



## PETERSBURG INDIAN ASSOCIATION

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July 6, 2023

Petersburg Borough  
PO Box 329  
Petersburg, Alaska 99833

To Whom It May Concern:

The Petersburg Indian Association (PIA) previously submitted an application to the Petersburg Planning and Zoning Commission to rezone Lot B, Greenbelt Subdivision (Parcel 01-006-442) from Open Space to Commercial-1. The Planning Commission unanimously recommended the rezoning in three readings. Subsequently, the Petersburg Borough Assembly unanimously approved the rezoning of this lot.

The next step is for PIA to purchase the property (Attachment -- outlined in orange). It is my understanding that the disposal method of Borough-owned property is determined by the borough assembly. PIA is requesting that the assembly authorize the borough manager to engage in direct negotiations with PIA, a federally recognized tribe.

This undeveloped lot (.31 acres) has little utility on its own; however, it would have more potential if it were combined with the adjacent lot currently owned by PIA (Attachment -- outlined in red). The majority of that property will be developed as a parking lot that can be used by PIA's employees and commercial tenants. However, there have been a number of ideas proposed and considered by the tribal council to utilize the uphill portion of the lot for storage, retail, or housing -- or possibly a combination of those (i.e., storage/retail, storage/housing, or retail/housing). With the likelihood that a new medical center will be constructed in the vicinity, PIA foresees the benefit of creating these types of spaces on those lots. Acquiring the subject property would allow PIA to maximize its investment in this endeavor.

PIA would agree to not create access to the subject lot off of Haugen Drive if the Borough determined that such a restriction was necessary to protect the integrity of the water main along Haugen Drive. Also, an easement would be granted to preserve a space for the Petersburg Public School's digital informational sign.

PIA is hopeful that the assembly can appreciate the benefits to the borough in PIA's economic development plans for these lots. Your consideration in this matter is greatly appreciated.

Sincerely,

Chad Wright  
Tribal Administrator

Attachment: Borough map of area



Post Office

Hammer & Wikan

Firehall

**SUBJECT PROPERTY**

N 13TH ST

HOWKAN ST

HAUGEN DR

PIA N 12TH ST

N 12TH ST

HAUGEN DR

Maxx