

**PETERSBURG BOROUGH  
RESOLUTION #2025-04**

**A RESOLUTION AUTHORIZING THE SALE OF BOROUGH-OWNED PROPERTY  
DESCRIBED AS: LOT 16, BLOCK 2, STATE LAND SURVEY 81-7, WRANGELL NARROWS,  
ACCORDING TO PLAT 82-11 (PID #02-283-130), AND LOT 13B, PLAT 2008-15 (PID #01-  
014-700 LOCATED AT 1020 SANDY BEACH ROAD) BY PUBLIC OUTCRY AUCTION**

**WHEREAS**, the Petersburg Borough owns the below described Borough property and finds that the property is not needed for a public purpose; and

**WHEREAS**, the Borough Assessor has determined the full and true value of the subject lots, as required by PMC 16.12.010, and has recommended a minimum acceptable bid for each lot; and

**WHEREAS**, Petersburg Municipal Code (PMC) Section 16.12.160 provides that the disposal of Borough property with an assessed value of less than \$250,000 may be authorized by resolution; and

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

**Section 1:** Pursuant to PMC Section 16.12.100(D)(1), said property shall be sold at public sale by outcry auction to be held on Monday, April 21, 2025 at 5:00 p.m. in the Assembly Chambers located at 12 S. Nordic Drive, Petersburg, Alaska. The minimum bid price for each lot is set forth below:

Parcel #	Legal Description	Assessed Value	Other Expenses (advertising, surveying, title, deed recording, legal)	Minimum Bid
02-283-130	Lot 16, Block 2, Alaska State Land Survey 81-7, Wrangell Narrows, according to Plat No. 82-11, Petersburg Recording District, First Judicial District, State of Alaska. EXCEPTING THEREFROM that portion conveyed to Dawn C. Maier by deed recorded September 30, 1998 in Book 60 at Page 867. ALSO EXCEPTING THEREFROM that portion conveyed to Paul W. Anthony by deed recorded September 30, 1998 in Book 60 at Page 870.	\$20,100	Est. recording fees \$35 Est. Title search \$265 Est. advertising fees \$300	\$20,700.

01-014-700	Lot 13B, Plat 2008-15, Petersburg Recording District, State of Alaska (Physical address: 1020 Sandy Beach Road)	\$138,000	Est. recording fees \$35 Est. Title search \$265 Est. advertising fees \$300	\$138,600.
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**Section 2:** The Assembly finds the properties are not needed for a public purpose.

**Section 3:** Any individual participating in the public sale must be eighteen (18) years of age or older as of the date of submittal of a bid.

**Section 4:** Immediately following the Assembly's declaration of the highest qualified bid, the successful bidder, or bidder's legal representative, shall sign a Contract of Sale, in the form attached, whereby bidder agrees to purchase the property for the bid price, and further agrees to all other terms and conditions set forth in this Resolution and in the Contract of Sale.

**Section 5:** The Assembly does not require the construction of improvements within a specified period of time as a condition of a conveyance of this Borough property.

**Section 6:**

- a. The property will be conveyed via quitclaim deed, in form as attached hereto.
- b. The property is sold "as is, where is", in its current condition and with all faults.

The Borough expressly makes no representations regarding, and disclaims any liability for, the property, including but not limited to (1) the condition of the property and any improvements located thereon; (2) the exact location or size of the property, the existence of markers on the property, or the ability or cost of surveying the property; (3) the status or insurability of title to the property, including the existence of any liens, encumbrances or conditions on the property, of record or not of record, including but not limited to matters which would have been disclosed by a survey or physical inspection of the property; (4) the ability of the Buyer to utilize the property and/or any improvements in any fashion and for any particular purpose or use; and (5) the existence, or the potential for installation, of utilities on or to the property. The Seller makes no representations, warranties or guarantees, express or implied, as to quality, merchantability or suitability of the property for a particular purpose or use. The property is sold subject to all platted easements, rights-of-way and reservations, and may only be used for the purpose for which it is zoned.

- c. All bidders should personally inspect the property and make their own determination as to whether the land will meet their needs. The bidder assumes the entire risk as to a property's quality and suitability for intended use. All future uses of the land must comply with applicable federal, state and municipal laws.

**Section 7:** The successful bidder shall pay a minimum of five percent (5%) of a property's total purchase price as a deposit within fourteen (14) calendar days of the expiration of the appeal period set out in PMC 16.12.110A, and the remaining balance in full within ninety (90) calendar days thereafter. If an appeal of the bid award is timely filed under PMC 16.12.110, the deposit is

due from the successful bidder within fourteen (14) calendar days of the decision on the appeal by the Assembly, and the remaining balance is due in full within ninety (90) calendar days thereafter. A quitclaim deed shall not be issued until payment in full of the purchase price has been made. If a purchaser fails to timely make payment in full, the deposit is forfeited to the Borough unless an extension of no more than ten (10) calendar days to pay the balance is authorized in writing by the Borough Manager.

**Section 8:** If the property is not sold at the public sale, it may be sold on a first-come, first-serve basis under PMC 16.12.150.

**Section 9:** In the event a purchaser defaults, by either failing to timely make the required deposit, or by failing to pay the remaining purchase price within the required period, the purchaser shall have no further rights to purchase the property under the public sale, and the property shall become available for over-the-counter sale, on a first-come, first serve basis, for the amount equal to the highest qualified bid offered at the public sale. In the event that more than one offer is received by the Borough on the same calendar day for purchase of a property, the purchaser shall be chosen by lot.

**Section 10:** The Borough Manager is authorized to sign the conveyance documents on behalf of the Borough.

**EFFECTIVE DATE.** This resolution shall become effective on the day after the date of its passage.

**PASSED AND APPROVED** by the Petersburg Borough Assembly on March 3, 2025.

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**Mark Jensen, Mayor**

**ATTEST:**

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**Rebecca Regula, Deputy Clerk**