

**PETERSBURG BOROUGH
RESOLUTION #2026-09**

**A RESOLUTION DECLARING THAT FOUR LEASES AT SCOW BAY MAY
BE TERMINATED AS THE PROPERTIES ARE NEEDED TO ALLOW
CONSTRUCTION OF THE NEW HAULOUT AND BOATYARD PROJECT**

WHEREAS, the Petersburg Borough owns land and tidelands in Scow Bay generally located at 290 Mitkof Highway and described as:

Plat # 2003-13, Lot 2, Turnaround Subdivision, and
Plat # 2013-03, Tract B, ATS 1695 ("the project site"); and

WHEREAS, the existing infrastructure consists of an outdated and worn former seaplane facility, currently being used by the Petersburg community as a small vessel haulout and boatyard, and a small rock jetty breakwater; and

WHEREAS, currently approximately forty percent (40%) of Petersburg-based vessels are being hauled out in other communities, primarily due to the lack of adequate lift capacity, storage space, and workspace available in Petersburg; and

WHEREAS, the Borough has been working for a number of years to fund construction of a new boat haulout ramp, extension of the rock jetty breakwater, a boarding float, a vessel washdown area, and associated utilities in order to develop the Scow Bay site into a working haulout and work yard ("the project"); and

WHEREAS, the project will stimulate the local economy by providing a strategically planned and placed marine facility to service the available maritime market and allow Petersburg vessel owners to haul out in Petersburg; and

WHEREAS, the project is now fully funded and in the final design stage, and the Borough is working to develop and issue an Invitation to Bid on the project; and

WHEREAS, the Borough recognizes that there is some uncertainty as to when the project can commence due to grant conditions and anticipated weather; and

WHEREAS, while contemplating the project moving forward in the future and the area needed for the project, the Borough entered into four (4) leases at the project site, described in Section 1 below,

WHEREAS, Section 14.2 of each lease allows for termination by the Borough upon ninety (90) days' notice when the project was ready to proceed and the premises are needed for this public purpose (and the lessees have an additional sixty (60) days following termination to remove their personal property and equipment from the premises, thus requiring notice be issued to lessees a minimum of one hundred fifty (150) days prior to project commencement) ; and

WHEREAS, the Assembly now finds and determines that this public purpose exists, and the leases must end prior to expiration to make way for this significant project; and

WHEREAS, the Assembly recognizes that lease applications for borough property within the project site must pause during construction and will recommence upon completion of the project and assessment/appraisal of the lands available for lease.

**PETERSBURG BOROUGH
RESOLUTION #2026-09**

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

Section 1. The Petersburg Borough Assembly hereby determines that the leased premises under the following leases (“the leases”) are needed for a public purpose, as contemplated under Section 14.2 of each lease:

1. March 1, 2010 lease between Petersburg Borough and Island Ventures, LLC, recorded in Petersburg Recording District as Document No. 2021-000095-0.
2. September 1, 2014 lease between Petersburg Borough and Alaska Yacht and Vessel Services; assigned to Taylor Pullar and Scott Pullar, d/b/a 13 Marine under an Assignment and Assumption of Lease and Consent, recorded in Petersburg Recording District as Document No. 2020-000546-0.
3. August 15, 2018 lease between Petersburg Borough and Island Ventures, LLC, recorded in Petersburg Recording District as Document No. 2018-000548-0.
4. July 13, 2020 lease between Petersburg Borough and Joatmon Enterprises LLC, recorded in Petersburg Recording District as Document No. 2020-000359-0.

Section 2. Under the provisions of Section 14.2 of each lease, the Borough Manager is hereby authorized and directed to terminate the leases, with an effective date of termination no earlier than September 30, 2026, by giving notice to lessees that the premises are needed for this public purpose. If the Manager anticipates that the project site will not need to be ready for project commencement until later in 2027, the Manager is authorized to establish a date of termination after September 30, 2026, as the Manager deems appropriate.

Section 3. The Borough Manager is hereby authorized and directed to execute, on behalf of the Borough, required notices and correspondence under the leases consistent with this resolution.

Section 4. Upon substantial completion of the project, Borough staff is to determine the lands to be made available for lease in the project area. Until that determination is made, there will be a pause in acceptance of lease applications by the Borough for any premises at the project site, commencing upon the effective date of this resolution. This pause will continue in effect until the project is substantially completed, the lands to be made available for leasing within the project site are determined, and those parcels are appraised and/or assessed.

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