

**PETERSBURG BOROUGH, ALASKA  
RESOLUTION #2023-16**

**A RESOLUTION APPROVING THE DISPOSAL OF BOROUGH OWNED TIDELAND  
PROPERTY LOCATED AT 103A DOCK STREET (PARCEL #01-010-037) BY  
DIRECT SALE TO JOHN B. AND SHERI L. WIKAN DBA WIKAN ENTERPRISES,  
INC., FOR \$112,564**

**WHEREAS**, the Borough owns tideland property located at 103A Dock Street, more particularly described as follows ("the property"):

Petersburg Borough Parcel ID #01.010.037, located at 103A Dock Street, as shown on the Wikan Enterprises, Inc. Tidelands Lease Plat recorded on September 25, 1992 as Plat 92-23, Petersburg Recording District, First Judicial District

;and

**WHEREAS**, the property has an appraised value of \$100,000, determined by Ramsey Appraisal Resource on October 20, 2023 for a fee of \$4,500; and

**WHEREAS**, the property has been leased by Wikan Enterprises, Inc. since September 15, 1992, and has two (2) years remaining in the current five (5) year lease term at the annual lease rate of \$4,032; and

**WHEREAS**, application has been made by Wikan Enterprises, Inc., to purchase the property and on July 11, 2023, a noticed public hearing was held by the Petersburg Borough Planning Commission; and

**WHEREAS**, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments, and have made recommendation to the Assembly to sell the property; and

**WHEREAS**, pursuant to Petersburg Municipal Code Section 16.16.070, the Borough Assembly held a duly noticed public hearing on August 21, 2023, considered the disposal of the property, determined that the sale of the property was in the best interest of the Borough, exempted the disposal from public sale, and directed Manager Giesbrecht to negotiate a price for the disposal with the final terms subject to Assembly approval; and

**WHEREAS**, on November 20, 2023, the Assembly approved a purchase price for the property of \$112,564 (\$100,000 appraised value + \$8,064 remaining two (2) years of five (5) year lease term + \$4,500 cost of appraisal).

**THEREFORE, BE IT RESOLVED**, the Petersburg Borough Assembly hereby authorizes the sale of the following tideland property to John B. and Sheri L. Wikan dba Wikan Enterprises, Inc., for \$112,564:

Petersburg Borough Parcel ID #01.010.037, located at 103A Dock Street, as shown on the Wikan Enterprises, Inc. Tidelands Lease Plat recorded on September 25, 1992 as Plat 92-23, Petersburg Recording District, First Judicial District

**PASSED AND APPROVED by the Petersburg Borough Assembly on December 4, 2023.**

---

**Mark Jensen, Mayor**

**ATTEST:**

---

**Debra K. Thompson, Borough Clerk**