

# **BLOCKS 95 AND 102 DEVELOPMENT TIMELINE AND BUDGET**

Pursuant to Resolution No. 23-30R, staff is directed to create an implementation timeline and budget for developing Blocks 95 and 102 as follows:

- Subdivide Blocks 95 and 102 into twenty-four (24) 5,000-square-foot parcels, with the Sixteenth Avenue right-of-way designated.
- Designate/reserve parcels as follows:
  - **Block 95**
    - Two (2) parcels for use as a memorial site for the Pius X Mission Residential Boarding School
    - Ten (10) parcels undedicated/reserved for future use, to be determined
  - **Block 102**
    - Four (4) parcels for disposal by lottery for Skagway residents who are first-time homebuyers
    - Two (2) parcels for future municipal housing project
    - Two (2) 10,000-square-foot parcels (i.e. four 5,000-square-foot parcels) in Business General for disposal through RFB, for multi-family housing development

Staff was also directed to:

- Meet regularly in 2024 with Skagway Traditional Council (STC) to discuss future of undesignated Block 95 parcels.
- Report monthly to the Assembly re: discussions with STC.
- Operate a dry RV park on Block 95 as Pullen Creek RV Park overflow until further notice by Assembly.

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## **DISCUSSION ITEMS**

- Resolution does not address designation of alley rights-of-way (ROW). These ROWs are critical for sewer mains and should be included in the replat.
- It has been discussed that if in the future additional water treatment is needed, the south side of Block 95 would be a good place for a treatment facility due to its location relative to the water wells. Another option would be to utilize lots just south of the wells on Alaska Street.
- Resolution identifies ten (10) 5-000-square-foot parcels (six 5-000-square-foot parcels and two 10,000-square-foot parcels). Two 5,000-square-foot parcels are undesignated (12 total).

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**PROJECT TIMELINE – APRIL 1, 2024 – JUNE 30, 2027**

**PROJECT COST - ~\$5,500,000**

**TASK ONE – UTILITY EXTENSION DESIGN, ROW DESIGN, AND DEMOLITON PLAN**

**72 WEEKS (18 MONTHS)**

**APRIL 1, 2024 – NOVEMBER 30, 2025**

## **BLOCKS 95 AND 102 DEVELOPMENT TIMELINE AND BUDGET**

### **\$500,000 (FY24 AND FY25 BUDGETS)**

- Execute engineering services contract for design of domestic water, sanitary sewer, storm drain system, primary electric, public rights-of-ways, and demolition of existing infrastructure.
- Design to include all necessary Federal, State, and Local permitting to complete project.
- Contract will require preliminary and final replat document for P&Z approval prior to sales.
  - If individual proposal requested, 2 – 3 weeks, ~\$500,000.
  - If RFP issued and awarded, 6 weeks, ~\$500,000.
- Engineer provides draft and final designs for RFB issuance.
  - 16 Weeks
- Potential time needed for NEPA/Cultural Resources/Permitting.
  - 18 months
- Legal review, Administration sign-off.
  - 2 weeks

### **TASK TWO – UTILITY EXTENSION, ROW DEVELOPMENT, AND DEMO RFB**

#### **10 WEEKS**

**OCTOBER 1, 2025 – DECEMBER 31, 2025**

#### **\$450,000 (FY25 BUDGET)**

- Draft an RFB for demo, construction of utility extensions, curb, gutter, drainage, sidewalk, paving.
  - 2 weeks
- Post RFB for minimum of two weeks.
  - 4 weeks
- Select and approve construction contract (selection committee / Assembly).
  - 2 weeks
- Contract with engineer for construction administration and inspection services.
  - 2 weeks, ~ \$450,000

### **TASK THREE – UTILITY EXTENSION AND ROW DEVELOPMENT CONSTRUCTION & DEMO**

#### **28 WEEKS**

**APRIL 1, 2026 – OCTOBER 31, 2026**

#### **\$4,500,000 (FY26 BUDGET)**

- Construct utility extension, property development, and ROW project. To be completed between April 1 and November 1.
  - 24-32 weeks, ~ \$4,500,000 (based on preliminary ROM)

### **TASK FOUR – REPLAT APPROVAL**

#### **6 WEEKS**

**NOVEMBER 1, 2026 – DECEMBER 31, 2026**

#### **\$80 (FY26 BUDGET)**

- Staff submits plat to Planning & Zoning Commission for approval.
  - 4 weeks, \$50

## **BLOCKS 95 AND 102 DEVELOPMENT TIMELINE AND BUDGET**

- After approval, record plat with the State of Alaska. This plat will be referenced in all future sale/legal documents.
  - 2 weeks, ~\$30

### **TASK FIVE – APPRAISAL AND SALE**

**20 WEEKS (5 MONTHS)**

**JANUARY 1, 2027 – MAY 30, 2027**

**\$6,200 (FY27 BUDGET)**

- Contract for appraisal of lots for sale by lottery to first-time Skagway homebuyers.
  - 2 weeks, ~\$6,000
- Conduct appraisal.
  - 4 weeks
- Draft and adopt land sale ordinance for lottery to first-time Skagway homebuyers.
  - 5 weeks (2 meetings)
- Conduct lottery and finalize sale documents.
  - 8 weeks, \$200

### **TASK SIX – HOUSING DEVELOPMENT RFB**

**4 WEEKS**

**JUNE 1, 2027 – JUNE 30, 2027**

**FY27 BUDGET**

- Develop RFB for Business General parcels, for use as multi-family housing development.
  - 4 weeks

