

## Debra Thompson

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**From:** Alpine Design & Building <gaulbach@gci.net>  
**Sent:** Monday, June 6, 2022 8:04 AM  
**To:** Assembly  
**Subject:** Property Development

Dear Assembly Members,

I am writing this letter in support of the Petersburg Borough developing "affordable" land to sell to the public. There are currently several Borough lots that have utilities ran to them or very near them that I believe could be sold as is. I am not sure if people just do not know how to find them on the Borough web site, or if the latest auction of Borough property has discouraged people from paying the cost to ask the Borough to put a property up for auction and then lose it to a higher bidder. As a builder here in town I would like to emphasize the need for "affordable" property for sale. It has been my recent experience that there are quite a few people who are first time buyers or people wanting to move to Petersburg who are finding it impossible to find a building lot that is priced low enough for them to then build a new home on it. If the Borough decides to move ahead with hiring a contractor to put in roads and utilities, I encourage you to pick the areas that would keep the initial costs down, ie- shallow muskeg with sewer, water and electrical nearby. Examples of these areas could be - extending Augusta Street all the way to what would be Middleton Street. That alone would open up about 28 lots. If you brought Middleton Street up to meet Augusta Street it would increase to around 35 lots. Developing the next road of the Airport Subdivision would most likely require removing more muskeg and would open up approximately 22 lots. These are just a few examples of development that would benefit the Borough for years to come by way of property taxes as well as utilities. The key here is to keep the properties "affordable". This might take some creative thinking on the part of the Borough. One thing that cannot happen would be to have a well funded speculator buy up ten lots or more and then up the price to re-sale the land and make a profit. Those types of actions are what destroy the "affordable" aspect of development. Perhaps you could go back to the requirement that the person who purchases the land must build a residence on it within two years and then add that they must live in the home for an additional two years before it can be sold. Maybe designate certain lots for duplexes only. Allow only one lot purchase per family, I'm not sure, there must be some way that the Borough can help develop these properties and then turn around and make them available to the public for no more than the cost of development. The Borough's profit will come from years of taxes etc. I do not believe the open auction method will keep the prices "affordable", but I could be wrong. I do remember that the last of the Borough lots that were sold in the Airport Subdivision were sold over the city counter at the cities assessed value.

The need is there. The land will sell.

Thank you for your time.

Gary Aulbach