

**PETERSBURG BOROUGH
RESOLUTION #2025-20**

**A RESOLUTION APPROVING THE SALE OF BOROUGH LAND TO
SKYLARK PARK, LLC FOR A PUBLIC BENEFIT PURPOSE**

WHEREAS, the Petersburg Borough owns the following described seven parcels of real property:

Lots 1, 2, 3, 5, and 6, Block A, Skylark II Subdivision, per Plat #90-14;
Lot 5A, Block 221, Skylark II Subdivision, per Plat #90-14; and
Government Lot 21, Section 33, T58S, R79E, C.R.M. ("the Lots"); and

WHEREAS, on July 31, 2024, application was made by Skylark Park, LLC, to purchase the Lots for a public benefit purpose under Petersburg Municipal Code (PMC) 16.12.030; and

WHEREAS, the stated public benefit purpose was to further subdivide the Lots and install roads and utilities, in order to provide reasonably priced housing within the Borough ("the project"); and

WHEREAS, on October 7, 2024, the Borough Assembly received the land sale application and moved it forward to the Petersburg Borough Planning Commission for review and recommendation; and

WHEREAS, on November 12, 2024 a duly noticed public hearing was held by the Planning Commission on the application; and

WHEREAS, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments, and made recommendation to the Assembly to sell the Lots for a public benefit purpose; and

WHEREAS, on December 2, 2024, pursuant to PMC Section 16.12.030C(2), the Borough Manager submitted a report and recommendation to the Assembly on the application, containing the information required under subsections .030C(2)(a.-d.), including a fair market value appraisal, a descriptive summary of the economic benefits of the development, and the recommended land disposal method and requirements; and

WHEREAS, the Assembly thereafter determined that the project would result in a long term public benefit to the Borough by developing unimproved land into reasonably-priced housing units available for purchase; and

WHEREAS, the Assembly further determined that the sale would proceed by direct negotiations and authorized the Borough Manager to commence negotiations for the disposal, with the final terms subject to Assembly approval; and

WHEREAS, thereafter the Borough Manager negotiated the terms of sale with Skylark Park, LLC, memorialized in a proposed Conveyance and Improvement Agreement , attached hereto as Exhibit A, setting out the terms and conditions for conveyance of the Lots; and

WHEREAS, on October 20, 2025, pursuant to PMC Section 16.12.060(D), the Assembly held a duly noticed public hearing; and

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WHEREAS, pursuant to PMC 16.12.030E, notice of this hearing was provided by certified mail to the owners of property immediately adjacent to the Lots, at least ten (10) days prior to the public hearing; and

WHEREAS, considering all materials, comments and testimony provided by the applicant and the public, the Assembly determined, pursuant to PMC 16.12.030B(1) and (2), that the project provides a significant long-term positive economic impact to the community, in the form of providing a minimum of twenty (20) reasonably priced residential lots with utilities not otherwise readily available in Petersburg, that outweighs maximizing direct monetary payment of the Borough of the full assessed or appraised value of the Lots; and

WHEREAS, the Assembly further determined that the terms and conditions set out in the attached Conveyance and Improvement Agreement are sufficient to ensure provision of the anticipated public benefit of the project; and

WHEREAS, the Assembly further determined that the Lots are not required for a municipal purpose; and

WHEREAS, the Lots have a total FY 2025 assessed value of \$188,300, and a total appraised value of \$111,000, as determined by an October 25, 2024 appraisal conducted by Ramsey Appraisal Resource, as further set out below:

<u>Lot #</u>	<u>Appraisal Value</u>	<u>Assessed Value (2025)</u>
1	\$ 15,000	\$ 23,400
2	\$ 13,000	\$ 17,900
3	\$ 14,500	\$ 24,600
5	\$ 13,000	\$ 17,800
6	\$ 14,000	\$ 17,800
5A	\$ 15,000	\$ 25,800
21	<u>\$ 26,500</u>	<u>\$ 61,000</u>
<u>Total</u>	\$111,000	\$188,300; and

WHEREAS, the applicant has proposed a sale price for the Lots equal to one-half of the appraisal value, for a total sale price of \$55,500, and the Assembly is agreeable to that sale price under the terms and conditions set out in the attached Conveyance and Improvement Agreement; and

WHEREAS, estimated expenses relating to the land sale are due and will be collected from the buyer per PMC 16.12.090; and

WHEREAS, PMC 16.12.160C, provides that the disposal of borough property with an assessed value of \$250,000 or less be authorized by resolution of the Assembly.

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

Section 1. The Assembly hereby authorizes the sale of the following parcels of real property by quitclaim deed to Skylark Park, LLC, subject to all terms and conditions set forth in this Resolution and in the Conveyance and Improvement Agreement, attached hereto as Exhibit A and incorporated herein by reference:

Lots 1, 2, 3, 5, and 6, Block A, Skylark II Subdivision, per Plat #90-14
Lot 5A, Block 221, Skylark II Subdivision, per Plat #90-14
Government Lot 21, Section 33, T58S, R79E, C.R.M.

The Assembly finds that the terms and conditions of sale are sufficient to ensure provision of the anticipated public benefit purpose of the project.

Section 2. The sale price of the real property is \$55,500.00 (constituting one-half of the appraised value of the Lots) plus expenses of sale in a precise amount to be determined at closing of the sale, but including, at a minimum, the following:

Title Report and Escrow Fees	\$ 483
Legal Fees	\$ 500
Recording of Deed	\$ 25
Advertising twice for public hearing in local paper	\$ 297
Mailing of Public Notices to Adjacent Property Owners	\$ 163
Total Costs Due	\$ 1468

Section 3. The Assembly finds that the sale of the Lots for a public benefit purpose provides a significant positive long-term economic impact on the community that outweighs maximizing the direct monetary payment to the Borough of the full assessed or appraised value of the property, by providing needed reasonably priced housing in the community, and that the Lots are not needed for a municipal purpose.

Section 4. The Borough Manager is hereby authorized to execute all deeds, contracts or other documents necessary to complete the purchase and sale transaction authorized under this Resolution.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 20th day of October, 2025.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk