses incurred as described above.

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

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

McFadden Lease Parcel B, Plat #95-7 (PID #01-008-242)

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

Section 3. The sale price of the parcel is \$59,477.28 (\$58,845 for the parcel plus expenses of \$632.28 as described in this resolution), due and payable in the manner set out in the Contract of Sale.

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

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

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 19th day of August, 2024.

Mark Jensen, Mayor

ATTEST:

Rebecca Regula, Deputy Borough Clerk