

CITY OF VALDEZ, ALASKA

RESOLUTION #25-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING THE NEGOTIATED SALE AND DEVELOPMENT OF LOTS 4A, 6-7, AND 9B, BLOCK 33, MINERAL CREEK SUBDIVISION

WHEREAS, the City of Valdez is the owner of the following real property described as Lots 4A, 6-7, and 9B, Block 33, Mineral Creek Subdivision (or 120, 128 and 142 Egan Dr); and

WHEREAS, the parcels have been offered unsuccessfully for disposal twice via requests for proposal in October 2022 and September 2023 (see resolution 23-44); and

WHEREAS, the City Council seeks to encourage development within downtown Valdez through the negotiated sale, as discussed at their regular meeting on October 21, 2025; and

WHEREAS, the parcels are zoned General Commercial on the official zoning map of Valdez; and

WHEREAS, the 2021 Valdez Comprehensive Plan (Plan Valdez) shows the parcels as within the Town Center place type, which is intended to blend commercial, multi-family residential, cultural, institutional, and entertainment uses with an environment centered on walkability and strong connections to live, work, play destinations; and

WHEREAS, Plan Valdez describes the Town Center place type as encouraging compatible mixed-use buildings with retail/commercial on the ground floor and residential above with building frontages and entrances oriented to the street; and

WHEREAS, the Town Center place type encourages shared parking, located near the rear and side lots of buildings; and

WHEREAS, special consideration may be given to development proposals that provide solutions for City Council priorities of housing and/or childcare; and

WHEREAS, projects including long-term dwelling units as a component of the development may be eligible for the City of Valdez Housing Incentive Program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that

Section 1. The City Council has found that it is not in the public interest to offer Lots 4A, 6-7, & 9B, Block 33, Mineral Creek Subdivision at public sale.

Section 2. The City Council has found that it is in conformance with the 2021 Valdez Comprehensive Plan to develop this land in accordance with the uses described in the Town Center place type.

Section 3. The City Manager, or their designee, is hereby authorized to negotiate with interested parties for the sale of said parcels.

Section 4. The City of Valdez reserves the right to accept or reject any or all proposals received during the negotiation process.

Section 5. Prior to presentation of a sales agreement, parties involved in the negotiation will be required to demonstrate to the City financial capability to complete the development and present the development plan to the Council

Section 5. The negotiated sales agreement for the parcels shall include the following items:

- Purchase Price or Lease Terms
- Development in accordance with Plan Valdez inclusive of:
 - Approved Commercial uses
 - Housing component
 - Adequate on-site snow storage
- Reasonable Timeline of Project Phases
 - Reversion provisions if development milestones are not met

Section 7. Negotiated terms of the agreement shall establish development requirements and a timeline and shall require subsequent approval by the City Council by resolution passed by not less than six affirmative votes, pursuant to VMC 4.04.070.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2025.

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk