

My name is Cheyne Blough. I have been a long time resident and am opposed to the formation of a Hoonah Borough. For those, in particular who do not live in Hoonah, please take the time to read what needs to be said below, your future quality of life may be at stake if you live in an outlying area.

You are not likely to get much opposition publicly from Hoonah residents. We are all very accustomed to retribution if you oppose the wishes of the Administration or Council. If you disagree with the direction the town is heading, it is not viewed as a different opinion but considered heresy and will not be tolerated. Contracts, P&Z request, etc. will be much harder to attain. This letter will without a doubt make my life more difficult, which should be reason enough to vote against this borough application. I have not involved myself with city politics until now for this precise reason. The tactics of the past have been to diminish and to ignore the person if something is brought up that does not fit their narrative as I expect will happen in this case.

Until recently, I have been locked in a four year legal battle with the City of Hoonah over a parcel of property that I bought legally from a third party with a Warranty Deed. The City Administrator decided on his own to claim the property for the City with no documentation to back it up. All communication was immediately shut down and they essentially locked up my property until I brought the City a lawsuit. I personally spent in excess of \$100,000.00 (one-hundred-thousand US dollars) to defend. After losing in Superior Court the City Administrator decided he wanted more and took it to the next level by appealing to the Supreme Court. Why not? It's not costing him any money on a personal level. Having the audacity to defend our property should not be tolerated! What a great way to punish someone who is unwilling to bend knee to their desires. I say City Administrator because there are no city minutes to support that the council was even aware of the lawsuit and they verbally told me as much. When the City Attorneys became aware that this was an unauthorized lawsuit, they quickly moved to settle instead of going to court over damages. The Supreme Court rapidly smacked down the City and would not even hear the appeal. I believe the City underestimated our willingness to spend what it took to fight for what was right. We have proof that they received counsel at the beginning and were told they likely had no case. They went ahead on any account trying to overturn how real estate is bought and sold around the country. This may give you an idea of their general attitude of how they view private property which should concern every one of us. The reason we gave a brief description

of our lawsuit was to help everyone understand how we were able to uncover proof for our claims through research, discovery, and depositions.

My list of claims are as follows:

1. Misappropriation of City Funds
2. City manipulation of multiple Real Estate Appraisals
3. Public Process not followed for disposal of real property. (City Vehicles, old City equipment, City rock, excess City project materials, etc....)
4. Insurance Fraud
5. City Administrator rejecting City Attorney advice and City Council wishes.
6. City Administrator weaponizing P&Z
7. Creating and recording an unauthorized plat
8. City Administrator witnessing his own signature
9. Unauthorized gifting of City Property
10. Interception of City Council emails
11. Unauthorized signing of Conditional Use Permits by City Administrator
12. Fabricating a Quitclaim deed to replace a Warranty Deed against citizens authorization.
13. Illegal property trade
14. Illegal private land auction
15. Illegal land sales
16. Administration lying under oath.
17. Administration admission to illegal activity under oath.
18. Legal Building Permit withheld until attorney involvement.
19. City Official overlooking of City Employee's illegal activity
20. City Administrator has no Job Description or Employment Contract
21. City Official's letter claiming a legal action was voted on and approved by Council (no minutes to support the claim)
22. City Administrator authorized a legal action to Supreme Court without City Council knowledge or approval.
23. City of Hoonah's failure to act after having express knowledge of admitted illegal land sales by Administration.
24. City of Hoonah's failure to act after having express knowledge of City Administrator's swearing under oath that he was willing to and did conduct illegal acts on behalf of the Mayor.
25. City of Hoonah not interested in negotiating in good faith with citizens when problems arise.

There are other citizens stuck in similar situations but lack the resources to fight it off so they sit in limbo or the cost of litigation would exceed the value of the property. This is presently going on as an example with my next door neighbor. The City Administrator placed a road over and claimed nearly one-half acre of two of my neighbor's properties when they were out of town. To remedy the taking of the property situation the City

Administrator simply drew up a new plat, no need for P&Z or City Council approval. The former Mayor and the City Administrator when questioned about the creation of the plat pointed to some bogus city minutes that were referring to a different plat. Even if that bald faced lie were true that would be even worse! That would mean the City Council and the P&Z commission voted to build a road over private property without the land owners consent or even using eminent domain as they are currently trying to do to the Presbyterian Church. How about it City Council, did you approve a road to be built over private property? The City Administrator witnessed his own signature as owner on the plat with the audacity to do it before a notary. Likely because nobody would attest to an illegal document and then he continued to file it with the recorder's office. Now, as far as he is concerned, this is the land owner's new piece of property with its' new boundaries. When shown the new plat, my neighbor was told by the City Administrator that his land corners were a mistake. Not knowing the plat being used was a counterfeit he agreed to a pittance for his road frontage to avoid a lawsuit. The other owner lost road frontage and was offered 4 additional feet on the back part of his boundary that is virtually worthless and was told to take it or leave it. When my neighbor realized the City Administrator was using an illegal plat for the initial negotiation, he attempted to offer a new solution rather than jump into a lawsuit. The City Administrator shut down communication with the landowner in May of 2023 even to the extent of intercepting his emails meant to be received by individuals on the council. On August 29, 2023 the then Mayor signed a Quitclaim Deed with the new corners to replace his Warranty Deed without consent of the owner. On October 18, 2023, my neighbor received the inferior deed in the mail as an apparent parting gift of chaos from the outgoing mayor to the new mayor who was sworn in on October 23, 2023. We feel that it is important to know that these things are going on currently, and not something that we dredged up or has been in any way corrected. Who out there wants some of that action?

On January 24, 2024, we sent a private email to our newly elected Mayor and every sitting City Council Member attempting to give them a chance to invite us to a closed session so that we could provide proof for all accusations made. This was our attempt to allow them an ample opportunity to deal with these things in-house instead of allowing it to get out to the public. As we anticipated, our offer was rejected. It seems as though they choose to stay ignorant instead of making hard decisions. It is my opinion that the Hoonah City Council largely sees their role of existence to make decisions on how and where to spend money. Anything difficult, like accountability, they want nothing to do

with. Recent council members who have tried have been removed, resigned, or left town. I encouraged them to listen to the depositions of the two former Mayors, and the current City Administrator that were taken under oath this summer, it's a treasure trove of lies, illegal conduct and complete incompetence. At that time the City Attorney, having the City's best interest in mind, should have recommended that heads roll, but nothing was done to my knowledge unless advice was given in executive session and then ignored. Which brings up another public point of complaint, why so many executive sessions, what are we hiding? I think the public is tired of so much city business done in executive session. If nothing else the City Council is guilty of dereliction of duty in my book.

I am sure that this will be viewed as my way of getting even with the City. If that was my concern, I would not have given the City a chance to resolve this before going public. When our lawsuit started our family purchased 13 acres in Freshwater Bay as an insurance policy for somewhere to relocate if this government can't be reigned in and life became too difficult within City limits. If this borough is passed I could soon (as many of you) be asking for permission where to put my smokehouse, expand my driveway or maybe you carve and sell bowls. They are definitely going to want a piece of that action. I don't believe that is why any of us purchased remote property or live in places like Elfin Cove for example. God forbid we decide down the road that we need a property tax. All it will take is a majority vote to change the charter and wallaaa... property taxes on real estate or maybe your boat? It will not be hard to outvote the outlying areas and why would we not do this if you live in Hoonah? More money for us to build \$80K outhouses and \$400K sets of outdoor stairs. I won't even get into how money is passed around town.

If this borough proposal had any merit it sure seems as though we should have been able to convince some of our neighboring communities to go along with it. If you live in one of these outlying communities and don't think you are next in line for annexation you would be kidding yourself, you better fight while you can. Promises from dishonest people don't carry much water. Does this seem like a government that should be handed control of over 10,000 square miles?

Recently, I noticed that some inconvenient City Minutes were not on the City website. We formally requested them but thought it odd that we needed to sign a legal waiver to receive them. Upon our refusal to sign we were immediately contacted by the City

attorney and asked why we would not sign? It means nothing really, he said. Then why would we need to sign a legal document that meant nothing just to get basic public information that they should have on a website? They have since capitulated and we have received them. I encourage you all that are not familiar with how things operate to read the city minutes even if it is difficult to get them. This should help if you are on the fence in determining whether you want this governing body in authority over you. If you just want the highlights, please don't be afraid to contact us. We will be submitting all of the documents to the LBC that support our claims. We are willing to fly to Anchorage and assist them in any way.

This only scratches the surface with what goes on with this government. We are sticking to only what we can prove with the documents in our possession. We can prove that this City does what it wants, how it wants, blowing off the bounds of being a First-Class City. Let me get ahead of the City's response to this letter if there is one. You will most likely hear verbiage salad like "it's not that simple" or "he is misrepresenting the facts". Those of you that question why the City Council allows the City Administrator to run unbridled with no contract or job description, I will let you draw your own conclusions, there are plenty of rumors to choose from. People that know us will not question our claims, but to those out there who do not, our integrity is not worth this issue.

We formally request from the LBC an independent audit beyond just the financials but for things such as travel as well, using a different auditor than the City has repeatedly used for years. We are not accusing the auditor of bad behavior, but as most of us know it is a good business practice to use a different auditor with a different set of eyes every so many years. Those of us that live here are simply amazed every time the City passes an audit.

We believe that the LBC and the City of Hoonah, at the very least, owes those of us whose lives could be impacted forever this request. Please encourage the LBC to take these matters seriously, our beautiful way of life is at stake.

Contact info:

rnrblough@hotmail.com