

Debra Thompson

From: ronnbuschmann@aol.com
Sent: Tuesday, May 31, 2022 2:55 PM
To: Assembly
Subject: Property Development

Dear Assembly Members - I would like to encourage the Borough to proceed with developing building lots on Borough land, much of which happens to already be subdivided and adjacent to Borough utility services. The lack of available and affordable building lots is slowing growth through the lack of housing. The community is unable to provide housing for necessary workers for the school and hospital as well as the fishing and fish processing industry.

Another aspect of Borough involvement in supplying building lots is the fact that, with the price of a middle income home hovering around \$300,000, the Borough would receive over \$3,000 a year in property taxes per home, not to mention other economic activity and the probability that many families will have children for our school that was built for 700 students but presently houses closer to 400. Each child, of course, increases State and federal support to the school. On the subject of utilities, the sewer and water plants could easily accommodate an increased population of 1000 or more people. Likewise the electric utility, particularly with the newer heating technologies being encouraged, would be adequate for winter heating loads.

In the 1960s the City of Petersburg basically had their own construction company and developed city property like Park and Lake Street and much of the area between downtown and the airport. These lots were developed and sold with the condition that if the buyer didn't start building within 2 years they would forfeit the lot which would then be sold to someone else. This was done to discourage speculators. In the mid 70's the City adopted a strategy of developing private land with a 1/3,1/3,1/3 formula. The property owners on each side paid 1/3 of road, water, sewer, and electrical utility costs, the City paid 1/3. It was a popular program and enabled the City to get more land on the tax rolls. In the 1980s the land development process was changed so a land developer would hire a private contractor to build the road and install utilities to City specifications under City supervision. That is how most of the Severson family and RB(Rick Braun, Ronn Buschmann) subdivisions were built). Other than that most lot development in the last 20 years has been dividing private lots, working through land incorporated into the City with the annexation of the Scow Bay area in 1978, or development out the road by Mental Health. The Tlinkit-Haida subdivision added to the inventory as well but now the community is suffering for lack of building opportunities.

Which is the long winded way of saying that it's time for the Borough to consider hiring a contractor to install road, water, and sewer on Borough property that is already subdivided by Planning and Zoning and ready to go once design parameters are established.

Thank You. Ronn Buschmann