

POSSIBLE MOTION

I MOVE TO approve Ordinance 2014-11 on second and final reading.

MEMORANDUM

To: Mark Gorman, Municipal Administrator
Mayor McConnell and Members of the Assembly

From: Maegan Bosak, Planner I

Subject: Sale of Tidelands to North Pacific Seafoods, Inc.

Date: April 15, 2014

Ordinance No. 2014-11 is on the Assembly agenda to authorize the sale of 10,797 square feet of tidelands to North Pacific Seafoods, Inc. The tidelands are adjacent and seaward of property owned at 329 Katlian Avenue. The sale price, as established by the Assessor, is \$83,137.00.

The tidelands request is 10,797 square feet adjacent to property owned by North Pacific Seafoods off of Katlian Avenue. The parcel is described as: A parcel of tide and submerged land lying within the First Judicial District, State of Alaska, and within the City and Borough of Sitka, adjacent to the Conway Dock Tidelands which is adjacent to Lots 20 and 21, Block 5, US Survey 2542. Tidelands on the other side of the proposed sale are owned by the Hames Corporation.

The Assembly considered this request in January of this year. Preliminary approval was granted by the Assembly at that time before North Pacific Seafoods, Inc. had a subdivision plat prepared.

The proposal has been reviewed/and supported by the Ports and Harbors Commission and the minor subdivision was approved at the April 1, 2014 Planning Commission meeting.

The original tidelands lease was created in July, 1980 between Sitka Sound Seafoods and the City and Borough of Sitka for a term of fifty five (55) years. The lease rate was fixed at \$1349.63 per year, and subject to adjustment every 5 years. This fiscal year, Sitka Sound Seafoods paid \$4156.85.

The sale price is \$83,137.00 or \$7.70 per square foot based on the rate set by the City Assessor, Randy Hughes.

Recommended Action: Approve the ordinance.

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2014-11

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA
AUTHORIZING THE SALE OF LOT 1 SOUTH SITKA SOUND SEAFOODS
SUBDIVISION

1. **CLASSIFICATION.** This ordinance is not of a permanent nature and is not intended to become a part of the Sitka General Code.

2. **SEVERABILITY.** If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person or circumstances shall not be affected thereby.

3. **PURPOSE.** The Assembly has determined this property is excess to municipal needs.

4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka:

A. The sale of Lot 1 South Sitka Sound Seafoods Subdivision to North Pacific Seafoods, Inc. is hereby authorized. South Sitka Sound Seafoods Subdivision is a subdivision of ATS 15 creating a new lot seaward of Lot 19, Block 5, US Survey 2542.

B. The sales price of the 10,797 square feet of tidelands, as established by the Municipal Assessor, shall be at \$83,137.

C. The City and Borough Assembly finds competitive bidding is inappropriate and unnecessary due to the nature of the property since it can only realistically be used by the adjacent property owner.

D. The sale is conditional on the recording of the subdivision plat.

E. The transfer shall be by quitclaim deed.

5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 13th day of May 2014.

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ATTEST:

Colleen Ingman, MMC
Municipal Clerk

Mim McConnell, Mayor