

**PETERSBURG BOROUGH
RESOLUTION #2026-07**

**A RESOLUTION OF THE PETERSBURG BOROUGH ASSEMBLY APPROVING THE
SALE OF TWO BOROUGH-OWNED PARCELS TO 13 RENTALS LLC**

WHEREAS, the Petersburg Borough is the owner of real property identified as: Lot 5, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (Parcel ID 01.006.320, located at 807 Haugen Drive), and Lot 6, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (Parcel ID 01.006.321, located at 805 Haugen Drive) (cumulatively, “the parcels”); and

Whereas, the parcels have a total FY 2026 assessed value of \$61,800.00 (Lot 5: \$31,600.00 and Lot 6: \$30,200.00); and

WHEREAS, on April 7, 2025, application was made by Dave Ohmer to purchase the parcels in order to construct a residential duplex on each parcel to address the shortage of available rental housing in Petersburg; and

WHEREAS, following submittal of the application, Mr. Ohmer created a limited liability company, 13 Rentals LLC, of which he is the sole member, to purchase and hold the parcels;

WHEREAS, on July 8, 2025, the Planning Commission held a public hearing on the application and recommended approval of the requested purchase; and

WHEREAS, the Borough Assembly, on October 20, 2025, approved and advanced the application, authorizing direct negotiations for the sale of the parcels, with the final terms subject to Assembly approval; and

WHEREAS, thereafter, the Borough Manager negotiated the terms and conditions for purchase of the parcels, which are memorialized in a proposed Contract of Sale attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Borough Assembly determines that the parcels are not required for a municipal purpose and finds that the proposed sale of the parcels to 13 Rentals LLC supports the goal of developing additional housing in the community; and

WHEREAS, Petersburg Municipal Code 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.

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

Section 1. The Assembly hereby approves the sale of the parcels -- Borough-owned Lot 5, Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (01.006.320), and Lot 6,

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Block 78, Southeast Addition, Plat No. 69-202, USS 1252 (01.006.321) – to 13 Rentals LLC, pursuant to the terms and conditions contained in the attached Contract of Sale.

Section 2. The Borough Manager is authorized to execute the Contract of Sale and any associated closing documents, deeds, disclosures, or agreements necessary to complete the conveyance of the parcels to the Buyer.

Section 3. This resolution shall take effect immediately upon adoption.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this
13th day of April 2026.**

Jeigh Stanton Gregor, Vice Mayor

ATTEST:

Rebecca Regula, Borough Clerk