

ALDER TOP VILLAGE SUBDIVISION PUBLIC LAND SALE



CITY & BOROUGH OF
Wrangell

ALDER TOP VILLAGE SUBDIVISION

PUBLIC LAND SALE

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ALDER TOP VILLAGE SUBDIVISION PUBLIC LAND SALE



PUBLIC LAND SALE QUICK FACTS

- Seller: City & Borough of Wrangell
- Location: 5 Mile Zimovia Highway, Wrangell, Alaska
- Opening Bids: August 26th, 2026
- Closing Bids: October 26th, 2026
- Borough financing options are available
- Number of Lots: 2 (Lots 1 & 10)
- Size of Lots: Lot 1 - 17,107 Square feet or 0.39 AC
Lot 10 - 17,270 Square Feet or 0.40 AC
- Auction Platform Website: bit.ly/wrg-pub-surplus
- Starting Bid: Lot 1 - \$68,428 and Lot 10 - \$60,445
- Zoning Designation: zoned Single-Family Residential –Medium Density (SFMD)
- Utilities: water, sewer, and electricity
- Amenities: Shoemaker Harbor, Shoemaker Bay Recreational Area, and Rainbow Falls Trail
- For complete information of the Alder Top Village Subdivision and Land Sale: bit.ly/AlderTopLandSale
- Required Improvements and Development Deadlines apply. See Purchase and Sale agreement.

(Aerial Map & Property Survey)



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INTRODUCTION

The City and Borough of Wrangell is offering for sale a portion of the Alder Top Village Subdivision – a municipally owned property located five miles south of downtown along Zimovia Highway, near Shoemaker Bay. This land offering represents a major opportunity to support residential growth and expand local housing options in response to Wrangell's ongoing housing needs. Phase I of the subdivision includes 22 residential lots, each zoned Single-Family Medium Density (SFM). The site benefits from close access to public recreation, trails, and the harbor and boat launch, making it a prime location for future homes.

BACKGROUND

Alder Top Village sits on the former site of the Wrangell Institute, a Bureau of Indian Affairs boarding school that operated from 1932 to 1972. The site later served as a Youth Conservation Corps campus before being vacated and falling into disrepair. In 1996, the Borough acquired the 134-acre parcel to create long-term economic and residential development opportunities.

Over the following decade, the Borough conducted environmental remediation efforts, including hazardous materials cleanup, building demolition, and soil restoration. In 2010, the site was certified by the Alaska Department of Environmental Conservation as clean and suitable for development.

After years of planning and investment, the Borough initiated subdivision design and infrastructure work to prepare for new residential construction. As part of Phase I, a pioneering access road and full utility installation are currently underway. Final road work, including grading and capping with D1 rock, along with utility installation, is scheduled for completion by December 1st, 2025.

DESCRIPTION OF PROPERTY

(Portions of Lots 11, 12, 13)

Overview

Phase I of the Alder Top Village Subdivision includes 22 residential lots situated on the east side of Zimovia Highway at Mile 5, approximately five miles from downtown Wrangell. Lots 1–9 front the highway with direct access from Eagle Street, while Lots 10–22 are positioned upland, with gravel road access, platted rights-of-way, and adjacent utilities (water, sewer, electricity, communications and data).

Lot Size and Fair Market Values

Lot sizes range from approximately 17,000 to 23,700 square feet (roughly 0.39 to 0.54 acres). The August 2026 appraisal assigned the following values based on location and view:

- Lot 1: Starting bid at \$68,428 for 17,107 square feet or 0.39 acres.
- Lot 10: Starting bid at \$60,445 for 17,270 square feet or 0.40 acres.

A detailed map and appraisal values will be provided on the Borough's land sale webpage.



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Utilities, Site Conditions, and Platting

All lots are vacant, with gravel streets and direct access to adjacent utilities including water, sewer, and electricity. The ground is generally level, and many lots are partially cleared, offering a ready starting point for home construction. However, additional site development will be necessary on each lot. There are no existing structures or improvements.

Access is provided via Eagle Street and Raven Avenue, with platted public utility easements in place throughout the subdivision.

The final plat for Phase I has been approved by the Borough.

Environmental Disclosure

The Borough makes no warranties or representations regarding the environmental condition of the property. Buyers are encouraged to conduct their own due diligence, including review of the Alaska Department of Environmental Conservation's Contaminated Sites Database.

A portion of the property, previously the site of the former Wrangell Institute, was subject to environmental cleanup efforts related to asbestos and petroleum contamination. In 2010, the ADEC issued a determination of "Cleanup Complete", confirming that no further remedial action is required. Additional information is available through the ADEC Contaminated Sites Program:

<https://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/3137>

The property is being sold as-is, and buyers accept responsibility for any known or unknown environmental conditions present at the time of purchase. Compliance with all applicable federal, state, and local environmental regulations remains the responsibility of the buyer.

Tax Assessment and Millage Rates

There is no prior assessment history for these newly created lots. Following purchase, each parcel will be individually assessed based on the final sale price and subject to the Borough's current millage rate, which is set annually by the Assembly.

Wrangell property owners are taxed on assessed value, and payments are typically due in two installments (August 15 and October 15). For current millage rates, billing schedules, and exemption information, visit the Borough's Property Tax webpage or contact the Borough Assessor's Office.



(Portions of Lots 2, 3, 4)



ALDER TOP VILLAGE SUBDIVISION PUBLIC LAND SALE

GENERAL INFORMATION AND PAYMENT

All lots will be sold as-is by quitclaim deed and are subject to recorded Protective Covenants. Purchasers are responsible for all recording fees and for obtaining any required federal, state, or local development permits.

Full Payment

- Winning bidder must sign a Purchase Agreement within 10 business days of auction close.
- 20% of the winning bid is due within 10 business days of signing.
- The balance is due within 60 days of signing.
- Payments must be made by certified check, cashier's check, or wire transfer.

Failure to meet the specified deadlines will result in forfeiture of the \$1,000 deposit, and the parcel may be offered to the next highest bidder.

For questions regarding payment, contact:
Rob Marshall – Finance Director
Finance Department – (907) 874-2381

METHOD OF SALES AND TIME

The Borough will offer Phase I lots of the Alder Top Village Subdivision for sale through public auction on the Public Surplus website. Each lot will be sold individually to the highest qualified bidder, with a minimum bid set at fair market appraised value.

Auction Platform Website: bit.ly/wrg-pub-surplus

Key Dates:

- Auction Opens: August 26, 2026
- Auction Closes: October 26, 2026

(Aerial of Eagle Street facing North)



Bidding Requirements:

- All bidders must be eighteen (18) years of age or older.
- Must be current on all payments or debts owed to the borough, including but not limited to, property tax and public utility bills.
- A \$1,000 deposit is required to participate.
- A 5% buyer's premium and a \$27 recording fee will be added to the final bid amount.
- Deposits from non-winning bidders will be automatically refunded (please allow 3–5 days for processing).



ALDER TOP VILLAGE SUBDIVISION

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ZONING DESIGNATION AND PERMITTED USES

Purpose and Intent

All lots within Phase I of the Alder Top Village Subdivision are zoned Single-Family Residential – Medium Density (SFMD), as established in Wrangell Municipal Code § 20.24. This zoning district is intended for one- and two-family residential development located outside the core town area, where larger lot sizes accommodate more generous yard space and accessory structures. Public utility services are required, reinforcing the district's emphasis on fully serviced residential neighborhoods while maintaining a more spacious, low-density character.

Accessory Uses

The following accessory buildings and uses are permitted in the SFMD district when they are customarily incidental and subordinate to a permitted principal use:

- Accessory dwelling units (ADUs), as defined in Chapter 20.53 WMC
- Private garages, workshops, greenhouses, or similar structures in conjunction with a permitted or conditional use
- Nets, gear, and equipment must be stored inside an enclosed building
- Parks, playgrounds, and green spaces that complement residential use

Conditional Uses

In the SFMD district, certain uses may be allowed with a conditional use permit approved by the Planning Commission, as outlined in Chapter 20.68 WMC.

These include:

- In-home childcare services
- Condominiums, townhouses, cluster housing, and planned unit developments (PUDs)
- Municipal facilities, such as fire stations or sewer lift stations
- Vacation rentals and bed and breakfast inns

Each conditional use is subject to review and approval by the Planning and Zoning Commission to ensure compatibility with the surrounding residential area.

(Portions of Lots 11, 12)



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(aerial facing east on Front and Back Lots)

Prohibited Uses

The following uses and structures are not allowed in the SFMD zoning district:

- Any use not specifically permitted or conditionally allowed under Borough code
- Activities that create excessive noise or odor, as defined by WMC § 9.08.085
- Auto or boat repair services
- Use of Conex or container vans
- Use of travel trailers, recreational vehicles, or mobile homes as short-term or permanent residences
- Outdoor storage of broken or nonworking vehicles, boats, nets, gear, or equipment

These restrictions help preserve the residential character and livability of the neighborhood.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is a detached second dwelling unit located on the same parcel as the primary single-family home. It must include a complete, independent living space with permanent provisions for sleeping, eating, cooking, and sanitation. ADUs may be created through new construction, conversion of existing space, or placement of a modular unit. In the SFMD district, ADUs are limited to 800 square feet, including any attached deck, and must also meet a percentage-based size limit based on lot size. On lots 0.5 acres or smaller, the ADU cannot exceed 40% of the main home's building area; on lots between 0.5 and 1 acre, the limit is 60%; and on lots 1 acre or larger, the limit is 80%. Garages are not included when calculating the size of the primary dwelling. ADUs count toward the total allowable lot coverage, and lot coverage variances are not allowed for ADU construction.



ALDER TOP VILLAGE SUBDIVISION

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DEVELOPMENT STANDARDS

Development within the Single-Family Medium Density (SFMD) zoning district must comply with the following standards as established by Borough code:

Principal Structures per Lot

Only one principal structure is allowed per lot.

Minimum Lot Size

Each lot must be a minimum of 15,000 square feet.

Lot Coverage

Buildings may occupy no more than 50% of the total lot area.

Setbacks

Structures must meet the following minimum setbacks:

Front yard: 20 feet

Side yard (abutting another lot): 10 feet

Side yard (corner lot abutting a right-of-way): 15 feet

Back yard: 15 feet

Off-Street Parking

At least two off-street parking spaces are required for each dwelling unit.

Drainage and Stormwater Management

Construction must not direct water runoff onto adjacent properties, and developers may be required to provide a drainage plan.

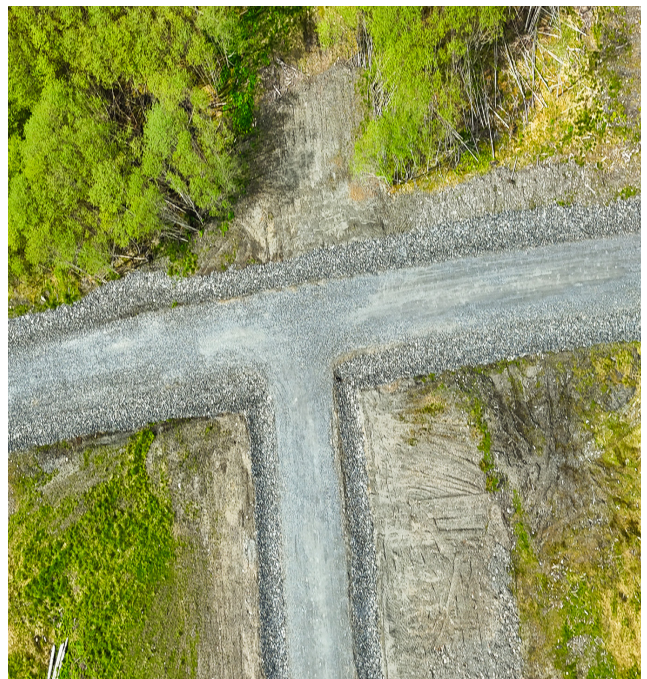
For questions regarding development standards or zoning criteria, contact:

Kate Thomas - Economic Development Director
Economic Development Department - (907) 874-2381

(facing north of Eagle Street)



(aerial of Upper River/Eagle Street intersection)



ALDER TOP VILLAGE SUBDIVISION PUBLIC LAND SALE

PROTECTIVE COVENANTS AND RESTRICTIONS

Subdivision

Each lot within Phase I of the Alder Top Village Subdivision is required to maintain a minimum lot size of 15,000 square feet, as established by the zoning code. To preserve the intended character, density, and infrastructure capacity of the subdivision, no further subdivision of any lot is permitted. This restriction is consistent with the development standards of the Single-Family Residential – Medium Density (SFMD) zoning district and is enforceable as both a zoning regulation and a recorded protective covenant.

Driveway

Driveways are not permitted along the Zimovia Highway right-of-way. All driveways must be accessed from within the subdivision via the main arterial roads and installed along the front perimeter of each lot. Driveways located in the side yard or accessing the highway directly will not be approved. Property owners must obtain a driveway permit from the Borough's Public Works and Planning Department prior to construction.

MUNICIPAL SERVICES

Properties within the Alder Top Village Subdivision have access to full municipal services provided by the Borough, including:

- **Water Service** – Potable water is supplied by the Borough's public water utility. Property owners must apply for service and are responsible for service line connections from the main to the residence.
- **Sewer Service** – Public wastewater service is available. All new structures must connect to the Borough's sewer system where available and comply with all applicable standards.
- **Trash Collection** – The Borough provides weekly garbage pickup. Residents must use approved containers and comply with solid waste disposal regulations.
- **Electric Service** – Provided by Wrangell Municipal Light & Power (see Section X for details). Electrical permits are required for all new installations and most remodels.

Service connections, billing, and utility-related policies are administered by the Borough's Electrical, Public Works and Finance Departments.

(Aerial facing west on Front and Back Lots)



ALDER TOP VILLAGE SUBDIVISION PUBLIC LAND SALE



(facing south from north entrance)

WETLANDS AND WATERS OF THE U.S. PERMITTING

The U.S. Army Corps of Engineers (USACE), Regulatory Division is responsible for protecting aquatic environments such as oceans, rivers, lakes, streams, ponds, and wetlands—collectively referred to as Waters of the United States (WOTUS). Only the USACE has the authority to make an official determination as to whether an area contains WOTUS. Any discharge of fill material into, or work conducted in, under, or over WOTUS may require a permit from the USACE. Additional permits or authorizations may also be required from federal, state, or local agencies, depending on the scope of the project.

For single-family residential development, the following permits may apply depending on proximity to water and the extent of impacts:

- Nationwide Permit (NWP) #29 – for residential development affecting 0.5 acres or less of WOTUS
- Nationwide Permit (NWP) #18 – for minor discharges
- Regional General Permit #7 – applicable when the site is within 300 feet of open water or within 500 feet of an anadromous stream (inland waters accessible to migrating fish)

If the proposed development will impact more than 0.5 acres of WOTUS, a different type of permit must be obtained.

Helpful Resources

- www.poa.usace.army.mil/Missions/Regulatory/Types-of-Permits/
- www.poa.usace.army.mil/Missions/Regulatory/Do-I-Need-A-Permit/
- www.poa.usace.army.mil/Missions/Regulatory/Jurisdictional-Determinations/



ALDER TOP VILLAGE SUBDIVISION PUBLIC LAND SALE

LOCAL PERMITTING

Driveway Permitting

If you plan to build a driveway on your property in Wrangell, you must apply for a Driveway Permit through the Public Works Department before starting any construction. This ensures your driveway meets Borough safety and drainage standards.

Responsibilities

- Driveways must be accessed from internal subdivision roads – not directly from Zimovia Highway.
- Driveways must be located along the front perimeter of your lot (not the side yard).
- Permits will not be approved for driveway access along the highway or side lot lines.
- A site plan showing the driveway location, dimensions, slope, and drainage must be submitted with your application.
- Driveway widths must be between 10 and 25 feet, with proper turn radii (6–20 feet).
- Drainage must slope away from the roadway. Driveways must not cause water to run onto or across the road or pond in the ditch.
- A culvert may be required if there is an open ditch; the minimum size is 12 inches in diameter unless otherwise approved.

How to Apply

1. Complete the Driveway Permit Application form with details about the property and driveway location.
2. Submit a site plan that includes driveway dimensions, slope, materials, and drainage layout.
3. Submit the application to the Public Works Department for review and approval.
4. Once approved, you may begin construction in accordance with Borough standards.

For questions or to request an application packet, contact:

Tom Wetor – Public Works Director
Public Works Department – (907) 874-3904



(facing west on Upper River)



ALDER TOP VILLAGE SUBDIVISION

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Building Permit

Before constructing or placing any building on a property in Wrangell, you must obtain a building permit from the Capital Projects and Building Code Department. Permits help ensure that structures are safely built and in compliance with the Borough building code.

When a Permit is Required

You must apply for a building permit if you plan to:

- Construct a new home or accessory structure
- Place a modular home on a foundation
- Make additions or major alterations to an existing structure
- Install foundations, utilities, or perform other significant site work

Building permits are required for all new structures larger than 150 square feet of floor area and 102 inches in wall height or that involve structural, electrical, plumbing, or mechanical work.



(aerial on north side overlooking Eagle and Upper River Street)

How to Apply

1. Complete a Building Permit Application – forms are available at City Hall or online at wrangell.com.
2. Submit the application along with the required site plan, showing the driveway and building pad, building location and footprint, setback dimensions, utilities, and drainage features.
3. If applicable, include engineered drawings or specifications for the structure.
4. The Borough will review the submission for compliance with zoning, utility, building, electrical, and fire safety standards.
5. Once approved, you will receive a permit allowing you to begin construction.

Additional Notes

- All driveways and utility connections must be approved as part of the overall site plan.
- Permit applications are reviewed by multiple Borough departments to ensure full compliance.
- Milestone inspections, as well as a final inspection, are required for each permitted project.

For help or questions:

Amber Al-Haddad – Capital Projects Director and Building Official
Capital Projects and Building Code Department – (907) 874-3902



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Electrical Permit

Wrangell Municipal Light & Power (WMLP) supplies electricity to the community primarily from the Tyee Hydro Electric facility, providing a more cost-effective and environmentally friendly energy source. WMLP also operates a 5-megawatt diesel power plant for backup generation. The power distribution system includes 26.8 miles of overhead and 2.4 miles of underground lines, operating at 7,200 volts.

Before beginning any electrical work in Wrangell, you must obtain an electrical permit from the office of the Electrical Superintendent. This applies to both new installations and modifications to existing systems.

When a Permit is Required

A permit is required for:

- All new electrical installations
- Any alteration or addition to existing electrical systems

Permits are not required for:

- Minor repairs, such as replacing lightbulbs or plugging in portable appliances
- Work performed by or for WMLP related to power generation, transmission, or metering

How to Apply

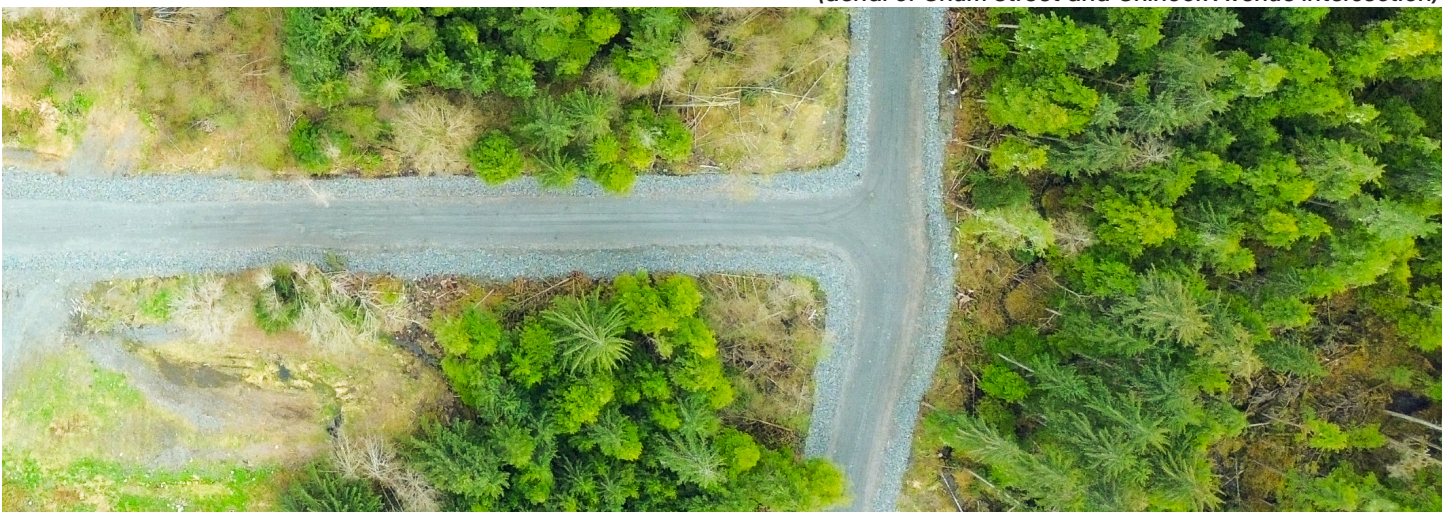
1. Go to City Hall to begin the electrical utility setup process.
2. Request application from Utility Clerk in Finance Department
3. Fill out application with required information, including the location where power is needed.
4. Submit application and pay associated fee.
5. Once application is processed, electrical service can be connected as scheduled in coordination with the Electrical Department and the owner.

Additional note: This process assumes transformers and infrastructure are already in place.

For questions or to apply, contact:

David McHolland - Electrical Superintendent
WMLP Office – (907) 874-3602

(aerial of Chum Street and Chinook Avenue intersection)



ALDER TOP VILLAGE SUBDIVISION

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NEARBY AMENITIES AND PUBLIC FACILITIES

The Alder Top Village Subdivision offers convenient access to several popular recreational areas and public facilities that make the neighborhood both attractive and livable.

Shoemaker Bay Harbor

Located just five miles south of downtown Wrangell, Shoemaker Bay Harbor is a modern, full-service harbor with 250 slips for commercial and recreational vessels. Amenities include:

- Boat launch and work float
- Tidal grids, hydraulic hoist, and vessel services
- Power, water, garbage collection, and waste oil disposal

The harbor is adjacent to a scenic recreation area, making it a central hub for both boating and outdoor activities.



(portion of Shoemaker Harbor)



ALDER TOP VILLAGE SUBDIVISION PUBLIC LAND SALE

Shoemaker Bay Recreational Area

Nestled next to the harbor, this year-round public park includes:

- A picnic shelter with a fireplace and tables
- Playground, tennis court, and horseshoe pits
- Public restrooms and access to tidelands and stream frontage
- Nearby tent and RV camping facilities.



(aerial of Shoemaker Bay Recreational Area)



(facing west of Shoemaker Bay Recreational Area)

ALDER TOP VILLAGE SUBDIVISION

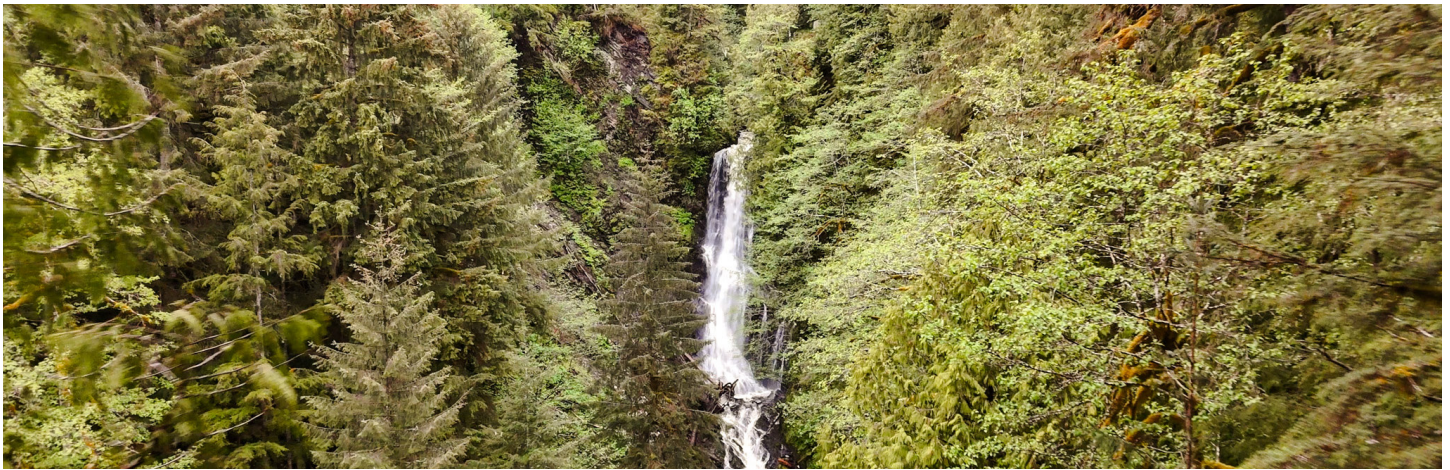
PUBLIC LAND SALE

Rainbow Falls Trail

Just 4.5 miles from downtown, the Rainbow Falls Trail offers a beautiful, short hike through lush forest to a waterfall. The trail:

- Gains about 500 feet in elevation over 0.8 miles (one way)
- Continues beyond the falls to longer hiking routes and shelters in Wrangell's high country
- Features boardwalks, stairs, and forest views, making it a favorite for hikers and photographers

This trail system connects to the Institute Creek Trail and North Wrangell Trail, offering extended hiking opportunities above Shoemaker Bay.



(Rainbow Falls Viewing Platform)



(Rainbow Falls Trail)

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO: 08-26-2068

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, LOTS 1 AND 10 ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II, WRANGELL RECORDING DISTRICT

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

LOT 1, BLOCK 1, Alder Top Village, Shoemaker Subdivision II 17, 107 sq. ft.)
LOT 10, BLOCK 1, Alder Top Village, Shoemaker Subdivision II (17,270 sq. ft.)

: and

WHEREAS, the Borough Assembly 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 land 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 1, BLOCK 1, Alder Top Village, Shoemaker Subdivision II (17,107 sq. ft.)
LOT 10, BLOCK 1, Alder Top Village, Shoemaker Subdivision II (17,270 sq. ft.)

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 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) days, specifically from August 26, 2026, through October 25, 2026 at 3:00pm ADT.
2. **Qualifications, Eligibility and Exclusions of Bidders:**

WHEREAS, the requirements for the sale of public land 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. The square footage stated below may or may not change, based on the final survey:

LOT 2, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (20,289 sq. ft.)
LOT 3, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (19,856 sq. ft.)
LOT 4, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (21,496 sq. ft.)
LOT 5, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (21,562 sq. ft.)
LOT 6, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (19,996 sq. ft.)
LOT 7, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (21,445 sq. ft.)
LOT 8, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (21,083 sq. ft.)
LOT 9, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (23,193 sq. ft.)
LOT 11, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (19,000 sq. ft.)
LOT 12, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (20,795 sq. ft.)
LOT 13, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (22,100 sq. ft.)
LOT 14, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (21,384 sq. ft.)
LOT 15, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (20,446 sq. ft.)
LOT 16, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (19,509 sq. ft.)
LOT 17, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (18,571 sq. ft.)
LOT 18, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (18,873 sq. ft.)
LOT 19, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (20,413 sq. ft.)
LOT 20, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (22,346 sq. ft.)
LOT 21, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (17,170 sq. ft.)
LOT 22, BLOCK 1, SHOEMAKER BAY SUBDIVISION II (23,723 sq. ft.)

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 ~~ninety (90)~~ **one hundred twenty (120)** days, specifically from July 1, 2025, through ~~September 29~~ **October 31, 2025** at 3:00pm ADT.
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 to 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 20.16 – Single-Family Medium Density, including that all lots shall not be reduced in size.

- a. All bidders must be eighteen (18) years of age or older; and
 - b. Must be current on all payments or debts owed to 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 20.16 – Single-Family Medium Density, 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.
 - c. The successful bidder acknowledges that the property is subject to the Covenants, Conditions, and Restrictions recorded December 9, 2025, as Instrument No. 2025-000279-0, Wrangell Recording District.
4. **Minimum Bid Established.** The minimum bid for these properties shall be listed at 100% of the properties' appraised values:

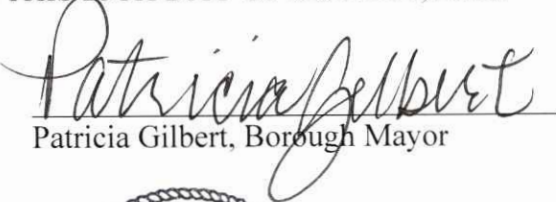
Description:	Starting Bid:
LOT 1, BLOCK 1, Alder Top Village, Shoemaker Subdivision II (17,107 sq. ft.)	\$68,428
LOT 10, BLOCK 1, Alder Top Village, Shoemaker Subdivision II (17,270 sq. ft.)	\$60,445

5. **Bidders Registration and Auction Deposit Required.** Bidders shall be required to register in advance of the online auction on the Public Surplus Website (www.publicsurplus.com) and pay a \$1,000 auction deposit (the "Auction Deposit"). The Auction Deposit shall be refunded to all non-successful bidders. For the successful bidder, the Auction Deposit shall be applied as a credit against the amount due at closing. If closing does not occur or the Purchase and Sale Agreement is terminated for any reason, the Auction Deposit shall be nonrefundable and forfeited to and retained by the Borough.
6. **Sale Terms.** The winning bidder shall sign a Purchase and Sale Agreement within ten (10) days after the closing of the auction, which shall include the applicable land covenants and development requirements. The winning bidder shall pay a down payment equal to twenty percent (20%) of the winning bid amount on the effective date of the Purchase and Sale Agreement. Closing shall occur sixty (60) days from the effective date of the Purchase and Sale Agreement, or on such other date as the parties may mutually agree in writing. If the winning bidder fails to timely consummate closing or pay the remaining balance as required by the Purchase and Sale Agreement, the Auction Deposit shall be forfeited to and retained by the Borough and the Down Payment shall be returned to the winning bidder.
7. **Time to Build.** As a material condition of the sale, the purchaser shall complete construction on the property of at least one residential dwelling permitted under applicable zoning, building codes, and other applicable laws within five (5) years after the date the deed conveying the property to the purchaser is recorded. The Purchase and Sale Agreement and quitclaim deed shall set forth the applicable development requirements, including the development deadline, extension provisions, default and cure provisions, transfer and encumbrance provisions, and the Borough's repurchase option.

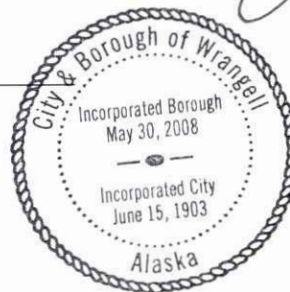
8. **Type of Deed.** Title shall be conveyed by quitclaim deed. The quitclaim deed shall provide that the property is subject to the restrictive covenants recorded at 2025-000279-0, Wrangell Recording District, and shall set forth the applicable development requirements and the Borough's repurchase option.
9. **Property Not Sold at Auction.** If the properties are not sold in the initial timeframe in which the auction was listed, they may 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.
10. **Borough Manager Authorized to Administer.** The Borough Manager is authorized to execute Purchase and Sale Agreements, deeds, and other documents, and to develop such administrative procedures, forms, and policies as are necessary to implement this Resolution.
11. **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 days before the date of the sale.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND
BOROUGH OF WRANGELL, ALASKA THIS 25TH DAY OF AUGUST, 2026.


Patricia Gilbert, Borough Mayor

ATTEST: 
Kim Lane, MMC, Borough Clerk



FOR COMPLETE INFORMATION:

