

Minutes of Economic Development Board Meeting
Held on December 02, 2025

1. CALL TO ORDER: 5:30 PM

2. ROLL CALL:

PRESENT: Ashton, Privett, DeRuyter

ABSENT: Dalrymple & O'Brien

STAFF: Kate Thomas, JR Meek

3. AMENDMENTS TO THE AGENDA: None

4. CONFLICT OF INTEREST: None

5. APPROVAL OF MINUTES:

- **Approval of the Economic Development Board regular meeting minutes from September 2, 2025.**

M/S: Ashton/ DeRuyter

All in favor.

6. DIRECTOR REPORT: Oral Report provided on the following;

- Alder Top Village lot sale update
 - Subdivision infrastructure / construction status
 - Road naming / cultural recognition
- Ports & Harbors marketing update
- Trust Land Office land exchange
- JAG Marine Group potential investment
- City Dock offseason use concept
- American Cruise Lines lease and community presentation
- Alaska Marine Lines & public engagement process (preview)
- EDA 2025 Disaster Supplemental overview

7. CORRESPONDENCE: None

8. PERSONS TO BE HEARD: None

9. UNFINISHED BUSINESS: None

10. NEW BUSINESS:

- a) Review and approval of a request from Alaska Marine Lines to lease borough-owned tidelands.**

M/S: *DeRuyter/ Ashton*

All in favor by polled vote.

Move to recommend that the Borough Assembly approve the Alaska Marine Lines request for a long-term tidelands lease at the Six-Mile-Deep Water Port, based on its demonstrated economic benefits, alignment with Borough development goals, and its role in advancing industrial redevelopment and freight reliability for the community, subject to the conditions outlined in the staff report.

Staff noted that Alaska Marine Lines (AML) estimates approximately \$8 million in private investment for marine infrastructure improvements; however, the Borough's potential costs are not yet known.

A board member referenced prior waterfront planning efforts that reflected higher rough-order-of-magnitude cost estimates (approximately \$20–\$30 million, depending on location). Staff clarified that the \$8 million figure is AML's preliminary projection based on private-sector assumptions.

Additional context on the overall project costs will be further defined through the Preliminary Engineering Report (PER) being developed to support the EDA Disaster Supplemental application, specifically the uplands infrastructure improvements. Staff also noted that tidelands cannot be sold pursuant to applicable statute/patent, but may be leased and developed, whereas uplands may be eligible for disposal if determined to be in the Borough's interest.

Staff further discussed that the Borough is pursuing a wharfage suspension agreement to help mitigate potential impacts to community freight rates. A board member emphasized the importance of ensuring the proposed site plan does not constrain future industrial growth, particularly if JAG or other defense-related work expands and that long-term layout should maintain flexibility for future development.

11. BOARD MEMBER REPORTS: Brian Ashton provided oral report on Salmon Restoration Project.

12. NEXT AGENDA ITEMS:

JAG Marine Group Lease Application; GreenSparc Lease Application.

13. ADJOURN: 6:40PM

Chair

ATTEST: _____

Secretary