

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO: 10-24-1885

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE SALE OF PUBLIC LAND ON THE PUBLIC SURPLUS WEBSITE IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE CHAPTER 16.12, SPECIFICALLY, EIGHT INDUSTRIAL LOTS IN THE INDUSTRIAL PARK ON FIFTH AND SIXTH AVENUE, WRANGELL RECORDING DISTRICT

WHEREAS, the Borough is the owner of the following described real property:

LOT 5a, BLOCK 66, INDUSTRIAL REPLAT	(25,491 sq. ft.)	\$51,000
LOT 7, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 8, BLOCK 66, INDUSTRIAL REPLAT	(21,435 sq. ft.)	\$50,900
LOT 9, BLOCK 66, INDUSTRIAL REPLAT	(25,849 sq. ft.)	\$51,700
LOT 10, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 11, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 12, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 13, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400

; and

WHEREAS, the Borough Assembly it has determined it is in the public interest for the Borough to divest itself of this property; and

WHEREAS, the appropriate pre-sale work obtaining an Appraisal has been completed; and

WHEREAS, the Borough Assembly desires to sell said property via Public Surplus platform; and

WHEREAS, the requirements for the sale of public lands have been followed in conformance with Wrangell Municipal Code Chapter 16.12.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

Section 1. **AUTHORIZATION.** The Assembly of the City and Borough of Wrangell, Alaska authorizes the Borough Manager to sell Borough-owned real property:

LOT 5a, BLOCK 66, INDUSTRIAL REPLAT	(25,491 sq. ft.)	\$51,000
LOT 7, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 8, BLOCK 66, INDUSTRIAL REPLAT	(21,435 sq. ft.)	\$50,900
LOT 9, BLOCK 66, INDUSTRIAL REPLAT	(25,849 sq. ft.)	\$51,700
LOT 10, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 11, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 12, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 13, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400

Section 2. **PROCEDURES FOR PUBLIC SALE.** The Assembly of the City and Borough of Wrangell establishes the following procedure for the sale of the Borough-owned real property Lots as described in Section 1.

1. **Public Surplus Auction Website.** The property shall be made available on the Public Surplus Site for not less than sixty (~~60~~)(50) days.
2. **Qualifications, Eligibility and Exclusions of Bidders:**
 - a. All bidders must be eighteen (18) years of age or older; and
 - b. Must be current on all payments or debts owed the borough, including but not limited to, property tax and public utility bills.
3. **Restrictions on Successful Bidders.** Successful participants are subject to the following restrictions and covenants:

- a. The successful bidders shall follow current zoning requirements as outlined in WMC 20.48 – Industrial, including that all lots shall not be reduced in size.
 - b. The successful bidder shall not sell their parcel(s) until the participant has paid their full purchase price to the City and Borough of Wrangell.
4. **Minimum Bid Established.** The minimum bid for these properties shall be listed at 100% of the properties' appraised values:

Description:	Starting Bid:
LOT 5a, BLOCK 66, INDUSTRIAL REPLAT	(25,491 sq. ft.) \$51,000
LOT 7, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.) \$31,400
LOT 8, BLOCK 66, INDUSTRIAL REPLAT	(21,435 sq. ft.) \$50,900
LOT 9, BLOCK 66, INDUSTRIAL REPLAT	(25,849 sq. ft.) \$51,700
LOT 10, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.) \$31,400
LOT 11, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.) \$31,400
LOT 12, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.) \$31,400
LOT 13, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.) \$31,400

5. **Bidders Registration and Fee Required.** Bidders shall be required to register in advance of the online auction on the Public Surplus Website (www.publicsurplus.com) and pay a \$500 registration fee. This fee shall be refunded to the winning bidder, once paid in full. The fee shall be refunded to all non-successful bidders. If the winning bidder fails to purchase the parcel in conformance with the prescribed parameters, the bidder forfeits the registration fee. The registration fee must be paid on the Public Surplus Website.
6. **Sale Terms.** The winning bidder shall sign a Purchase Agreement within ten (10) days of the closing of the auction. The property may be purchased with 20% of the winning bid amount as down payment, payable within ten (10) business days from the signing of the Purchase Agreement, with the balance due to the Borough in sixty (60) days. If bidder does not pay in full within the times specified in this section, they shall forfeit their \$500.00 deposit and the parcel shall be offered to the next highest bidder from the Public Surplus Site.
7. **Type of Deed:** Title shall be conveyed by quitclaim deed.
8. **Property Not Sold at Auction.** If the properties are not sold in the initial timeframe in which the auction was listed, they shall be relisted on the Public Surplus Auction Website in increments of thirty (30) days until sold. They shall be listed at the full appraised values as listed above.
9. **Borough Manager Authorized to Administer.** The Borough Manager is authorized to develop whatever administrative procedures, forms and policies are necessary to implement this resolution.
10. **Other.** Purchaser shall be responsible for all recording fees with the State Recorder's Office. Purchaser will be required to obtain any necessary federal/state/local permits for development of the land. These permits may include, but are not limited to, Corps of Engineers, Local building permit or other land use permits.

Section 3. **PUBLIC NOTICE REQUIRED.** In conformance with Wrangell Municipal Code Section 16.12.040(b) the Borough Clerk shall give notice of the sale by publication of notice in a newspaper of general circulation in the Borough at least ~~60~~ 50 days before the date of the sale, and the notice shall be posted within that time in at least three public places in the borough.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA THIS 22ND DAY OF OCTOBER, 2024.

Patricia Gilbert

 Patricia Gilbert, Borough Mayor

ATTEST: *Kim Lane*

 Kim Lane, MMC, Borough Clerk

