



City and Borough of Wrangell
Port Commission
AGENDA

Thursday, May 05, 2022
6:00 PM

Location: Borough Assembly Chambers
City Hall

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES (*MOTION* - Move to approve the Minutes, as presented)

[a.](#) 04/07/2022 Port Commission Minutes

4. AMENDMENTS TO THE AGENDA

5. CORRESPONDENCE

[a.](#) Bruce McQueen Letter

7. HARBORMASTER'S REPORT

[a.](#) Harbormaster Report May 2022

6. PERSONS TO BE HEARD

8. COMMISSIONER REPORTS

9. UNFINISHED BUSINESS

a. Insurance Discussion

10. NEW BUSINESS

[a.](#) Approval of the Modification to Wrangell Marine Service Center Leased Mill Dock, Lot 5, Swapping Lot 5 for Lot 8, Extending the Terms and updating the Monthly Lease amount for Metal Head Marine LLC

[b.](#) Approval of the Modifications to the Wrangell Marine Service Center Leased Lots

c. Restrooms

11. NEXT AGENDA ITEMS

12. ADJOURN

Minutes of the Regular Wrangell Port Commission Meeting

Held April 07th, 2022

Chairman John Martin called the Regular Port Commission meeting to order at 6:02p.m.
April 07th, 2022, via Borough Assembly Chambers

PRESENT: Martin, Bunes, Morrison, Roppel

ABSENT: Yeager

Harbormaster Steve Miller was also in attendance.

APPROVAL OF MINUTES

- a. Approval minutes from meeting March 3rd, 2022

M/S: Roppel/Morrison to approve the minutes, as presented. Motion approved unanimously.

AMENDMENTS TO THE AGENDA - None.

CORRESPONDENCE/PERSONS TO BE HEARD – None.

HARBORMASTER'S REPORT

Miller reported that the harbor has been receiving a lot of calls from travelers planning to visit the harbor this summer season. This will hopefully be a big year for the transient docks. Miller said he has one more meeting with the City Manager to go over the 22/23 fiscal budget. On April 15th, Steve will be having a meeting to decide what company will be moving forward with the design of the security system. The Marine Service Center has been exceptionally busy and boats have to launch out of the yard to make room for new boats to use the WMSC yard. The Marine Service Center has seen an increase of usage this year due to Sitka shutting down their haul out facilities. Dave Miller has started sand blasting the barge ramp tanks and the project is on track for early May completion. Miller said there will be a pre-tourism work shop on April 11th to get ready for the upcoming cruise ship season. The Harbor Master asked for anyone willing to write a letter of support for harbor and barge ramp construction grants to please do so.

COMMISSIONER REPORTS

Roppel stated that he was waiting for items 10a and 10b to ask his questions if necessary. Martin reported that he was happy to see the yard clean and looking safe with how busy it is.

UNFINISHED BUSINESS- None.

NEW BUSINESS –

10a Insurance Discussion

Miller stated that this is just the start of the brain storming process for potential vessel insurance. In 2015 the Federal Hazmat Removal Funding ran out leaving boat removal funding up to the harbor. If vessels are not privately insured the harbor would charge a proposed monthly fee to those uninsured vessels that would go into a disposal fund. Buness asked if the harbor currently knows how many vessels are insured and what's normally the condition of the vessels that are impound. Miller responded that the harbor does not know how many vessels are insured and impounded vessels come in all different conditions but usually the vessels are not worth much. Miller said P&I insurance will generally cover the removal & salvage expenses for a sank vessel but unfortunately this insurance is typically the most expensive. Miller also explained that narrowing down who has insurance and who does not is going to be a challenge. Buness asked how much money annually the Harbor Master thinks is needed for this fund, Miller responded that the fund would annually need 50k to support itself. The Port Commission decided to carry this discussion over to next months meeting.

10a RESOLUTION No. A CODE ORDINANCE OF THE PORT COMMISSION OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING WMC 14.13.025 "IMPOUNDMENT" AND AMENDING WMC 14.13.035 SALE (C) "NO BIDS"

M/S: Buness/Morrison motion as presented. Motion approved unanimously.

NEXT AGENDA ITEMS – Insurance Discussion

The next Regular meeting May, 5th 2022

Regular meeting adjourned at 6:33pm

Bruce McQueen Item a.
P.O. Box 1726
Wrangell, AK 99929
01 May 2022

Wrangell Port Commission
P.O. Box 531
Wrangell, AK

I want to go on record opposed to any vessel insurance requirements or additional fees for uninsured vessels. My comments below are in response to the information provided in the recent Sentinel article and the agenda and meeting minutes of the Port Commission. While I understand that vessel casualties, like the recent sinking of the *T/V BEE* in Shoemaker Harbor, do place a financial strain on CBW resources, the proposals being discussed will place an undue financial burden on harbor users, and may contribute little to vessel safety. Based upon the meeting minutes the discussion to date has offered no evidence that insurance has actually covered the cost of vessels that sank in Alaska harbors, and frankly requiring uninsured vessels to pay into a *sinking fund* seems like a ploy to hide a substantial moorage increase.

I own a Svendsen built landing craft that is billed as 30' LOA: which costs about \$1000 annual moorage. The boat is aluminum with a self-bailing deck and has zero thru-hull fittings. I believe this design is less likely to sink at the dock than many skiffs that discussion to date seems to favor exempting, and it certainly doesn't present the clean up challenge of a vessel like the *BEE*. I choose to *self-insure* the boat against sinking because I think the likelihood of sinking is remote, and insurance premiums and periodic marine surveys to obtain commercial insurance are costly. I have the engines maintained annually, and spend enough time keeping the bottom cleaned that I keep good track of the hull condition. Under the discussed \$2/ft/month fee schedule for my sized boat I would be charged an additional \$720 annually: which would amount to approximately a 75% annual moorage increase. That is also \$720 a year that I no longer have to maintain my boat.

The Port Commission agenda packet online listed 4 harbors (Seward, Whittier, Kodiak and Juneau), apparently as a sort of case study. The powerpoint slide for Seward and Whittier only mention liability coverage, which I understand is designed primarily to cover injury, and generally does not cover vessel damage or loss. The Kodiak slide mentions that insurance or a certification of seaworthiness can be required "*If the City believes that a vessel is unseaworthy...*" Only the Juneau slide mentioned actually requiring insurance or paying a \$0.25 monthly moorage surcharge. I don't believe that any of those first three cases provides any precedent for the CBW discussion, and there is a big difference between Juneau's \$0.25 fee and the hundreds of dollars being discussed by CBW! Missing from the vessel insurance discussion was how many Alaskan harbors *don't* require insurance or assess an addition fee, and there was no analysis to indicate historically how many vessel sinkings in Alaskan ports have actually been covered by insurance. Even if a boat is 'insured' there is some likelihood that salvage wouldn't be covered if any of a number of conditions might be discovered in a casualty analysis. Just because a couple ports in Alaska have insurance language in their harbor ordinances doesn't mean adding that is an effective means of mitigating the cost of any future sinkings for CBW.

Any focus on insurance requirements detracts from my main concern as a taxpayer and harbor user. When the *T/V BEE* sank I understand it had been impounded and was the legal responsibility of the CBW. Completely absent from the Port Commission agenda packet and minutes was any discussion about a review of harbor operating procedures to help ensure boats under CBW care are safeguarded. Was the *BEE* subject to a marine inspection at any time in connection with it being impounded? If not, how was the CBW confident of the condition of the *BEE* and what measures were necessary to ensure its safety? The list of unaddressed questions that come to my mind could go on at some length. Were any additional pumps installed, how often did the installed pumps cycle on, how much water did the *BEE* normally take on in a given period, was there a high water sensor that could have alerted harbor staff to raising water? Was the 'daily check' a walk by sighting from the pier, or a relatively detailed on board check that documented pump operation, water in the hold, etc? The Sentinel article mentioned the *BEE* couldn't be removed from the water because the impound lot was full. Should a vessel in that condition ever be impounded and left in the water? While even the most well maintained vessels are subject to failures that could cause them to sink at the dock, my impression of the *BEE* from passing it every time I entered or left Shoemaker was that it was a miracle that it floated as long as it did. That it sank while under the "ownership" of the CBW suggests to me that the primary concern moving forward should be an internal review of harbor procedures to attempt to ensure that the harbor department has the equipment and procedures to deal with boats in their care.

Vessel losses are an unfortunate reality. I believe most vessel owners will do all they can to step up and salvage their vessel, whether they are insured or not. Abandoned vessels are another issue. I would guess that abandoned vessels that are impounded for failure to pay moorage will be unlikely to have paid their insurance premiums or any uninsured vessel fees. I don't believe there is any 'magic ordinance' that the CBW could enact that will guard against any future expenses. Certainly the proposed uninsured boat fee would give the CBW more financial resources to respond to future *T/V BEEs*, but only by placing a significant financial burden on responsible boat owners. I suggest that the best use of CBW resources at this point is to completely drop any discussion of insurance requirements or uninsured vessel fees, review impound procedures to help ensure abandoned and unseaworthy vessels are dealt with in a timely manner, and review and revise internal harbor standard operating procedures to ensure vessels under CBW care are properly safeguarded.

Thanks for the opportunity to express my concerns, and I welcome any questions about my position.

Sincerely,
/s/
Bruce McQueen

Copy: CBW Assembly and City Manager

Harbormasters Report May 2022

Harbors: I would like to start off with welcoming our new employee, Blaine Wilson who will be replacing Jacob Hammer. We have had Blaine as a temporary summer employee for 4 years. He has already been trained on most of the in's- and outs of the Harbor Department and will fit in with the crew we already have. Blaine will start work on the 25th of May. We are still struggling with filling temp employee positions but by the end of May I think we will have a full crew. This is a little later than anticipated but we will do what we can to keep things rolling.

We had a vessel sink in Heritage harbor early Sunday morning. It was a 24' commercial vessel. It appears that some one may have left a garden hose running in the boat when they were done cleaning. The vessel was raised by friends of the owner by 1pm that afternoon.

Vertical Bridge has put the new cell tower up at Shoemaker Bay parking lot. They expect to have all the fencing and new electronics in by the end of May.

Public Works is handling the repair to the approach of Heritage's boat launch ramp. This project is currently out to bid but scheduled to be done before Memorial Day weekend.

Port: The port seen the first unscheduled cruise ship Wilderness Discover on April 20th. They have been contacted and will be providing a schedule for future stops in Wrangell. The Ocean Victory will be stopping in Wrangell on May 12th This is Ocean Victory's maiden voyage to Alaska and its first stop. There will be a brief ceremony on City Dock and luncheon to follow, the Port Commission is invited to attend. This is an impressive zero emission ship that runs on hydrogen. We will follow up with a time line of events as soon as we have them.

The barge ramp floatation tank repairs have been completed. The time line for installation is the week of May 9th.

Marine Service Center: The Yard continues to stay busy. We have a Marine Travel Lift inspection on May 18th. This inspection is done by a Marine Travel Lift certified mechanic. We try to have this done every 2 years to make sure the machine is safe and in good working order.

Meyers Chuck: I was alerted to a problem with the new airplane float on April 21. The new float rides a little high in the water than the old float and there was a problem with the pontoons slipping under the edge of the dock and coming into contact with bolts that hold the bull rail on. The Borough Manager and I flew to Meyers Chuck on April 29th and added some 4"x10" material with rubber bumpers to help protect the air planes pontoons when using the float.

Metal Head Marine
Jim Pritchett

To City of Wrangell Harbor Department

My name is Jimmy Pritchett, and I own Metal Head Marine and operate in Wrangell shipyard at Lot 5. I started my business in 2008, and as it has developed, I have acquired more equipment and increased the number of people I employ. I have outgrown the available space where I am located now, which has led to the need for additional space to continue expanding my business.

With more leased space, I would erect a building to accommodate larger vessels, giving me a more controlled environment and the ability to work more efficiently. This would result in a considerable gain in efficiency as a lot of my current time is spent erecting and dismantling temporary shelters to perform my work.

Having more space also allows me to acquire additional tooling and maintain more inventory, making me more able to keep working through the supply chain issues we now all face and take advantage of discounted buying opportunities when products are available. This is something I need to do to stay competitive.

The proximity of the USFS vessel and the tourism associated with the Nolan Center, coupled with the noise and dust, and fumes my business inherently creates, is a less than ideal situation for the current location that I am in. Not having a spot to put a large building makes it difficult to perform my work without affecting the nearby tourist area negatively when visitors are present while I am working.

I am a serious and proven player here in the Wrangell shipyard and have spent much money already developing my business over the last 14 years. I intend to spend millions of dollars more over the next 30 years on various tooling, buildings, and inventories if I have the space to do it.

If the City of Wrangell were to make additional space available to me, that would allow me to expand my business and increase my productivity and efficiency, thus helping me succeed in this increasingly volatile and challenging business environment.



4/22/2022

CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	May 5, 2022
	<u>Agenda Section</u>	13

Approval of the Modification to Wrangell Marine Service Center Leased Mill Dock, Lot 5, Swapping Lot 5 for Lot 8, Extending the Terms and updating the Monthly Lease amount for Metal Head Marine LLC

SUBMITTED BY:

Steve Miller, Port & Harbor Director

FISCAL NOTE:

Expenditure Required: \$XXX Total

FY 22: \$	FY 23: \$	FY24: \$
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Amount Budgeted:

	FY20 \$XXX
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Account Number(s):

	XXXXXX XXX XXXX
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Account Name(s):

	Enter Text Here
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Unencumbered Balance(s) (prior to expenditure):

	\$XXX
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Reviews/Approvals/Recommendations

<input type="checkbox"/>	Port Commission
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. WMSC Business Plan 2. Lease Modification for Metal Head Marine LLC

RECOMMENDATION MOTION:

Move to Approve the Modification to Wrangell Marine Service Center Leased Mill Dock, Lot 5, swapping Lot 5 for Lot 8, Extending the Terms, and updating the Monthly Lease Amount, as requested by the Harbor Department and Jimmy Pritchett, dba Metal Head Marine LLC

SUMMARY STATEMENT:

The Port Commission and the Borough Assembly have held off on approving any extensions for the leases in the Wrangell Marine Service Center until the 30-year Cost-Benefit Analysis was completed for the WMSC. That Cost-Benefit Analysis was completed in January of 2022 and is attached for the Assembly's review.

The Assembly has on this Agenda, the request to modify eight other lots in the WMSC by extending the terms and ensuring that all Leased Lots in the WMSC have the same expiration date and also have the same price per square foot.

Staff chose to request that this Lot Modification be considered separately from the other eight because this request also includes a lease exchange from Mill Dock, Lot 5 to Mill Dock, Lot 8.

City Staff recommends the approval of lease modifications and trade to Jimmy Pritchett for the expansion of Metal Head Marines business. Jim Pritchett has been in business in the Marine Service center since 2008 at that time there were limited spaces for a business and he was stuck with an undersized lot for the type of business he was planning. Also, since the time he originally set up his business a Forest Service Ranger boat has become an attraction for the Museum. The type of business Jimmy Prichett runs (i.e., sandblasting, paint and welding) are not wholly conducive so close to such an attraction. With his plans of expansion, it will help make the Marine Service Center even more attractive for vessels coming to Wrangell for vessel repairs. One of the biggest requests we get are for covered work areas and his plan specifically requests this property for such a building. Metal Head Marine is an established business for the last 14 years and has a great reputation among the fleet as a business that will get the work done whatever it may be. This trade will also benefit the ports and Harbors at this time we use the building on lot 8 as a storage area for blocking and extra stands. The building on lot 5 will still accommodate this plus its insulated and heated so we can now have a place for our sand truck in the winter to keep the sand from freezing.

Second Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
[Mill Dock Lot 5] Mill Dock Lot 8

This **second** modification to amend the “Leased Property” section, to extend the Facility Lease Agreement for an additional five (5) years, and updating the monthly rate is made and entered into as of July 1, 2022, by and among:

Jimmy Pritchett, dba Metal Head Marine LLC, PO Box 2158, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. Modification No. 1 made March 7, 2016 changed the business name from JP Welding, LLC to Metal Head Marine LLC.
- B. **This modification changes Section 1, Duration, Section 2, Leased Property, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:**

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 2, LEASED PROPERTY

The property subject to this Lease is described as: [Mill Dock, Lot 5, 40 feet x 50 feet (2000 sq. ft.)] Mill Dock, Lot 8, 80 feet x 100 feet (8,000 sq. ft).

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 – June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:

2% increase each year

July 1, 2022 – June 30, 2023	\$832.00	each month
July 1, 2023 – June 30, 2024	\$848.64	each month
July 1, 2024 – June 30, 2025	\$865.61	each month
July 1, 2025 – June 30, 2026	\$882.93	each month
July 1, 2026 – June 30, 2027	\$900.58	each month

Upon execution, this second amendment will become an attachment to the original agreement, dated January 1, 2014.

Jimmy Pritchett, dba Metal Head Marine LLC

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk



CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	May 05, 2022
	<u>Agenda Section</u>	13

Approval of the Modifications to the Wrangell Marine Service Center Leased Lots, extending the terms and updating the monthly lease amounts

SUBMITTED BY:

Steve Miller, Port & Harbor Director

FISCAL NOTE:

Expenditure Required: \$XXX Total

FY 22: \$	FY 23: \$	FY24: \$
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Amount Budgeted:

	FY20 \$XXX
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Account Number(s):

	XXXXX XXX XXXX
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Account Name(s):

	Enter Text Here
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Unencumbered Balance(s) (prior to expenditure):

	\$XXX
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Reviews/Approvals/Recommendations

	Port Commission
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. WMSC Business Plan 2. Lease Modifications for the following:

1. Superior Marine, Yard Lot 1
2. Jenkins Welding, Yard Lot 2
3. Wrangell Machine Shop, Yard Lot 3
4. Keller Marine Repair, Yard Lot 4
5. Alaska Ice Seafoods, Mill Dock 1
6. Sumner Straight Seafoods, Mill Dock 2
7. CTT Marine, Mill Dock 6
8. Superior Marine, Mill Dock 7

RECOMMENDATION MOTION:

Move to Approve the Modifications to the Wrangell Marine Service Center Leased Lots, extending the terms and updating the monthly lease amounts

SUMMARY STATEMENT:

The Port Commission and the Borough Assembly have held off on approving any extensions for the leases in the Wrangell Marine Service Center until the Business Plan was completed to develop both a 30-year cost analysis and a competitive pricing analysis.

This action will ensure that all of the Leased Lots (except for Lot 5) are expiring at the same time and also have the same price per square foot.

The lease for Lot 5 will be moving from their existing lot to a different lot. The Port Commission will need to approve that swap and at the same time, will approve the extension and price per square foot modification. After the Port Commission approves that modification, it will come before the Assembly for approval.

Second Modification to the Facility Assigned Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Mill Dock Lot 1

This **second** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022, by and among:

ALASKA ICE SEAFOODS, INC. dba FATHOM SEAFOOD, 1690 MARINE VIEW DRIVE BLDG C,
TACOMA, WA 98422-4103.

Now therefore, both parties agree as follows:

- A. **Modification No. 1** was approved on May 11, 2021 and increased the lot size from 5,140 square feet to 7,460 square feet and increased the monthly lease amount from \$411.20 to \$596.80 per month.
- B. **This amendment changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:**

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 – June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:

	2% increase each year	
July 1, 2022 – June 30, 2023	\$775.84	each month
July 1, 2023 – June 30, 2024	\$791.36	each month
July 1, 2024 – June 30, 2025	\$807.18	each month
July 1, 2025 – June 30, 2026	\$823.33	each month
July 1, 2026 – June 30, 2027	\$839.79	each month

Upon execution, this Second modification will become an attachment to the original agreement, dated May 12, 2021.

Alaska Ice Seafoods, Inc., dba Fathom Seafood, Lessee

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk

Third Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Yard Lot 2

This **third** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022 by and among:

Charles Jenkins, dba Jenkins Welding, PO Box 1483, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. The following two (2) modifications were approved by the Borough Assembly:
 Modification No. 1 on 2/23/2010 to increase lot to 70' x 80' = 5,600 square feet;
 Modification No. 2 on 3/8/2016 to renew lease for an additional five (5) years.
- B. **This amendment changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:**

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 - June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:

	2% increase each year	
July 1, 2022 - June 30, 2023	\$582.40	each month
July 1, 2023 - June 30, 2024	\$594.05	each month
July 1, 2024 - June 30, 2025	\$605.92	each month
July 1, 2025 - June 30, 2026	\$618.05	each month
July 1, 2026 - June 30, 2027	\$630.41	each month

Upon execution, this third modification will become an attachment to the original agreement, dated January 21, 2010.

 Charles Jenkins, dba Jenkins Welding

 Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk

First Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Mill Dock Lot 2

This **first** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022, by and among:

Dustin Phillips, dba Sumner Straight Seafoods, PO Box 1004, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. This modification changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:**

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 – June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:**

2% increase each year

July 1, 2022 – June 30, 2023	\$253.76	each month
July 1, 2023 – June 30, 2024	\$258.84	each month
July 1, 2024 – June 30, 2025	\$264.01	each month
July 1, 2025 – June 30, 2026	\$269.29	each month
July 1, 2026 – June 30, 2027	\$274.68	each month

Upon execution, this first modification will become an attachment to the original agreement, dated May 19, 2021.

Dustin Phillips, dba Sumner Straight Seafoods

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk

Fourth Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Yard Lot 1

This **fourth** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022 by and among:

Don Sorric, dba Superior Marine, PO Box 2296, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. The following three (3) modifications were approved by the Borough Assembly as follows:
Yard Lot 1 – originally 80 x 100, 8,000 square feet; Modification No. 1 on 3/1/2010 to increase lot to 101' x 143', 14,443 square feet; **Modification No. 2** on 8/13/2014 to extend lease an additional five (5) years to July 31, 2019; **Modification No. 3** on 9/14/2017 extend lease an additional three (3) years to July 31, 2022.
- B. This modification changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 – June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:

	2% increase each year	
July 1, 2022 – June 30, 2023	\$1,502.07	each month
July 1, 2023 – June 30, 2024	\$1,532.11	each month
July 1, 2024 – June 30, 2025	\$1,562.76	each month
July 1, 2025 – June 30, 2026	\$1,594.01	each month
July 1, 2026 – June 30, 2027	\$1,625.89	each month

Upon execution, this seventh modification will become an attachment to the original agreement, dated August 1, 2009.

Don Sorric, dba Superior Marine

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk

Seventh Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Mill Dock Lot 6

This **second** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022, by and among:

Steven Christensen, dba Christensen Trades & Tangibles, LLC, (CTT Marine), PO Box 92, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. Modification No. 1 made October 24, 2016, reassigned the Lease from J&R Fiberglass Repair to CTT Marine.
- B. **This modification changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:**

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. **Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 – June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:**

	2% increase each year	
July 1, 2022 – June 30, 2023	\$374.40	each month
July 1, 2023 – June 30, 2024	\$381.89	each month
July 1, 2024 – June 30, 2025	\$389.53	each month
July 1, 2025 – June 30, 2026	\$397.32	each month
July 1, 2026 – June 30, 2027	\$405.26	each month

Upon execution, this seventh modification will become an attachment to the original agreement, dated October 24, 2016.

Steven Christensen, dba CTT Marine

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk

Seventh Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Yard Lot 3

This **seventh** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022, by and among:

Tyler Thompson, dba Wrangell Machine Shop, PO Box 2004, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. The following six (6) modifications were approved by the Borough Assembly as follows:

Yard Lot 3 - originally 60' x 60' = 3,600 square feet; Modification No. 1 on 3/1/2010 to decrease lot to 30' x 50' = 1,500 square feet; **Modification No. 2** on 5/25/2010 to increase lot to 36' x 50' = 1,800 square feet; **Modification No. 3** on 4/24/2012 to increase lot to 47' x 50' = 2,350 square feet; **Modification No. 4** on 02/11/2014 to increase lot to 50' x 72' = 3,600 square feet; **Modification No. 5** on 4/27/2016 to extend lease an additional five (5) years to December 21, 2020; **Modification No. 6** on 2/25/2020 to increase lot to 4,240 square feet.

- B. This modification changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 - June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:

	2% increase each year	
July 1, 2022 - June 30, 2023	\$440.96	each month
July 1, 2023 - June 30, 2024	\$449.78	each month
July 1, 2024 - June 30, 2025	\$458.77	each month
July 1, 2025 - June 30, 2026	\$467.95	each month
July 1, 2026 - June 30, 2027	\$477.31	each month

Upon execution, this seventh modification will become an attachment to the original agreement, dated December 21, 2015.

Tyler Thompson, dba Wrangell Machine Shop

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk

Seventh Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Mill Dock Lot 7

This **second** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022, by and among:

Don Sorric, Superior Marine, PO Box 2296, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. Modification No. 1 made January 6, 2016, changed the following in Section 3, Permissible Uses to change the intended purpose, specifically in the metal building office area:

11 x 10 square foot area downstairs is used as an office.

10 x 20 square foot area downstairs is to be used as a meeting room.

15 x 10 square foot area upstairs is to be used as a resting area for nights when work is being done in the yard that needs to be supervised 24 hrs. a day such as heaters that must be filled every few hours on projects where heat is needed. This area also includes a 5x7 square foot bathroom.

- B. This modification changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 – June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:

	2% increase each year	
July 1, 2022 – June 30, 2023	\$312.00	each month
July 1, 2023 – June 30, 2024	\$318.24	each month
July 1, 2024 – June 30, 2025	\$324.60	each month
July 1, 2025 – June 30, 2026	\$331.10	each month
July 1, 2026 – June 30, 2027	\$337.72	each month

Upon execution, this seventh modification will become an attachment to the original agreement, dated January 1, 2014.

Don Sorric, Superior Marine

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk

Fourth Modification to the Facility Lease Agreement
in the Wrangell Marine Service Center (WMSC)
Yard Lot 4

This **fourth** modification to extend the Facility Lease Agreement for an additional five (5) years and updating the monthly rate is made and entered into as of July 1, 2022, by and among:

Steve Keller, dba Keller Marine, PO Box 133, Wrangell, Alaska, 99929, and the City and Borough of Wrangell, Alaska, 99929.

Now therefore, both parties agree as follows:

- A. The following three (3) modifications were approved by the Borough Assembly:
- Modification No. 1** on 2/28/2012 to increase lot to 45' x 53' = 2,650 square feet;
Modification No. 2 on 5/6/2014 to increase lot to 50' x 68' = 3,332 square feet;
Modification No. 3 on 3/15/2016 to renew lease for an additional five (5) years.
- B. This amendment changes Section 1, Duration, and Section 4(a), Conditions of Leasing, of the original agreement and second extension as follows:

SECTION 1, DURATION

This lease shall be in effect for an additional five-year term, more specifically, from the date above until June 30, 2027.

SECTION 4, CONDITIONS OF LEASING

- a. Lease payments shall be 0.104 x the total square footage (stated below) and payable in advance on the 1st day of each month for FY 2022 (July 1, 2022 – June 30, 2023) and shall increase at a rate of 2% each FY thereafter as follows:

	2% increase each year	
July 1, 2022 – June 30, 2023	\$346.53	each month
July 1, 2023 – June 30, 2024	\$353.46	each month
July 1, 2024 – June 30, 2025	\$360.53	each month
July 1, 2025 – June 30, 2026	\$367.74	each month
July 1, 2026 – June 30, 2027	\$375.09	each month

Upon execution, this fourth amendment will become an attachment to the original agreement, dated February 28, 2012.

Steven Keller, dba Keller Marine Repair

Date

Stephen Prysunka, Mayor

Date

(Attest) Kim Lane, Borough Clerk