

**Petersburg Borough, Petersburg, Alaska**  
**RESOLUTION #2016-14**

**A RESOLUTION AUTHORIZING THE SALE OF BOROUGH OWNED LAND WITHIN  
THE PETERSBURG BOROUGH**

**WHEREAS**, the Borough is the owner of the three properties listed below and has determined the properties are not needed for public use; and

**WHEREAS**, the Borough Assessor has provided each lot's full and true value, as required by Municipal code, and has recommended a minimum acceptable bid for each lot; and

**WHEREAS**, proceeds from the property sale will be used towards the municipal building renovation and future property tax revenue will be deposited into the general fund; and

**WHEREAS**, offering these properties for sale at public auction is deemed to be in the best interest of the Borough.

Parcel #	Legal Description	Physical Address	Assessed Value	Other Expenses (advertising, surveying, title, deed recording, legal)	Minimum Bid
01-014-125	Lot GL10, Section 35, Township 58S, Range 79E, Copper River Meridian	919 Sandy Beach Road	\$175,000.	Est. Survey and As Built: \$6,270. Est. recording fees \$40 Est. advertising fees \$70	\$182,000.
01-003-521	Lot 6A, BLK 231, US Survey 1252A, Section 26, Township 58S, Range 79E, Copper River Meridian	306 Sandy Beach Road	\$65,000.	Boundary Survey \$3,130. Lot Consolidation \$50. Est. recording fees \$40 Est. advertising fees \$70	\$68,000.
01-006-484	Lot 5A, BLK 87, Southeast Addition Subdivision, Plat 69-202	705 IRA II Street	\$40,000.	Title search \$250. Lot Consolidation \$50. Est. recording fees \$40 Est. advertising fees \$70	\$40,500.

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

- A. The sale of the above lots is hereby authorized;
- B. The Assembly does not require the construction of improvements within a specified period of time as a condition of a conveyance of this Borough property.
- C. Sale of the parcels is to be by competitive bid on September 19, 2016 to the highest qualified bidder.

- D. Terms of the Sale are:
- a. The land will be sold AS-IS, WHERE-IS via quit claim deeds with all faults. The Borough makes no representations, warranties, or guarantees, expressed or implied, as to quality, merchantability, or suitability for a particular purpose or use.
  - b. All bidders should personally inspect the parcels and make their own determination as to whether the land will meet their needs. The buyer assumes the entire risk as to the parcels quality and suitability for intended use. All future uses of the land must comply with applicable federal, state and municipal laws.
  - c. Successful bidders shall pay 5% of the purchase price within ten days for each lot purchased in the auction and the full amount within 90 calendar days of the auction.
- E. Should one, two or all three of the lots not sell at the public auction, the requirements for sale by public bid shall be considered met and the remaining parcel or parcels shall be made available for over the counter sale at minimum bid price.
- F. In the event a high bidder on a parcel sold at auction defaults, the parcel may become available for over-the-counter sale for an amount equal to the high bid offered at the auction at which the parcel was first sold or may be reoffered at public auction at the option of the Borough.

**Passed and Approved by the Petersburg Borough Assembly on June 20, 2016.**

---

**Nancy C. Strand, Mayor Pro-tem**

**ATTEST:**

---

**Debra K. Thompson, Clerk**



**Parcel #:** 01-014-125

**Physical Address:** 919 Sandy Beach Road – Waterfront

**Legal Description:** Lot: GL 10; Section: 35; Township: 58S, Range: 79E,  
Copper River Meridian

**Size:** 1.33 acres

**Zoned:** Currently: Public Use; Proposed: Single Family Residential

**Assessed Value:** \$175,000

**Electric:** Power is available at the street.

**Water/Wastewater:** Water and wastewater are available to this lot. The water is found approximately 20 feet west of the most westerly corner of the lot and is a 3/4" residential service. The available sewer is an 8" ductile iron pipe that is capped approximately 5 feet west of the most westerly property corner. The available sewer will only support a gravity system at the higher elevations of this parcel. If construction will occur at the lower elevations, a residential sewer lift station will likely be required. The purchaser will be responsible for extending water and sewer to serve the property.

Verification of the elevations of the sewer lateral in relation to any planned construction should be completed by the property purchaser to dictate the need for a lift station prior to construction. Shallow bedrock has been reported in the past although the exact depth to bedrock is not known. This condition may also impact the sewer service design.

**Other Comments:** Property is large enough to subdivide into two parcels. A current 50 foot easement is located on the south side, this is planned to be reduced to a 20 foot easement and to change the zoning from Public Use to Single Family Residential. This should occur prior to auction sometime in July.





**Parcel #:** 01-003-521

**Physical Address:** 306 Sandy Beach Road – Uplands

**Legal Description:** Lot: 6A; BLK: 231; US Survey: 1252A; Section: 26; Township: 58S, Range: 79E, Copper River Meridian

**Size:** 18,002 sq ft (.413 acres)

**Zoned:** Single Family – Residential

**Assessed Value:** \$65,000

**Electric:** Power is available at the front of the lot.

**Water/Wastewater:** Water and Wastewater utilities are available at the property line of this lot. The water is a  $\frac{3}{4}$ " residential service. The sewer is a 6" ductile iron lateral.

**Other Comments:** Survey Completed. This lot is above Sandy Beach Road and has developed lots on both sides.



**Parcel #: 01-006-484**

**Physical Address:** 705 IRA II Street (Corner of IRA II and 8<sup>th</sup> street)

**Zoned:** Single Family – Residential

**Legal Description:** Lot: 5A; BLK: 87; Subdivision: Southeast Addition; Plat: 69-202; US Survey: 1252; Section: 27; Township: 58S, Range: 79E

**Size:** 10,000 sq ft

**Assessed Value:** \$40,000.

**Electric:** Electric Available

**Water/Wastewater:** Public water and sewer mains exist adjacent to property, however it appears that no services have been previously stubbed out to the property line. Water and sewer connections will be the responsibility of the purchaser.

**Other comments**

Title search done on 1-11-16 by Southeastern Title Agency, Inc. This is a corner lot.

