



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: <u>KT</u>
Fee: \$ <u>500⁰⁰</u>
Date Rec'd: <u>11/16/23</u>

Date: 11/6/2023
~~8/29/2023~~

This is a request for land disposal via (circle one):
Lease **Purchase** Exchange Other

Parcel ID #(s) of Subject Property:
01-010-035

Proposed term of lease: _____
(total years)

Legal Description of Property:
A PORTION OF WILSON TIDELANDS
LEASE PLAT # 2000-6
T-37

Current Zoning of Property:
INDUSTRIAL

Applicant Name: ISLAND REFRIGERATION, LLC

Applicant Mailing Address: BRUCK SNIDER
PO BOX 2185, PETERSBURG AK 99833

Applicant Contact Info:
(phone and/or email) BRUCK SNIDER 907 518 1310
bruck@islandref.com

1. Size of Area requested (identify the minimum area necessary in square feet): ~27,150

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.

SEE ATTACHED

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 ATTACHED NARRATIVE

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

PETERSBURG BOROUGH _____ PISTON & RUBBER SERVICES _____

5. Are there any existing permits or leases covering any part of the land applied for?

_____ Yes X 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: _____

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

LOCAL BUILDING PERMIT _____

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

A. Name, address and place of incorporation: _____

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

Name and address of resident agent: _____

8. Why should the Planning Commission recommend Assembly approval of this request?

SEE ATTACHED NARRATIVE

9. How is this request consistent with the Borough's comprehensive plan?

SEE ATTACHED NARRATIVE

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:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

Department Comments:

Signature of Department Commenter

3. Narrative on Use of Property:

The proposed use of the land is to establish a marine refrigeration and electrical facility tailored to support Petersburg's commercial fishing fleet. We anticipate beginning operations within six months of acquiring the land. The overall use of the property would be to be the headquarters for Island Refrigeration and Marine Electrical, which would be housed in two buildings which would be built in phases. The first building would house the parts warehouse, office, a small work area/toolroom, and a basic showroom and retail area. This structure is a steel building 40'x80' intent to utilize durable marine-grade materials to withstand Petersburg's waterfront conditions. The construction phase is expected to span approximately 12 months from the start date. The estimated dollar value of these improvements stands at \$500,000. Our proposal's value to the borough's economy is twofold: directly, by enhancing marine services and infrastructure, and indirectly, by creating jobs and fostering economic activity. As a team of young professionals dedicated to marine trades, our venture symbolizes a generational commitment to bolstering Petersburg's marine heritage.

8. Why should the Planning Commission recommend Assembly approve this request?

This request aligns with the borough's vision of prioritizing marine uses, especially in strategic locations like the parcel near South Harbor. While the current use as storage serves a purpose, diversifying its utility can lead to broader economic benefits. Given the challenges highlighted by the leasing model, granting this land to a committed business like ours not only optimizes its use but also sends a positive message about the borough's adaptability and forward-thinking approach.

9. Consistency with the Borough's Comprehensive Plan:

Our proposal resonates with the comprehensive plan's emphasis on marine vitality and economic development. The establishment of a marine refrigeration and electrical facility directly supports and uplifts the commercial fishing fleet, a cornerstone of Petersburg's identity. Furthermore, by nurturing the next generation of marine professionals, we are laying the groundwork for sustainable growth and ensuring that our marine traditions continue to flourish.

Island Refrigeration General Purpose for Applying to Purchase Land

Petersburg's waterfront, particularly the parcel near South Harbor, holds immense potential for bolstering our community's economic and marine vitality. Currently, this industrially zoned waterfront land, owned by the borough, is underutilized, primarily serving as net storage. Given its strategic location and the overarching vision of the borough to prioritize marine uses, there's an evident opportunity to maximize its utility. However, due to the complications of ownership of the land, a business owner is very hesitant to invest in a building on leased land. This reveals a self-contradicting plan design.

Historically, the lease model has presented challenges for business owners looking to invest and develop properties. A prime example is Wikan Enterprises who, after building on leased land, faced significant obstacles in selling his property. This is partially due to lenders' hesitancy in providing loans for properties on leased land, given the complications in asset seizures. But it is also a challenge for the seller to establish a price for the structure built on leased property. Recognizing this challenge, the borough took the step of allowing this individual to purchase the land his building occupied, paving the way for a smoother business transition.

As a community, we are at a crossroads. Many of our skilled tradesmen are approaching retirement, emphasizing the need to support and nurture the next generation of marine professionals. My team and I represent this new wave of dedicated workers, fully committed to supporting the commercial fishing fleet. Specializing in marine refrigeration and electrical work, our business is exclusively tailored to serve and uplift the fleet, ensuring its continued success. Very few locations near the harbors, where we do nearly 100% of our work, are available to build, buy or even rent. This property would be a chance for us to establish a long-term location where we can be close to where we are needed.

By granting us this land, the borough would be entrusting a valuable asset to individuals deeply invested in Petersburg's marine future. Not only would this move alleviate the property's current limitation as storage, but it would also symbolize a proactive approach in ensuring the land's optimal use. Furthermore, given the scarcity and high cost of land on the island, acquiring this parcel would enable us to establish a permanent base, further cementing our commitment to the community and the fleet.

In conclusion, this proposal isn't just about land acquisition; it's about envisioning a future where Petersburg's marine heritage thrives, supported by passionate professionals dedicated to its success. We humbly request the borough's consideration in granting us this opportunity.

8. Why should the Planning Commission recommend Assembly approval of this request?

SEE ATTACHED NARRATIVE

9. How is this request consistent with the Borough's comprehensive plan?

SEE ATTACHED NARRATIVE

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: The water, wastewater and electric utilities do not have a need or use for the property in question. Extension of all utilities to the applicant's proposed site will be the applicant's responsibility.


Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

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Department Comments: _____

Signature of Department Commenter

Department Comments: Community Development does not need the parcel for a public purpose.

Liz Cabrera

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Department Comments: _____

Signature of Department Commenter

Debra Thompson

From: Glorianne Wollen
Sent: Friday, November 10, 2023 3:40 PM
To: Debra Thompson; Liz Cabrera; Karl Hagerman; Chris Cotta
Cc: Stephen Giesbrecht
Subject: RE: Island Refrigeration Land Purchase Application

Hi Debbie,

10.

This is Borough's Port waterfront property that was filled in and developed in the early 80's by the Harbor and has been managed and maintained for marine use by the Port and Harbor Department. We are glad we have an opportunity to comment on its future.

Will start with a little history. The originally authorized City Council's plan for this developed Port property on Dock Street was to be used as a marine industrial park with partials of leasable land that marine businesses could use for short- or long-term purposes. The objective was to protect an area within the waterfront and keep it available for specific marine industry businesses to enhance the available support for our commercial fleet and harbor users. The goal of leasing borough property gave the Borough some oversight to ensuring the marine nature of the use of the property, especially during the sale of improvements associated with the said leased property. Over the last 40 years the Port property has been leased and used for a variety of marine businesses ie: USCG Port Building, Alaska Commercial Electronics, Wikan Enterprise, Wally MacDonald's Fleet Refrigeration, McFadyn Shipwrights, Desire Fish Company and others have operated out of this area and met the goals of the original intention. The Port and Harbor Dept. has also used a portion of the property to house containers used for material and equipment storage and maintenance facility (welding/wood working) needs. The area has also been used as leased space for gear storage – bait houses, trailers, crab pots, tender gear etc. on a monthly square foot basis.

This being said, the decision to sell the leased Port property to Wikan Enterprises changes the landscape and the need outlined by Mr. Snider is hard to argue with. His business, Island Refrigeration is the second generation of Wally MacDonald's Fleet Refrigeration and is instrumental to supporting the SE fishing industry. There are a couple of local businesses we notice "put Petersburg on the map" as far as vessels that come from elsewhere to have work done here in Petersburg and Island Refrigeration is one of them.

Being familiar with refrigeration maintenance needs onboard our commercial fleet, we understand that location is an important element for this particular business and their customer base to thrive. More importantly to keep the original vision of a marine industrial park which is integral to the local fleet's viability, staff supports the Borough's direct sale of Port property to Mr. Snider and Island Refrigeration. The Harbor Dept. is currently exploring a better location for a permanent maintenance building and storage yard so willing to relocate the storage containers and equipment as needed. The private gear storage needs will be accommodated at the Drive Down Approach where currently (free) 30 day parking is available, thus no loss of income related to the requested purchased partial.

Thanks, Glo

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Tuesday, November 7, 2023 4:33 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Island Refrigeration Land Purchase Application

Debra Thompson

From: Chris Cotta
Sent: Tuesday, November 14, 2023 3:57 PM
To: Debra Thompson
Cc: Liz Cabrera; Glorianne Wollen; Karl Hagerman
Subject: FW: Island Refrigeration Land Purchase Application
Attachments: Island Refrigeration Land Purchase Application 11.6.2023.PDF

All,

My comments wouldn't quite fit on the attached form so I'm providing them via email. Public Works does not need the subject parcel for a public purpose. That being said, we also feel that if the outlined property is transferred to private ownership, that the driveway leading from Dock Street to the subject property should also be looked at. We have been maintaining that driveway as a courtesy to the Harbor Dept, but if there was only one property owner served by that driveway, our opinion is that it would essentially be a private drive at that point and no longer something Public Works would need to maintain. The Coast Guard lots and the Wikan Enterprises building both have access from Dock Street. Even if the driveway is left in public hands, it would only be serving one private entity (Island Refrigeration) so it would not make sense for us to maintain it going forward. This issue likely merits further discussion before any action is taken to transfer ownership of either the subject lots or the associated driveway leading from Dock Street. Thanks,

Chris Cotta
Public Works Director
Petersburg Borough
(907)772-4430

From: Debra Thompson <dthompson@petersburgak.gov>
Sent: Tuesday, November 7, 2023 4:33 PM
To: Liz Cabrera <lcabrera@petersburgak.gov>; Glorianne Wollen <gwollen@petersburgak.gov>; Karl Hagerman <khagerman@petersburgak.gov>; Chris Cotta <ccotta@petersburgak.gov>
Subject: Island Refrigeration Land Purchase Application

Liz, Glo, Karl & Chris,

Brock Snider, owner of Island Refrigeration, has applied to purchase the lot behind Wikan Enterprises on Dock Street (parcel #01-010-035). Please note on the application or in an email whether or not your department has a need to keep the parcel in Borough ownership. Once I hear from all of you I will forward the application to the Planning Commission.

Thank you,
Debbie

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

Petersburg Borough
907-772-5405



DOCK ST

S NORDIC DR

S NORDIC DR

PHASE 1
70 X 80
WAREHOUSE

PHASE 2
OFFICE -
PARTS ROOM

GREEN
AWNING

PHASE 3
60 X 80
WAREHOUSE



DOCK ST

WATER
SEWER
Power

COVERED
STORAGE

PHASE 1

Fab Shop
Warehouse
Utility Room

Canway

PHASE 2

Office
Paper Room
Minor Permit
Arriving for parking

POSSIBLE DRIVEWAY

PHASE 3

Warehouse


PDR

NOTICE TO APPLICANT(s):

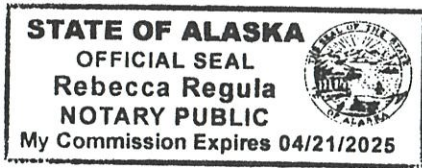
Applicant will be required to pay a non-refundable filing fee with the Borough of \$500 to cover estimated costs of: a title report, survey, legal fees, postage, recording fees, public noticing and advertising and other costs incidental to the processing of this application.

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.

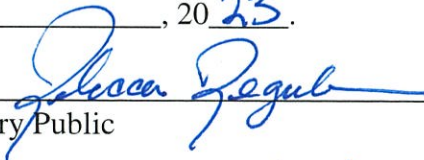
Please sign application in the presence of a Notary Public.



Applicant/Applicant's Representative



Subscribed and sworn to by Brock Snider, who personally appeared
before me this 6th day of November, 2023.



Notary Public

Notary Public in and for the State of Alaska. My Commission Expires: 4/21/2025