

Planning Commission Staff Report & Finding of Fact

Meeting Date: June 11, 2024

APPLICANT/AGENT:

Island Refrigeration, LLC
Brock Snider

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

McFadden Lease Parcel B,
Plat#95-7

LOT AREA:

3,923 Sq Ft

LOCATION:

107A Dock St

SURROUNDING ZONING:

North: Industrial

South: Industrial

East: Industrial

West: Industrial

ZONING:

Industrial

PID:

01-008-242

APPLICATION SUBMISSION DATE:

4/2/2024

I. APPLICANT REQUEST: The applicant has requested to purchase Borough owned property located off Dock Street. (PID: 01-008-242)

II. APPLICABLE CODE:

16.12 ACQUISITION OR DISPOSAL OF BOROUGH PROPERTY

16.16 TIDELANDS

19.44 INDUSTRIAL DISTRICT

III. FINDINGS:

- a. The subject property is approximately 3,923 sf of vacant waterfront property owned by the Petersburg Borough.
- b. The subject property is zoned industrial.
- c. The proposed use of the property is to establish a marine refrigeration and electrical facility to serve the commercial fishing fleet. The intended use is consistent with the existing zoning.
- d. The property has legal access to Dock St.
- e. Municipal utilities are located at Dock St but would need to be extended to the subject parcel.
- f. No portion of the property is located within a flood zone.
- g. Per borough code, tidelands maybe sold in isolated and necessary instances when not needed for public purposes.
- h. Borough departments have reviewed the request and determined the property is not needed for a public purpose. Additional comments are attached.

Planning Commission Staff Report & Finding of Fact

Meeting Date: June 11, 2024

IV. PUBLIC NOTICE

The borough provided public notice of the hearing. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

a. The application is classified as a request to purchase borough property.

b. Criteria –

Per 16.12.050, no borough property in Service Area 1 may be disposed of unless it has been zoned by the borough. As noted in Section III, Findings, the subject property is zoned Industrial.

Per 16.12.080 (A), the Planning Commission may require an applicant to state the nature, extent, size and general specifications of improvements the applicant intends to construct upon the real property and the time when the improvements will be completed.

VI. ACTION

Proposed motion: I move to recommend to the Borough Assembly that McFadden Lease Parcel B, Plat #95-7 be approved for sale along with the findings as presented.

Based on the preceding findings of fact, the Petersburg Planning Commission makes the following report to the Borough Assembly

- a. The subject property is not needed for a public purpose.
- b. The subject property is appropriately zoned for its intended future use.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Comments



Petersburg Borough, Alaska

Land Disposal Application

(\$500.00 non-refundable filing fee required)

Form must be completed in its entirety to be considered

Office Use:
Rec'd. by: <u>DGT</u>
Fee: \$ <u>560⁰⁰</u>
Date Rec'd: <u>4/2/24</u>

Date: 4/1/2024

This is a request for land disposal via (circle one):
Lease Purchase Exchange Other

Parcel ID #(s) of Subject Property:
01-008-242
T-37 PTN, Section 28, T58S,
R 79E, Survey A759

Proposed term of lease: _____
(total years)

Legal Description of Property:
107A Dock St.

Current Zoning of Property:
INDUSTRIAL

Applicant Name: ISLAND REFRIGERATION, LLC

Applicant Mailing Address: BROCK SNIDER

PO Box 2185, PETERSBURG AK 99833

Applicant Contact Info: BROCK SNIDER 907-518-1310

(phone and/or email)

Brock@islandref.com

1. Size of Area requested (identify the minimum area necessary in square feet): 3,923

2. Attach a map showing the location of the land requested. Map must show surrounding area with the land requested clearly marked with bolded borders or highlighted color.

SEE ATTACHED

3. Narrative on use of property: Explain proposed use of land and when use is expected to begin and end. Include any planned new construction or renovation, including time-frame when construction or renovation will be completed and type of materials to be used. Provide the estimated dollar value of proposed improvements. Explain the value of the proposal to the economy of the borough and any other information you feel should be considered. (attached additional sheet if necessary)

SEE ATTACHED

THIS PARCEL WOULD BE USED FOR THE SAME PURPOSES AS ISLAND REFRIGERATION HAS APPLIED FOR IN THE LAND DISPOSAL APPLICATION FOR THE ADJACENT PROPERTY (A PORTION OF WILSON TIDELANDS LEASE PLAT # 2000-6 T-37)

4. Name and address of all adjacent land owners or lessees, including upland owner(s) if applicable: (attach additional sheet if necessary)

PETERSBURG BOROUGH
US COAST GUARD, LESSEE

5. Are there any existing permits or leases covering any part of the land applied for?

___ Yes No

If yes, please check one: (___ Lease ___ Permit)

Describe the type of permit or lease, if applicable, and the name and last known address of the permittee or lessee: _____

6. What local, state or federal permits are required for the proposed use? (list all)

LOCAL BUILDING PERMIT

7. If applicant is a corporation, provide the following information:

A. Name, address and place of incorporation: _____

B. Is the corporation qualified to do business in Alaska?: ___ Yes ___ No

Name and address of resident agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

SEE ATTACHED NARRATIVE

9. How is this request consistent with the Borough's comprehensive plan?

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: See attached for comments from Utility Director Hagerman (Elec, W, WW), Harbor Master Wollen, PW Director Cotha and Com Dev Director Cabrera.

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Island Refrigeration General Purpose for Applying to Purchase Land

Petersburg's waterfront, particularly the parcel near South Harbor, holds immense potential for bolstering our community's economic and marine vitality. Currently, this industrially zoned waterfront land, owned by the borough, is underutilized, primarily serving as net storage. Given its strategic location and the overarching vision of the borough to prioritize marine uses, there's an evident opportunity to maximize its utility. However, due to the complications of ownership of the land, a business owner is very hesitant to invest in a building on leased land. This reveals a self-contradicting plan design.

Historically, the lease model has presented challenges for business owners looking to invest and develop properties. A prime example is Wikan Enterprises who, after building on leased land, faced significant obstacles in selling his property. This is partially due to lenders' hesitancy in providing loans for properties on leased land, given the complications in asset seizures. But it is also a challenge for the seller to establish a price for the structure built on leased property. Recognizing this challenge, the borough took the step of allowing this individual to purchase the land his building occupied, paving the way for a smoother business transition.

As a community, we are at a crossroads. Many of our skilled tradesmen are approaching retirement, emphasizing the need to support and nurture the next generation of marine professionals. My team and I represent this new wave of dedicated workers, fully committed to supporting the commercial fishing fleet. Specializing in marine refrigeration and electrical work, our business is exclusively tailored to serve and uplift the fleet, ensuring its continued success. Very few locations near the harbors, where we do nearly 100% of our work, are available to build, buy or even rent. This property would be a chance for us to establish a long-term location where we can be close to where we are needed.

By granting us this land, the borough would be entrusting a valuable asset to individuals deeply invested in Petersburg's marine future. Not only would this move alleviate the property's current limitation as storage, but it would also symbolize a proactive approach in ensuring the land's optimal use. Furthermore, given the scarcity and high cost of land on the island, acquiring this parcel would enable us to establish a permanent base, further cementing our commitment to the community and the fleet.

In conclusion, this proposal isn't just about land acquisition; it's about envisioning a future where Petersburg's marine heritage thrives, supported by passionate professionals dedicated to its success. We humbly request the borough's consideration in granting us this opportunity.

3. Narrative on Use of Property:

The proposed use of the land is to establish a marine refrigeration and electrical facility tailored to support Petersburg's commercial fishing fleet. We anticipate beginning operations within six months of acquiring the land. The overall use of the property would be to be the headquarters for Island Refrigeration and Marine Electrical, which would be housed in two buildings which would be built in phases. The first building would house the parts warehouse, office, a small work area/toolroom, and a basic showroom and retail area. This structure is a steel building 40'x80' intent to utilize durable marine-grade materials to withstand Petersburg's waterfront conditions. The construction phase is expected to span approximately 12 months from the start date. The estimated dollar value of these improvements stands at \$500,000. Our proposal's value to the borough's economy is twofold: directly, by enhancing marine services and infrastructure, and indirectly, by creating jobs and fostering economic activity. As a team of young professionals dedicated to marine trades, our venture symbolizes a generational commitment to bolstering Petersburg's marine heritage.

8. Why should the Planning Commission recommend Assembly approve this request?

This request aligns with the borough's vision of prioritizing marine uses, especially in strategic locations like the parcel near South Harbor. While the current use as storage serves a purpose, diversifying its utility can lead to broader economic benefits. Given the challenges highlighted by the leasing model, granting this land to a committed business like ours not only optimizes its use but also sends a positive message about the borough's adaptability and forward-thinking approach.

9. Consistency with the Borough's Comprehensive Plan:

Our proposal resonates with the comprehensive plan's emphasis on marine vitality and economic development. The establishment of a marine refrigeration and electrical facility directly supports and uplifts the commercial fishing fleet, a cornerstone of Petersburg's identity. Furthermore, by nurturing the next generation of marine professionals, we are laying the groundwork for sustainable growth and ensuring that our marine traditions continue to flourish.

Debra Thompson

From: Chris Cotta
Sent: Tuesday, April 2, 2024 12:25 PM
To: Glorianne Wollen; Debra Thompson; Karl Hagerman; Liz Cabrera
Subject: RE: Island Refrigeration Land Purchase Application PID #01-008-242

All,

Comments from Public Works remain the same as before – no changes needed.

Chris

From: Glorianne Wollen <gwollen@petersburgak.gov>
Sent: Tuesday, April 2, 2024 12:24 PM
To: Debra Thompson <dthompson@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Island Refrigeration Land Purchase Application PID #01-008-242

Ok, thank you.

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Tuesday, April 2, 2024 12:05 PM
To: Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Island Refrigeration Land Purchase Application PID #01-008-242

It's a completely separate application. Will need to be appraised, etc.

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405



From: Glorianne Wollen <gwollen@petersburgak.gov>
Sent: Tuesday, April 2, 2024 12:03 PM
To: Karl Hagerman <khagerman@petersburgak.gov>; Debra Thompson <dthompson@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>
Subject: RE: Island Refrigeration Land Purchase Application PID #01-008-242

Thanks Debbie, my prior comments to the original application still apply.

Debra Thompson

From: Glorianne Wollen
Sent: Friday, November 10, 2023 3:40 PM
To: Debra Thompson; Liz Cabrera; Karl Hagerman; Chris Cotta
Cc: Stephen Giesbrecht
Subject: RE: Island Refrigeration Land Purchase Application

Hi Debbie,

10.

This is Borough's Port waterfront property that was filled in and developed in the early 80's by the Harbor and has been managed and maintained for marine use by the Port and Harbor Department. We are glad we have an opportunity to comment on its future.

Will start with a little history. The originally authorized City Council's plan for this developed Port property on Dock Street was to be used as a marine industrial park with partials of leasable land that marine businesses could use for short- or long-term purposes. The objective was to protect an area within the waterfront and keep it available for specific marine industry businesses to enhance the available support for our commercial fleet and harbor users. The goal of leasing borough property gave the Borough some oversight to ensuring the marine nature of the use of the property, especially during the sale of improvements associated with the said leased property. Over the last 40 years the Port property has been leased and used for a variety of marine businesses ie: USCG Port Building, Alaska Commercial Electronics, Wikan Enterprise, Wally MacDonald's Fleet Refrigeration, McFadyn Shipwrights, Desire Fish Company and others have operated out of this area and met the goals of the original intention. The Port and Harbor Dept. has also used a portion of the property to house containers used for material and equipment storage and maintenance facility (welding/wood working) needs. The area has also been used as leased space for gear storage – bait houses, trailers, crab pots, tender gear etc. on a monthly square foot basis.

This being said, the decision to sell the leased Port property to Wikan Enterprises changes the landscape and the need outlined by Mr. Snider is hard to argue with. His business, Island Refrigeration is the second generation of Wally MacDonald's Fleet Refrigeration and is instrumental to supporting the SE fishing industry. There are a couple of local businesses we notice "put Petersburg on the map" as far as vessels that come from elsewhere to have work done here in Petersburg and Island Refrigeration is one of them.

Being familiar with refrigeration maintenance needs onboard our commercial fleet, we understand that location is an important element for this particular business and their customer base to thrive. More importantly to keep the original vision of a marine industrial park which is integral to the local fleet's viability, staff supports the Borough's direct sale of Port property to Mr. Snider and Island Refrigeration. The Harbor Dept. is currently exploring a better location for a permanent maintenance building and storage yard so willing to relocate the storage containers and equipment as needed. The private gear storage needs will be accommodated at the Drive Down Approach where currently (free) 30 day parking is available, thus no loss of income related to the requested purchased partial.

Thanks, Glo

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Tuesday, November 7, 2023 4:33 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Island Refrigeration Land Purchase Application

Debra Thompson

From: Chris Cotta
Sent: Tuesday, November 14, 2023 3:57 PM
To: Debra Thompson
Cc: Liz Cabrera; Glorianne Wollen; Karl Hagerman
Subject: FW: Island Refrigeration Land Purchase Application
Attachments: Island Refrigeration Land Purchase Application 11.6.2023.PDF

All,

My comments wouldn't quite fit on the attached form so I'm providing them via email. Public Works does not need the subject parcel for a public purpose. That being said, we also feel that if the outlined property is transferred to private ownership, that the driveway leading from Dock Street to the subject property should also be looked at. We have been maintaining that driveway as a courtesy to the Harbor Dept, but if there was only one property owner served by that driveway, our opinion is that it would essentially be a private drive at that point and no longer something Public Works would need to maintain. The Coast Guard lots and the Wikan Enterprises building both have access from Dock Street. Even if the driveway is left in public hands, it would only be serving one private entity (Island Refrigeration) so it would not make sense for us to maintain it going forward. This issue likely merits further discussion before any action is taken to transfer ownership of either the subject lots or the associated driveway leading from Dock Street. Thanks,

Chris Cotta
Public Works Director
Petersburg Borough
(907)772-4430

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Tuesday, November 7, 2023 4:33 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Island Refrigeration Land Purchase Application

Liz, Glo, Karl & Chris,

Brock Snider, owner of Island Refrigeration, has applied to purchase the lot behind Wikan Enterprises on Dock Street (parcel #01-010-035). Please note on the application or in an email whether or not your department has a need to keep the parcel in Borough ownership. Once I hear from all of you I will forward the application to the Planning Commission.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

On another note, Is he expecting to slip that in under the same purchase agreement or expecting the cost go up a little (\$56,000) using the number Ramsey applied to the larger parcial.

Thanks!

From: Karl Hagerman <khagerman@petersburgak.gov>

Sent: Tuesday, April 2, 2024 11:59 AM

To: Debra Thompson <dthompson@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>

Subject: RE: Island Refrigeration Land Purchase Application PID #01-008-242

The water, wastewater and electric departments do not need the subject lot for any public purpose.

Thanks,

Karl Hagerman
Utility Director
907-772-5421

From: Debra Thompson <dthompson@petersburgak.gov>

Sent: Tuesday, April 2, 2024 11:51 AM

To: Karl Hagerman <khagerman@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>

Subject: Island Refrigeration Land Purchase Application PID #01-008-242

Karl, Glo, Chris & Liz,

Please find attached a new land purchase application filed today by Brock Snider with Island Refrigeration for a @ 4,000 sq. ft. lot next to the one he already applied to purchase on the south side of Dock Street. He had included this smaller parcel in his original application, but I didn't notice that it was included and only brought forward PID #01-0010-035 to the Planning Commission and Assembly - and that is all we obtained an appraisal for. Brock isn't worried about the error but does want to apply to purchase this parcel as well.

Please respond via email whether your department needs this parcel for a public purpose.

Thank you,
Debbie

Debra K. Thompson, CMC
Borough Clerk/Human Resources Director

Petersburg Borough
907-772-5405

8. Why should the Planning Commission recommend Assembly approval of this request?

SEE ATTACHED NARRATIVE

9. How is this request consistent with the Borough's comprehensive plan?

SEE ATTACHED NARRATIVE

10. Prior to submitting this application, please verify with pertinent Borough Departments that the land requested for lease, purchase or exchange is not needed for a public purpose by speaking with the appropriate personnel in the Electric, Water, Wastewater, Community Development, Harbor or Public Works Departments and obtain their comments and signatures below. (attach additional sheet if necessary):

Department Comments: _____

Signature of Department Commenter

Department Comments: Community Development does not need the parcel for a public purpose.

Liz Cabrera

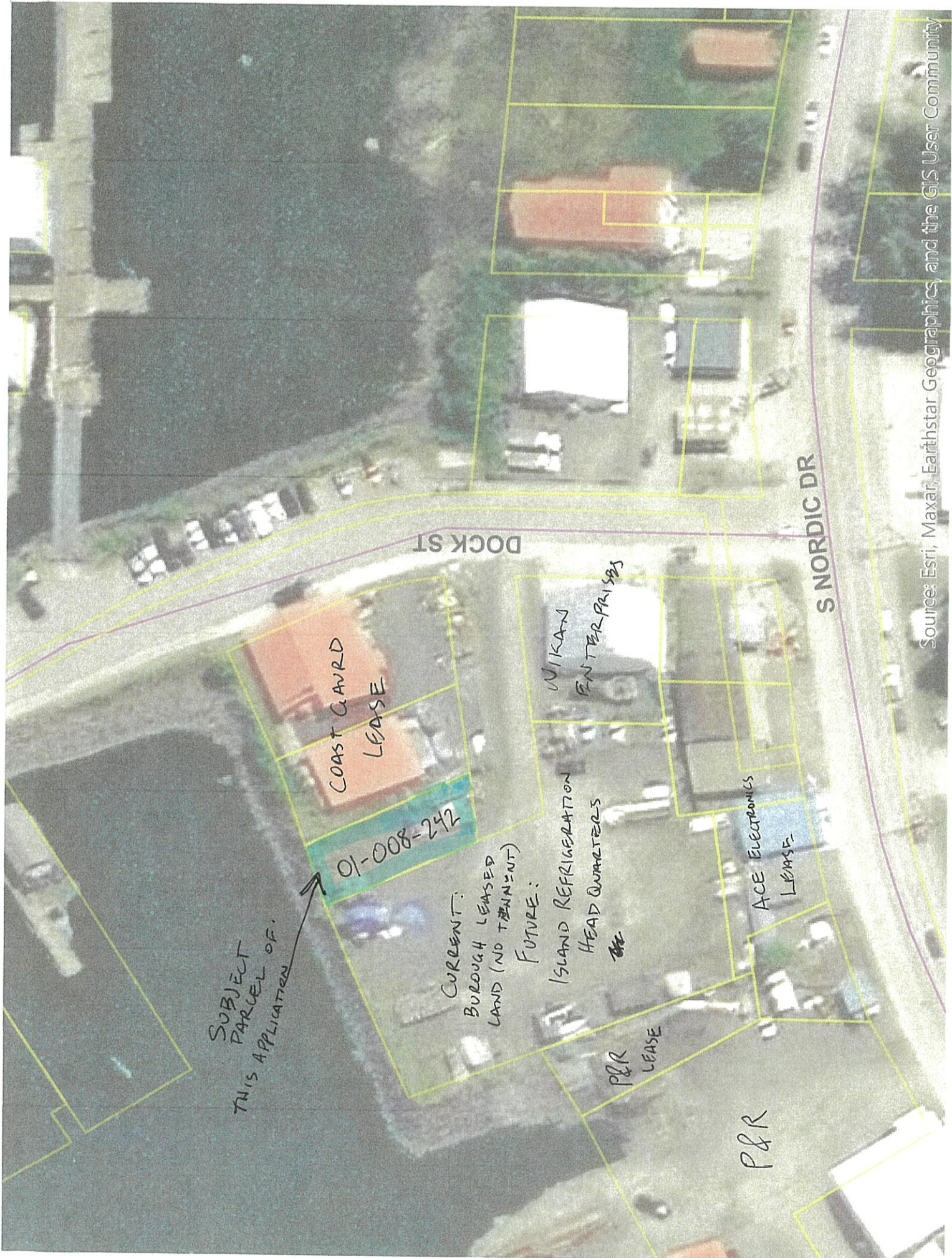
Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter



SUBJECT
PARCEL OF,
THIS APPLICATION

01-008-242

COAST GUARD
LEASE

CURRENT:
BOROUGH LEASED
LAND (NO TENANT)

FUTURE:
ISLAND REFRIGERATION
HEAD QUARTERS

WIKAN
ENTERPRISES

P&R
LEASE

P&R

ACE Electronics
LEASE

DOCK ST

S NORDIC DR

NOTICE TO APPLICANT(s):

Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

I hereby certify that I have received and reviewed a copy of Petersburg Municipal Code Chapters 16.12 and 16.16 (as they may pertain to my particular application) and understand the Code requirements. I further certify I am authorized to sign this application on behalf of the applicant.

Please sign application in the presence of a Notary Public.

BK Sh

Applicant/Applicant's Representative

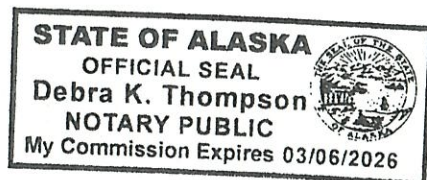
Subscribed and sworn to by Brock Snider, who personally appeared

before me this 2nd day of April, 2024.

Debra K Thompson

Notary Public

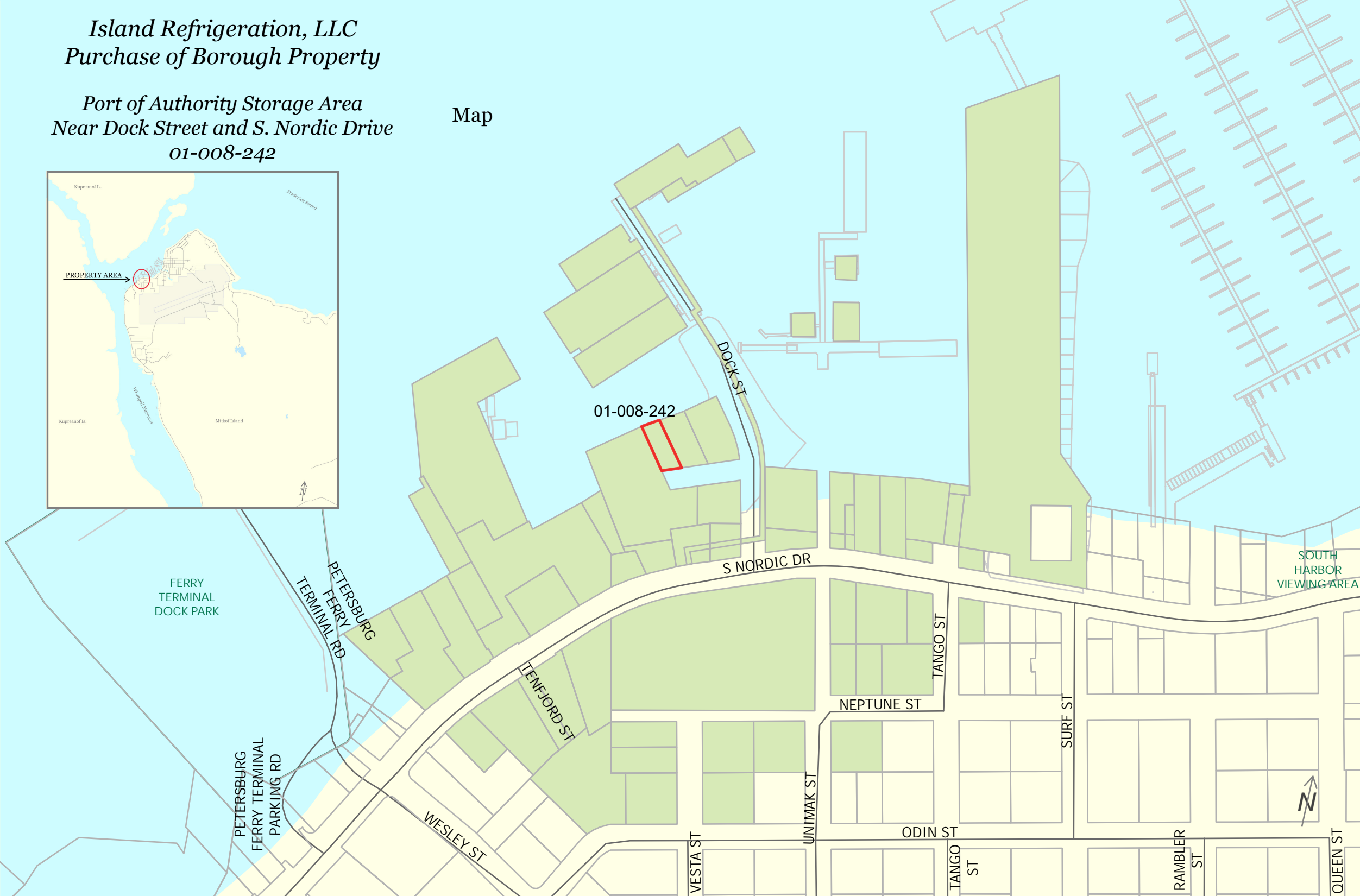
Notary Public in and for the State of Alaska. My Commission Expires: 3/6/2026



*Island Refrigeration, LLC
Purchase of Borough Property*

*Port of Authority Storage Area
Near Dock Street and S. Nordic Drive
01-008-242*

Map





May 20, 2024

**WIKAN JOHN B WIKAN SHERI L WIKAN ENTERPRISES INC
PO BOX 929
PETERSBURG, AK 99833-0929**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

An application from Island Refrigeration to purchase borough-owned property at 107A Dock St. (PID: 01-008-242)

The public hearing and consideration of the application will be held:	Tuesday, June 11th, 2024, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera,
Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
ISLAND REFRIGERATION, LLC		PO BOX 2185	PETERSBURG	AL	99833-2185
ALASKA COMMERCIAL ELECTRONICS LLC	PETERSBURG BOROUGH LESSOR	PO BOX 1144	PETERSBURG	AK	99833-1144
ANDERSON AMY E		PO BOX 1781	PETERSBURG	AK	99833-1781
BIRCHELL PROPERTIES LLC	PETERSBURG BOROUGH LESSOR	PO BOX 12	PETERSBURG	AK	99833-0012
BOJORQUEZ-FELIX RICARDO		PO BOX 2011	PETERSBURG	AK	99833-2011
CURTISS KERRI		PO BOX 1532	PETERSBURG	AK	99833-1532
DAHL JEROME E	DAHL STACEY	PO BOX 1275	PETERSBURG	AK	99833-1275
KIVISTO ROBERT S		PO BOX 1781	PETERSBURG	AK	99833-1781
LITSHEIM PETER	LITSHEIM THERESA	PO BOX 856	PETERSBURG	AK	99833-0856
MARSH KIRT	MARSH DONNA	PO BOX 1421	PETERSBURG	AK	99833-1421
MARTIN BROCK F	WEBB SUZANNE M	PO BOX 1398	PETERSBURG	AK	99833-1398
MENISH SCHONBERG LIVING TRUST		PO BOX 877	PETERSBURG	AK	99833-0877
NORDIC HOUSE BED & BREAKFAST INC		PO BOX 469	PETERSBURG	AK	99833-0469
OLSEN OLIVIA J		PO BOX 221	PETERSBURG	AK	99833-0221
PARKER SAMMY	NEWTON LEEROY	PO BOX 1364	PETERSBURG	AK	99833-1364
PERRY DONALD E	PERRY LYNNE M	PO BOX 1566	PETERSBURG	AK	99833-1566
PETERSBURG FLYING SERVICES LLC LESSEE	ALASKA DOT & PF LESSOR	PO BOX 1348	PETERSBURG	AK	99833-1348
PETRO 49 INC	HARBOR ENTERPRISES INC	PO BOX 389	SEWARD	AK	99664
PISTON AND RUDDER SERVICE INC		PO BOX 1308	PETERSBURG	AK	99833-1308
RIBICH ELI	RIBICH GAIL	PO BOX 110	PETERSBURG	AK	99833-0110
ROCKY'S MARINE INC. LESSEE	PETERSBURG BOROUGH LESSOR	PO BOX 690	PETERSBURG	AK	99833-0690
ROSVOLD LESSEE ERIC LESSEE	ALASKA DOT & PF LESSOR	PO BOX 1144	PETERSBURG	AK	99833-1144
RUTHERFORD ANDREW LESSEE	ALASKA DOT & PF LESSOR	PO BOX 190498	ANCHORAGE	AK	99519-0498
SMITH LYNN M		PO BOX 841	PETERSBURG	AK	99833-0841
STUEBER NORIE	STUEBER GERALD M JR	PO BOX 102	PETERSBURG	AK	99833-0102
STROMDAHL JAMES	STROMDAHL MARY	PO BOX 1326	PETERSBURG	AK	99833-1326
TUCKER EMIL K	CHRISTENSEN CARIN L	PO BOX 1785	PETERSBURG	AK	99833-1785
US COAST GUARD LESSEE	PETERSBURG BOROUGH LESSOR	PO BOX 1290	PETERSBURG	AK	99833-1290
US FOREST SERVICE LESSEE	PETERSBURG BOROUGH LESSOR	PO BOX 1328	PETERSBURG	AK	99833-1328
VOLK EDWARD J	VOLK RENEE I	PO BOX 1564	PETERSBURG	AK	99833-1564
WEATHERS LAIFE	WEATHERS ANDREA	PO BOX 167	PETERSBURG	AK	99833-0167
WIKAN JOHN B WIKAN SHERI L	WIKAN ENTERPRISES INC	PO BOX 929	PETERSBURG	AK	99833-0929