

NOTICE OF INVITATION TO BID
CITY & BOROUGH OF WRANGELL

**City Owned Lots and Foreclosed Properties
FOR SALE**

Per WMC 16.12.040, Notice is hereby given that the City & Borough of Wrangell, Alaska will receive sealed bids for the sale of eight (8) City Owned Lots and two (2) Foreclosed Properties within the Borough boundaries of Wrangell. The properties are as follows:

<u>Property Description</u>	<u>Square Footage</u>	<u>Minimum Bid Value</u>
Lot 1, Block 38 (SF)	7,501 sq. ft.	\$29,000
Lot 5, Block 38 (SF)	15,134 sq. ft.	\$34,000
Lot 6, Block 38 (SF)	15,502 sq. ft.	\$30,000
Lot 16, Block 30B (SF)	7,799 sq. ft.	\$28,000
Lot 17, Block 30B (SF)	7,769 sq. ft.	\$28,000
Lot 18, Block 30B (SF)	7,788 sq. ft.	\$28,000
Lot 19, Block 30B (SF)	7,813 sq. ft.	\$28,000
Lot 20, Block 30B (SF)	6,887 sq. ft.	\$25,000
Lot 4, R.A.L. Subdivision 600 Etolin Street (MF)	73,782 sq. ft.	\$44,300
Lot 2, R.A.L. Subdivision 731 Hemlock Street (MF)	47,294 sq. ft.	\$35,500

Sealed bids will be received by the City & Borough of Wrangell, P.O. Box 531, Wrangell, Alaska 99929, located at the Borough Clerk's Office, 205 Brueger Street, Wrangell, Alaska 99929 **until 2:00 p.m. prevailing time May 29, 2015** at which time the bids will be publically opened and read aloud in the Borough Assembly Chambers. Proposals may not be withdrawn for thirty days following the date of opening.

Clearly mark on the outside of the envelope **"Sealed Bid – City Lots, Opening Date – May 29, 2015, 2:00 p.m."**

The bid forms and maps reflecting property location may be obtained at the office of the Borough Clerk for no charge at 205 Brueger Street, P.O. Box 531, Wrangell, AK 99929, by email: **clerk@wrangell.com**, or online at **www.wrangell.com**. Questions regarding this project shall be directed to Jeff Jabusch, Borough Manager or Carol Rushmore, Economic Director at 907-874-2381.

The City & Borough of Wrangell reserves the right to reject any or all bids, to waive any informality in a bid, and to make award to the highest responsive, responsible bidder as it may best serve the interest of the Borough.

Posted:

KSTK Please announce: 4/29/2015 thru 5/29/2015

SENTINEL Please publish: 5/7, 5/14, 5/21 & 5/28/2015

Wrangell Website from 4/29 thru 5/29/2015

City Hall from 4/29 thru 5/29/2015

Post Office from 4/29 thru 5/29/2015

CITY & BOROUGH OF WRANGELL
P.O. BOX 531
WRANGELL, AK 99929

PARCELS OF LAND ARE LOCATED WITHIN THE BOROUGH BOUNDARIES

<u>Property Description</u>	<u>MINIMUM BID</u>	<u>MY BID</u>
Lot 1, Block 38 (SF)	\$29,000	_____
Lot 5, Block 38 (SF)	\$34,000	_____
Lot 6, Block 38 (SF)	\$30,000	_____
Lot 16, Block 30B (SF)	\$28,000	_____
Lot 17, Block 30B (SF)	\$28,000	_____
Lot 18, Block 30B (SF)	\$28,000	_____
Lot 19, Block 30B (SF)	\$28,000	_____
Lot 20, Block 30B (SF)	\$25,000	_____
Lot 4, R.A.L. Subdivision	\$44,300	_____
Lot 2, R.A.L. Subdivision	\$35,500	_____

Bidder's Signature _____

Printed Name _____

Address _____

Date _____

In the event I am the successful bidder, I request the Quit Claim Deed be issued to:

A Certified or cashier's check or cash equal to 25 percent of the bid must accompany the bid. Personal checks will not be accepted. Purchasers may choose to pay balance by cash or execute an installment purchase agreement with the City and Borough of Wrangell.

Term of installment purchase agreement shall not exceed 15 years. Interest rate on unpaid balance will accrue at prime plus two points at time of closing. The unpaid balance shall be evidenced by a promissory note secured by a deed of trust on the property.

Note: If a bidder wishes to bid on two parcels of land they may do so. However, the bidder is required to submit their bids with two (2) separate Certified or Cashier's check's equal to 25 percent of the bid for each parcels of land.

If a bidder had placed a bid on multiple parcels and wished to withdraw their bid on one of the parcels, the bidder shall notify the Borough Clerk no later than Monday, June 1, 2015, 12:00 p.m. (noon). If a bid is withdrawn within the time allowed, the 25 percent Certified or Cashier's check for the relinquished parcel shall be returned to the bidder. In the event that a bid is withdrawn by the time allowed, the next highest bidder for the relinquished lot will be notified immediately.

Note: Upon determination of the highest bidder acceptable bid, the Borough Assembly shall adopt a resolution authorizing the conveyance of the public land to the successful bidder, upon payment in full (within 20 days from bid opening) or by purchase agreement for up to 15 years.

IMPORTANT ADDITIONAL INFORMATION TO BIDDER!!

Successful bidders will be required to obtain any necessary federal/state permits for development of the land. These permits could include, but are not limited to Corps of Engineers wetland fill, a State water quality consistency determination, Borough building permit or other land use permits.

Access is available to each lot by way of Etolin Street. Sewer and water mains are located within the Etolin Street right-of-way corridor, with public utilities available at each property line. The existing water service is 1" HDPE. The sewer system is a force main system. The Municipal utility shall schedule the installation of future grinder pump stations within 90 days of a request for service received from the property owner. Both water and sewer connections are required according to Wrangell Municipal Codes 15.04-Water and 15.08-Sewer. Purchaser would need to coordinate with Wrangell Public Works for connections to the utility services.

Electrical power will be available by June 1st, 2015 with electrical service to be coordinated by the purchaser through the electric department.

No subdivision of these lots shall be granted until lot is paid in full.

The City & Borough of Wrangell reserves the right to reject any and all bids.

All sealed bids must be clearly marked on the outside of the sealed envelope:

"Sealed Bid – City Lots, Opening Date – May 29, 2015, 2:00 p.m."

Attachments:

1. Land Appraisal from Appraisal Company of Alaska (available upon request)
2. Subject Maps
3. Subject Plat

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CITY AND BOROUGH OF WRANGELL, ALASKA



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VICINITY MAP



(UNDEVELOPED)

SOUTH TUNDRA STREET

SECTION 16, T4S, R10E

SPRUCE STREET

HEMLOCK STREET

(UNDEVELOPED)

ETOLIN STREET

BASIS OF BEARING

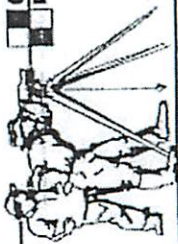
WRENCHELL RECORDING DISTRICT

GREG SCHEFF & ASSOCIATES
LAND SURVEYORS

PROJECT: R.A.L. SUBDIVISION
A SUBDIVISION OF LOTS 1 AND 2
BLOCK 36, WRENCHELL TOWNSHIP, U.S.A. THE
CREATING LOTS 1, 2, 3 AND 4, AND ALLEY
VACATING WITHIN BLOCK 36.

BOX 1331 WRENCHELL, ALASKA 99729
PHONE (907) 874-2172
FAX (907) 874-2147

CUSTOMER: GREGORY COMPANY INC.
WRENCHELL, ALASKA 99723



SURVEYOR'S CERTIFICATE

I, GREG SCHEFF, a duly licensed and qualified Surveyor in the State of Alaska, do hereby certify that the foregoing plat, map, or plan, as shown, is a true and correct representation of the survey made by me or under my direction and supervision, and that the same is in accordance with the laws and regulations of the State of Alaska, and that the same is a true and correct representation of the survey made by me or under my direction and supervision, and that the same is in accordance with the laws and regulations of the State of Alaska.

DATE: 2-22-99

PROJECT: WRENCHELL

CERTIFICATE OF OWNERSHIP AND HOLDING
I, the undersigned, being the owner of the above described property, do hereby certify that the same is a true and correct representation of the survey made by me or under my direction and supervision, and that the same is in accordance with the laws and regulations of the State of Alaska.

DATE: 2-22-99

NAME: GREGORY COMPANY INC.

ADDRESS: BOX 1331 WRENCHELL, ALASKA 99729

CITY: WRENCHELL

STATE: ALASKA

COUNTY: WRENCHELL

SECTION: 16

TOWNSHIP: T4S

RANGE: R10E

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WR.	
No.	Date
R&M EN 355 Carl Ketchikan	
WRANG P.O. BOX Wrangell,	
PROJE	
R.A.I	
WITI	

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