



**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: DKT  
Fee: \$ 500.00  
Date Rec'd: 6/22/23

Date: June 7, 2023

This is a request for land disposal via (circle one):

Lease **Purchase** Exchange Other

Parcel ID #(s) of Subject Property:  
1001958.00  
\_\_\_\_\_  
\_\_\_\_\_

Proposed term of lease: \_\_\_\_\_  
(total years)

Legal Description of Property:  
Subdivision: Wikan Enterprises PLAT#: 9293  
Section 33  
Zone 1

Current Zoning of Property:  
Tidelands: 37&38  
Range: 79E

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Applicant Name: John B, Sheri L Wikan; Wikan Enterprises, Inc  
Applicant Mailing Address: PO Box 929  
Petersburg, AK 99833  
Applicant Contact Info: (907) 518-1120  
(phone and/or email) swikan@gmail.com

1. Size of Area requested (identify the minimum area necessary in square feet): 6,722

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.

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 attachments.

103 A Dock St.

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

US Coast Guard: 107 Dock St

Petro 49 Inc: 100 Dock St

Birchell Properties: 904 S Nordic Dr

(auto repair and coffee shop)

Alaska Commercial Electronics: 908 S Nordic Dr

Petro 49 Inc: 901 S Nordic Dr

Petro 49 Inc: 902 S Nordic Dr

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: Tideland Lease; Wikan Enterprises, Inc./ John B and Sheri L Wikan

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

State of Alaska Business License; Petersburg Borough Sales Tax Account

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

A. Name, address and place of incorporation: \_\_\_\_\_

Wikan Enterprises, Inc, PO Box 929, Petersburg, Alaska

Incorporated in the State of Alaska

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

Name and address of resident agent: Sheri Wikan; PO Box 929, Petersburg, AK 99833

8. Why should the Planning Commission recommend Assembly approval of this request?  
Wikan Enterprises, Inc is a business that has successfully operated for over 30 years and has played an integral role in the local economy. Our services are critical to the commercial fishing fleet in the region, providing essential maintenance and repairs for marine diesel engines. We are trying to pass our business on to new owners, that will continue on with what we've built over the last three decades. Please see attachments for more details.

9. How is this request consistent with the Borough's comprehensive plan?  
By allowing the sale of the tidelands for the purpose of continuing an existing essential business and addressing the financial advantages and risks associated with leasehold improvements, the borough can promote economic development, stability, and longterm prosperity. The sale aligns with the statutes provided and demonstrates that outright sale, in contrast to leasing, is in the best interests of the borough. Please see attachments for more details.

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: Attached comments from Harbormaster Wollen in email dated June 21, 2023 3:36 pm

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: Attached comments from Public Works Director Cotta in email dated June 21, 2023 3:51 pm

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: Attached comments from Community Development Director Cabrera in email dated June 21, 2023 4:31 pm.

\_\_\_\_\_  
Signature of Department Commenter

Department Comments: Attached comments from Utility Director Hagerman in email dated June 29, 2023 2:46 pm

\_\_\_\_\_  
Signature of Department Commenter

Dear Planning Commission & Borough Assembly,

As we embark on the retirement process and seek to sell our business, Wikan Enterprises, Inc., we are quickly learning that we will need to acquire the leased property our largest business asset sits on, our 3200sf shop. Without the inclusion of these tidelands in the business sale, we would be unable to attain a fair market value for our business due to the financial implications listed below. Regrettably, should the borough decide against selling us the tidelands we have been leasing for over 30 years, we will be unable to successfully sell the business as a whole, and will be compelled to undertake the liquidation process and cease operations within the next 1-2 years. Considering the type of services we offer, this would be detrimental to our local fishing fleet, and overall economy.

When we started our business, the availability of suitable commercial or industrial land was significantly limited. Building our business on this leased land was our last resort. Had we possessed a comprehensive understanding of the long-term ramifications associated with constructing our business assets on leased land, particularly in light of the ever-evolving landscape of finance and lending, we would have endeavored more vigorously to acquire this land at an earlier stage. Nevertheless, we find ourselves at the present juncture.

Please take into consideration the following information when forming your decision to allow for the Direct Sale of this land:

1. **Importance of Continued Economic Development:** Wikan Enterprises, Inc. has played an integral role in the local economy, serving as a Detroit Diesel Dealer, Volvo Penta Dealer, and performing maintenance and rebuilds on many other brands of marine engines. Our services are critical to the large commercial fishing fleet in the area, providing essential maintenance and repairs to their marine diesel engines. It was mentioned by the Harbormaster recently, that our fleet will be growing with the development of the Scow Bay Harbor area as well, so this business will become even more essential if that is the case. By continuing to operate and grow, our business sustains not only the livelihoods of our employees but also supports the economic well-being of the community. Selling the tidelands and allowing the business to continue under new ownership ensures the preservation of jobs, support for our commercial fishing fleet and ongoing economic development.

2. **Unforeseen Market Value Implications:** When we embarked on this journey in 1992, we were unaware that building our business on leased land would have a significant impact on its market value. Over the years, we invested our time, energy, and resources into constructing the building that houses our operations and outfitting it to meet the needs of our customers and regional building codes. However, we were not advised that leasehold improvements would be considered less valuable than those on owned land. This unforeseen consequence has created a disparity between the true value of our business and the market perception of its worth.

**3. Limited Options for Financing and Investment:** As we work with potential buyers for our business, we face substantial challenges due to the nature of leasehold improvements. Lending institutions view the building as a leasehold improvement, leading to shorter loan terms, higher interest rates, stricter lending criteria, and higher costs. This restricts the pool of qualified buyers, as they encounter difficulties securing financing for an investment perceived as riskier compared to real property purchases. By selling the tidelands and transitioning the business to a real property, broaden financing options, and ultimately secure a fair market value for our years of hard work.

**4. Unique Expertise and Industry Demand:** With over five decades of experience, we have developed a deep understanding of the marine diesel industry and established ourselves as a trusted resource for our customers. We are one of only two marine diesel shops in the area, catering to the specific needs of commercial fishing vessels. Our knowledge, expertise, and reputation are invaluable assets that contribute to the overall competitiveness and growth of the industry. Selling the business in its entirety, rather than liquidating the leasehold improvements separately, ensures the continuation of this vital resource for the community.

**5. Precedents being set:** It is worth noting that the Harbor Department has plans to engage in a land exchange with Petro 49, Inc. This exchange involves the trading of comparable leased and zoned land situated directly across the street from Wikan Enterprises, Inc. in return for a privately owned parcel already held by Petro 49, Inc. The implementation of this arrangement would establish a precedent for the borough to release leased tidelands to the private sector.

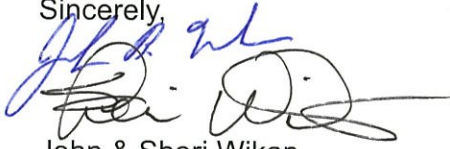
**6. Possible public auction of leased tidelands:** In the event the borough determines it is beneficial to release this property through a sale, we respectfully advocate for a direct sale rather than an auction, as is allowed in the Petersburg borough statutes. As noted by a borough official recently, the borough could potentially permit the sale of our leased property at auction, which further underscores the inherent risks associated with owning assets on leased land.

Presently, we have a prospective party interested in carrying on the business in its existing state. However, should they encounter challenges in meeting the financial requirements of a commercial loan or be unwilling to assume the risks associated with acquiring leasehold improvements rather than real property, we will proceed with the liquidation of our business. This will include the sale of our building, to any entity that can afford to pay us what we need to attain for the price of our largest asset.

Given the unique circumstances and challenges surrounding the proposed sale of our business, we kindly request that the Planning Commission and Borough Assembly take our perspective into account and extend support for the sale of the tidelands. Such a decision would not only afford us equitable market value for our business but also foster sustained economic growth, safeguard employment opportunities, and preserve the viability of the marine diesel industry within the region. We firmly believe that our years of unwavering diligence and commitment warrant just compensation.

Thank you for devoting your time and consideration to this matter. We eagerly anticipate a favorable resolution that benefits all parties involved. Please help us ensure that this important trade business stays operational in Petersburg.

Sincerely,

Handwritten signatures of John and Sheri Wikan in blue ink. The signature on the left is 'John Wikan' and the signature on the right is 'Sheri Wikan'.

John & Sheri Wikan  
Wikan Enterprises, Inc.

Dear Planning Commission & Borough Assembly,

We would like to express our endorsement for Wikan Enterprises, Inc's acquisition of the tidelands property it sits on, from the borough. As prospective buyers of this business, we respectfully urge you to consider the distinct advantages and potential that come with owning this property. We would like to emphasize the importance of purchasing the tidelands on which the business operates, rather than continuing to lease the land. We believe that ownership of the land is crucial for the long-term stability, growth, and financial viability of the business.

In learning more about the process of purchasing this shop, and being informed of different loan programs and market valuation information, we have been made aware of some factors that have put the process on hold for us. The risk involved with investing in a leasehold improvement on property owned by the borough will likely result in us not moving forward with this purchase, if the borough is unwilling to dispose of the property to the Wikans prior to the sale of their business. Below are key points highlighting the hurdles of financing presented by continuing to lease the land and the benefits of purchasing the tidelands:

1. **Enhanced Financing Opportunities:** The acquisition of the tidelands provides us, as prospective buyers, with significantly improved financing options compared to leasing. Financial institutions perceive leasehold improvements as less valuable and more risky collateral than real property. By owning the land, we can secure more favorable loan terms, including longer loan durations, lower interest rates, and reduced down payments (from upward of 25% cash down in a leasehold improvement situation, to as low as 5% down, as real property). This not only lowers our financing costs but also ensures greater financial stability for the business.
2. **Increased Market Value:** Leasehold improvements, such as the building constructed by the current owners, are not considered real property and are subject to more rapid depreciation. This depreciation negatively impacts the overall market value of the business, making it less attractive to potential lenders and investors. However, by purchasing the tidelands and owning the real property, the market value of the business is enhanced, bolstering its financial prospects and increasing its appeal to financing institutions. Just like the Wikans, we will need to protect any investments we make in this community, for the future, when we also decide to retire, or need to sell the business for any other reason.
3. **Mitigating Risk:** Continuing to lease the land introduces a significant level of uncertainty and risk to the business. As lessees, we are subject to the terms and conditions set forth by the borough, including the possibility of lease termination or non-renewal at the end of the lease term. This lack of control over the land hampers our ability to secure long-term financing and plan for the future. By purchasing the tidelands, we gain a sense of security and stability, allowing us to invest confidently in the business's growth and expansion.
4. **Long-Term Business Planning:** Ownership of the tidelands enables us to implement long-term business planning, fostering stability and growth. It provides the flexibility to make

significant capital improvements, expand facilities, and adapt to changing market conditions without the limitations imposed by leasehold agreements. By having complete control over the property, we can make strategic decisions that benefit the business's long-term success, creating a sustainable enterprise that will positively impact the local community.

5. **Borough's Best Interests:** While we understand the borough's preference toward leasing land to promote orderly marine development, we believe that the sale of the tidelands in this particular case serves the borough's best interests. By facilitating the acquisition, the borough supports the stability, growth, and economic development of Wikan Enterprises, Inc., ensuring its continued contribution to the community. The sale of the tidelands aligns with the borough's goals of supporting local marine businesses and fostering a thriving economy. The failure to approve the sale of the tidelands to Wikan Enterprises, Inc. will most likely result in us pulling out from the sale of the business, which in turn would very likely lead to liquidation of the business assets, and closure of the longstanding business.

In the event that the borough determines it is beneficial to divest itself of this property through a sale, we respectfully advocate for a direct sale rather than an auction. The prospect of the borough potentially permitting a party other than the Wikans to acquire this land further underscores the inherent risks associated with owning assets on leased property.

In addition to the compelling reasons outlined above for purchasing the tidelands on which Wikan Enterprises, Inc. operates, we would like to emphasize how our specific qualifications as prospective buyers further strengthen the case for acquiring the land. While these details are minor points compared to the broader argument, they highlight our unique suitability to lead the business and ensure its continued success.

Earl Warner's extensive experience servicing and maintaining large engines and his diesel certification from Universal Technical Institute make him exceptionally well-suited to navigate the complexities of the marine diesel industry. His background as an electrician further enhances his ability to handle the technical aspects of the business. Earl's expertise and knowledge will be instrumental in providing top-notch service to the commercial fishing fleet and ensuring the seamless continuation of Wikan Enterprises, Inc.'s reputation for excellence. Earl has already committed to working full time to start his training with John.

Hillary MacDonald's diverse entrepreneurial background, which includes owning and operating various successful businesses, positions her as a capable leader in managing and growing Wikan Enterprises, Inc. Furthermore, her experience in bookkeeping and her familiarity with the operations side of a diesel marine business provide valuable insights into the financial and administrative aspects of the industry. Hillary's skills in these areas will contribute to the efficient management of the business and its sustained profitability.

We appreciate your consideration of our qualifications and our shared vision for the future of Wikan Enterprises, Inc. We hope the borough will consider the need to let go of this piece of property in order to allow this essential trade business to continue on in Petersburg. As we all are aware, many small communities, including our own, are desperately lacking a strong



workforce in the trades, and the loss of this business would be detrimental to our commercial fleet and local economy.

Sincerely,

A handwritten signature in blue ink, consisting of a long horizontal stroke followed by a stylized 'W' and 'M'.

Earl Warner and Hillary MacDonald  
Prospective Buyers



June 20, 2023

To Whom It May Concern:

I am assisting Hillary MacDonald & Earl Warner with the financing of the proposed purchase of Wikan Enterprises, Inc. Due to the fact that the building that houses Wikan Enterprises, Inc. is on land leased from the borough, the structure of a Commercial Loan associated with a Real Estate purchase changes from a Commercial Real Estate loan, to a leasehold improvement and commercial equipment & inventory loan. It is considered a leasehold improvement, rather than real property.

Typically, banks are inclined to lend only a percentage of this value. In leasehold improvement scenarios where no real estate is involved, it is common for buyers to need to provide a 25% down payment for most commercial loans of this nature, with loan terms being much shorter than those of real estate loans, making the payments much higher.

Commercial Real Estate loans, depending on the loan program, may have a down payment as low as 5-10%. Commercial Real Estate loans can often offer longer loan terms making the monthly payments much lower.

The tax assessed value of the leasehold improvements associated with Wikan Enterprises Inc. is \$115,700. To substantiate the transaction's value, a bank would likely need to order a commercial real estate appraisal (or in this case leasehold improvement valuation) which can be quite expensive, or conduct an in-house valuation based on the specific circumstances. While it is possible for an appraisal to yield a slightly higher value than the tax assessment, it may not yield much higher, and would require the use of several comparable sales of a similar nature to establish the value solely for the improvements. Generally, an acceptable appraisal relies on 4-5 comparable properties for value substantiation, which may be hard to come by in the region. It is important to note that broker's opinions of value do not suffice, as they do not meet appraisal standards.

Additionally, when appraising an improvement on leased land, appraisers often take into account the adverse impact of the remaining lease term on the value. As the lease term shortens and approaches expiration, it tends to limit the potential sale price due to the exclusion of the land. Conversely, when the land is included in the transaction, the value is often higher, allowing the seller to demand a higher price that buyers may be willing to pay. Appraisers appropriately factor in this higher value. Real estate and building transactions offer a wider range of market and finance options compared to leasehold improvements alone.

It is worth noting that even programs such as the Small Business Administration (SBA) and the U.S. Department of Agriculture (USDA) have limitations when leasehold improvements are involved without any real estate. And these loan programs are quite appealing to a buyer trying to obtain financing for the purchase of a business of this nature.

P.O. Box 241489  
Anchorage, Alaska 99524-1489  
Phone: (907) 562-0062 · (800) 478-2265  
[northrim.com](http://northrim.com)



Page 2  
June 20, 2023  
To Whom It May Concern

In closing, it would be much easier for a commercial lender, myself included, to approach this financing if it were associated with real property vs leasehold improvements. I can be available to answer any questions that might arise in this process. Please don't hesitate to contact me anytime.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Byrne', with a long horizontal flourish extending to the right.

David Byrne  
Vice President  
Commercial Loan Officer  
Juneau Financial Center  
907-790-5143

# ANCHOR PROPERTIES

Angela Menish  
Licensed Real Estate Agent  
Anchor Properties  
PO Box 2060  
Petersburg, AK 99833

June 8, 2023

Petersburg Alaska Borough Assembly  
PO Box 329  
Petersburg, AK 99833

Dear members of the Borough Assembly,

I hope this letter finds you in good health and high spirits. I am writing to bring to your attention an urgent matter concerning the sale of Wikan Enterprises, a vital business in our community.

As a licensed real estate agent with Anchor Properties, I have had the privilege of representing my clients, John and Sheri Wikan, throughout the process of listing their esteemed diesel mechanic repair, sales, and service business. Wikan Enterprises has been the exclusive local dealership for Detroit Diesel, MTU, and Volvo Penta since its establishment in 1992.

The services provided by Wikan Enterprises are crucial to the fishing industry in Petersburg and the surrounding southeast Alaska communities. Fishing vessels heavily rely on the expertise and support offered by Wikan Enterprises to ensure their engines are in optimal condition, maximizing their fishing seasons. The potential impact of not selling the business in its entirety could have devastating consequences for these fishermen and their livelihoods. Petersburg Borough would also be adversely affected with loss of revenue stream from the absence of this business.

While there have been expressions of interest from two other parties, namely a federal agency and a refrigeration business, it is important to highlight that their interest has primarily centered around acquiring the building alone, rather than the entire business. To maintain the seamless provision of services

w: www.apalaska.com

e: info@apalaska.com

f: 907.782.4199

p: 907.772.3300

PO Box 2060 Petersburg, AK 99833

and preserve the legacy established by John and Sheri Wikan, it is crucial that the business is sold as a whole.

Fortunately, there is a couple who has demonstrated a sincere interest in acquiring the business and carrying it forward in its current form. They possess the necessary experience, dedication, and passion to ensure the continuation of the exceptional services provided by Wikan Enterprises. It is imperative that we prioritize their offer to maintain the level of service our community relies upon.

John and Sheri Wikan have been transparent from the beginning of the listing process, making it abundantly clear that their foremost priority is to ensure the availability of the services their business offers to the community. Their dedication to the community and their customers is admirable, and it is crucial that we honor their wishes throughout the negotiation process.

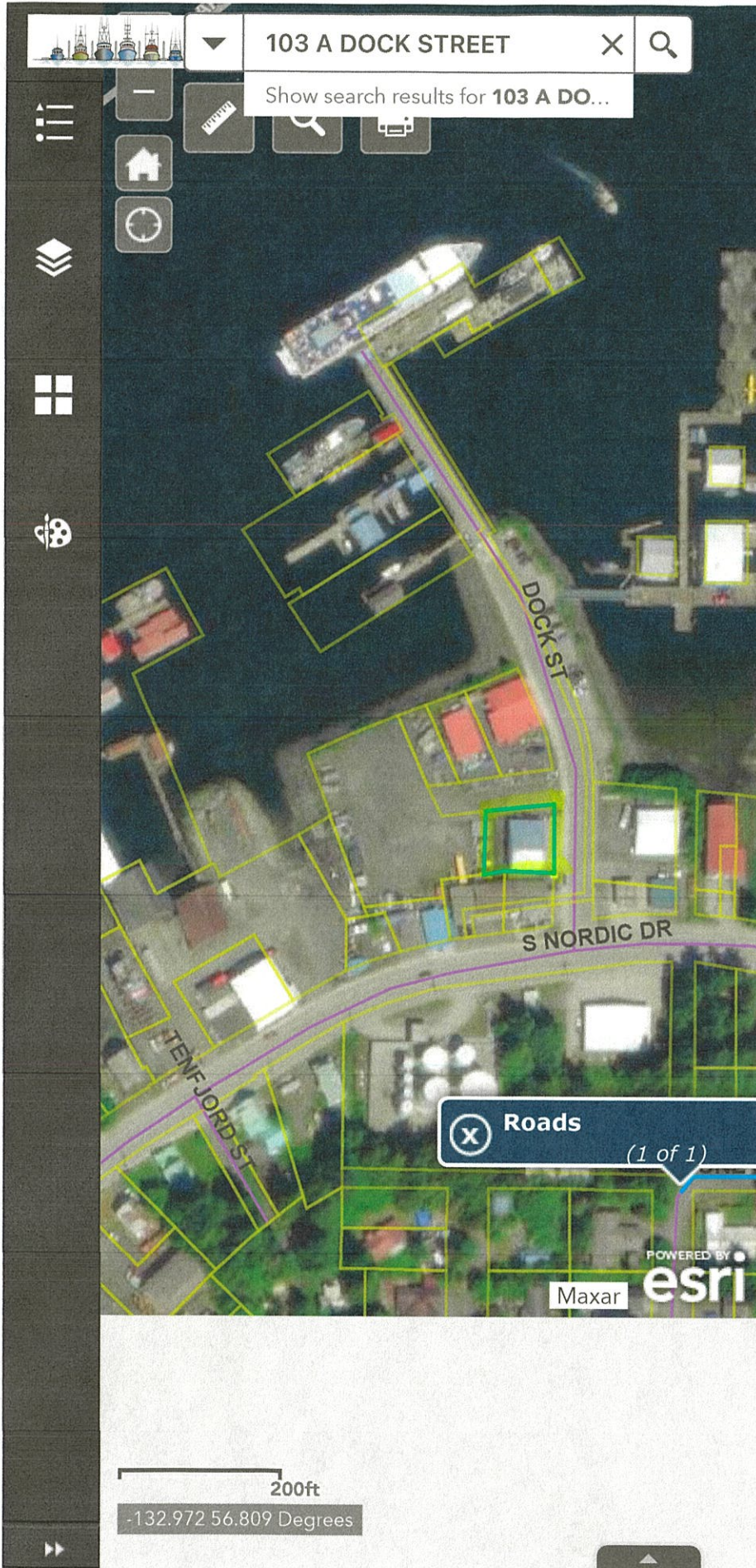
I kindly request your support in emphasizing the importance of selling Wikan Enterprises as a whole to potential buyers. By doing so, we can safeguard the essential services provided to the fishing community of Petersburg, Alaska, and surrounding areas.

Thank you for your attention to this matter. I look forward to discussing further details and collaborating to secure the best outcome for our clients, the community, and the continued success of Wikan Enterprises.

Sincerely,



Angela Menish  
Licensed Real Estate Agent  
Alaska License #: 206037  
Anchor Properties



Tidelands

6/19/23

500.00

500.00

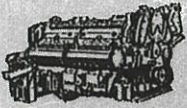
6/19/23

31809

Petersburg Borough

\$500.00

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.



**WIKAN ENTERPRISES, INC.**  
PO BOX 929  
PETERSBURG, AK 99833  
(907) 772-4155

**FIRST BANK**  
89-4/1252

**31809**

FRAUDARMOR

DATE  
6/19/23

Memo: 19649

Five Hundred and 00/100 Dollars

AMOUNT

\$ 500.00

PAY  
TO THE  
ORDER  
OF:

Petersburg Borough  
PO Box 329  
Petersburg, AK 99833



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

HEAT SENSITIVE

⑈031809⑈ ⑆125200044⑆ 0000540220⑈

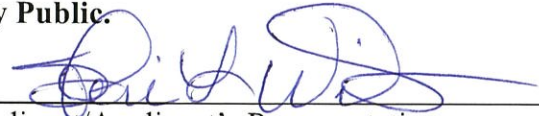
Security Features Included

**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.**



\_\_\_\_\_  
Applicant/Applicant's Representative

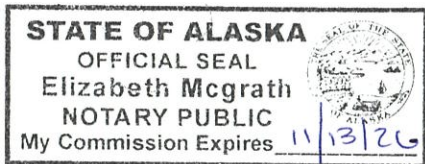
Subscribed and sworn to by Sheri L. Wikan, who personally appeared

before me this 18<sup>th</sup> day of June, 2023.



\_\_\_\_\_  
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 11/13/2026





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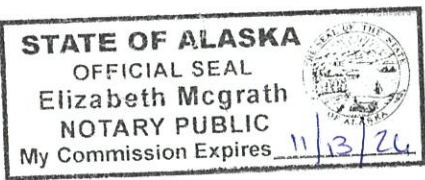
**Please sign application in the presence of a Notary Public.**

*John B. Wikan*  
Applicant/Applicant's Representative

Subscribed and sworn to by John B. Wikan, who personally appeared  
before me this 18<sup>th</sup> day of June, 2023.

*Elizabeth Mcgrath*  
Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 11/13/2026



## Debra Thompson

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**From:** Glorianne Wollen  
**Sent:** Wednesday, June 21, 2023 3:36 PM  
**To:** Debra Thompson; Chris Cotta; Karl Hagerman; Liz Cabrera  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

Thanks Debbie.

Harbormaster I am not in favor of starting the trend of selling leased property unless there are substantial strings attached, strings that are probably not legal and 20 yrs from now no one will remember. We need to secure that this is property will be used for Marine Services. We have lost considerable ground in support of the original concept of a marine industrial park with Bus Depot, a mechanic garage and a coffee stand all have been oked by a sympathetic City Council. I also expect that this would upset the present applecourt in regards to every other lease that the Borough has with business/private.

Thanks, glo

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**From:** Debra Thompson <dthompson@petersburgak.gov>  
**Sent:** Wednesday, June 21, 2023 2:52 PM  
**To:** Glorianne Wollen <gwollen@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>  
**Subject:** Wikan Enterprises Application to Purchase Borough Property

Dear Glo, Chris, Karl & Liz

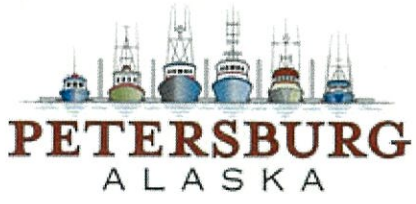
John and Sheri Wikan are applying to purchase the land where their business is located (parcel #01-010-037) that they currently lease from the Borough. The Wikans are retiring and trying to sell the business to Earl Warner and Hillary Whitethorn. Earl and Hillary can get much better interest rates from the bank if the land the business is on is not leased land.

Anyway, please respond to this email with your comments as to whether any of your departments have a need for the subject parcel as soon as you can.

Thank you,  
Debbie

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

Petersburg Borough  
907-772-5405



## Debra Thompson

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**From:** Chris Cotta  
**Sent:** Wednesday, June 21, 2023 3:51 PM  
**To:** Glorianne Wollen; Debra Thompson; Karl Hagerman; Liz Cabrera  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

I agree with Glo's comments and feel this proposed sale starts us down a slippery slope with other Borough leases. Also I seem to recall that at least one other entity (USFS) expressed some interest in acquiring parcel #01-010-037 if it were available for sale.

That being said, Public Works does not have any need for the parcel in question. Thanks,

Chris

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**From:** Glorianne Wollen <[gwollen@petersburgak.gov](mailto:gwollen@petersburgak.gov)>  
**Sent:** Wednesday, June 21, 2023 3:36 PM  
**To:** Debra Thompson <[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)>; Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>; Karl Hagerman <[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)>; Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
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Thank you,  
Debbie

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

Petersburg Borough  
907-772-5405



## Debra Thompson

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**From:** Liz Cabrera  
**Sent:** Wednesday, June 21, 2023 4:31 PM  
**To:** Chris Cotta; Glorianne Wollen; Debra Thompson; Karl Hagerman  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

Community Development has no public use for the parcel.

Just in case the question is asked, the borough has no mechanism to address the issue raised by Glo, i.e. restricting use to marine services in this area, through its existing zoning code.

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**From:** Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>  
**Sent:** Wednesday, June 21, 2023 3:51 PM  
**To:** Glorianne Wollen <[gwollen@petersburgak.gov](mailto:gwollen@petersburgak.gov)>; Debra Thompson <[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)>; Karl Hagerman <[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)>; Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

I agree with Glo's comments and feel this proposed sale starts us down a slippery slope with other Borough leases. Also I seem to recall that at least one other entity (USFS) expressed some interest in acquiring parcel #01-010-037 if it were available for sale.

That being said, Public Works does not have any need for the parcel in question. Thanks,

Chris

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**From:** Glorianne Wollen <[gwollen@petersburgak.gov](mailto:gwollen@petersburgak.gov)>  
**Sent:** Wednesday, June 21, 2023 3:36 PM  
**To:** Debra Thompson <[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)>; Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>; Karl Hagerman <[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)>; Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

Thanks Debbie.

Harbormaster I am not in favor of starting the trend of selling leased property unless there are substantial strings attached, strings that are probably not legal and 20 yrs from now no one will remember. We need to secure that this is property will be used for Marine Services. We have lost considerable ground in support of the original concept of a marine industrial park with Bus Depot, a mechanic garage and a coffee stand all have been oked by a sympathetic City Council. I also expect that this would upset the present applecart in regards to every other lease that the Borough has with business/private.

Thanks, glo

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**From:** Debra Thompson <[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)>  
**Sent:** Wednesday, June 21, 2023 2:52 PM  
**To:** Glorianne Wollen <[gwollen@petersburgak.gov](mailto:gwollen@petersburgak.gov)>; Chris Cotta <[ccotta@petersburgak.gov](mailto:ccotta@petersburgak.gov)>; Karl Hagerman <[khagerman@petersburgak.gov](mailto:khagerman@petersburgak.gov)>; Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
**Subject:** Wikan Enterprises Application to Purchase Borough Property

Dear Glo, Chris, Karl & Liz

John and Sheri Wikan are applying to purchase the land where their business is located (parcel #01-010-037) that they currently lease from the Borough. The Wikans are retiring and trying to sell the business to Earl Warner and Hillary Whitethorn. Earl and Hillary can get much better interest rates from the bank if the land the business is on is not leased land.

Anyway, please respond to this email with your comments as to whether any of your departments have a need for the subject parcel as soon as you can.

Thank you,  
Debbie

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

Petersburg Borough  
907-772-5405



## Debra Thompson

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**From:** Karl Hagerman  
**Sent:** Thursday, June 29, 2023 2:46 PM  
**To:** Debra Thompson; Glorianne Wollen; Chris Cotta; Liz Cabrera  
**Subject:** RE: Wikan Enterprises Application to Purchase Borough Property

Water, Sewer and Power utilities have no need for this subject parcel.

Karl Hagerman  
Utility Director  
907-772-5421

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**From:** Debra Thompson <dthompson@petersburgak.gov>  
**Sent:** Wednesday, June 21, 2023 2:52 PM  
**To:** Glorianne Wollen <gwollen@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Liz Cabrera <lcabrera@petersburgak.gov>  
**Subject:** Wikan Enterprises Application to Purchase Borough Property

Dear Glo, Chris, Karl & Liz,

John and Sheri Wikan are applying to purchase the land where their business is located (parcel #01-010-037) that they currently lease from the Borough. The Wikans are retiring and trying to sell the business to Earl Warner and Hillary Whitethorn. Earl and Hillary can get much better interest rates from the bank if the land the business is on is not leased land.

Anyway, please respond to this email with your comments as to whether any of your departments have a need for the subject parcel as soon as you can.

Thank you,  
Debbie

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

Petersburg Borough  
907-772-5405

