



Wednesday, June 18, 2025 6:00 PM

Location: Borough Assembly Chambers
City Hall

- 1. CALL TO ORDER
- 2. ROLL CALL
- **3. APPROVAL OF MINUTES** (<u>MOTION</u> Move to approve the Minutes, as presented)
  - <u>a.</u> 4/3/25 Port Commission Minutes
- 4. AMENDMENTS TO THE AGENDA
- 5. CORRESPONDENCE
- 6. PERSONS TO BE HEARD
- 7. HARBORMASTER'S REPORT
  - a. Harbormaster Report June 2025
- 8. COMMISSIONER REPORTS
- 9. UNFINISHED BUSINESS

#### 10. NEW BUSINESS

- a. Brett Woodbury request to purchase tidelands Parcel 02-003-254 Lot 12, Block 12 A Subdivision 39-03, Plat 2004-9 and Parcel 02-003-258 Lot 13, block 12A Subdivision39-03.
- <u>b.</u> Request to lease Marine Service Center Lot #5 40'X50' to Mike Nurco, DBA Stem to Stern Shipwright Services
- c. Request from American Cruise Lines to lease a portion of Borough-owned tidelands identified as APN 02-024-600, of the Wrangell Townsite, zoned Waterfront Development.

### 11. NEXT AGENDA ITEMS

### 12. ADJOURN

#### Item a.

### Minutes of the Regular Wrangell Port Commission Meeting Held April 3, 2025

Chairman John Yeager called the Regular Port Commission meeting to order at 6:00 p.m. on April 3, 2025.

PRESENT: Commissioners Yeager, Yancey, Davies

Harbormaster Steve Miller was also in attendance.

#### APPROVAL OF MINUTES

a. Approval of minutes from meeting held on March 6, 2024.

M/S: Davies/Yancey to approve the minutes as presented. Motion approved unanimously.

AMENDMENTS TO THE AGENDA - none.

CORRESPONDENCE/PERSONS TO BE HEARD -

Jared Gross, Steve Keller, and Helen Keller were present to answer questions about New Business 10a.

### HARBORMASTER'S REPORT

- Harbormaster Miller went through the prepared Harbormaster Report.
- All cranes are now operational.

#### **COMMISSIONER REPORTS**

- Buness absent.
- Davies Thanked Harbormaster Miller for his impromptu tour of the MSC for high school students.
- Yeager none.
- Yancey Heard some community feedback about the lighting on the docks at Heritage.
- Silva absent.

### <u>UNFINISHED BUSINESS</u> - none.

### NEW BUSINESS -

10a. Approval of Sublease for Marine Service Center Lot #4 from Steve Keller dba Keller Marine to lared Gross dba IG Marine.

M/S: Davies/Yancey to approve the minutes as presented. Motion approved unanimously by polled vote.

10b. Barge Ramp Condition Assessment

### 10c. 2011 Barge Ramp Condition Assessment

- Commissioners reviewed and discussed the provided barge ramp condition assessments.

**NEXT AGENDA ITEMS: - TBD** 

The next Regular meeting will be held on TBD.

The Regular Port Commission meeting was adjourned at 6:46 p.m.



### **MEMORANDUM**

TO: HONORABLE MAYOR AND MEMBERS OF THE

ASSEMBLY OF CITY AND BOROUGH OF WRANGELL

CC: MASON VILLARMA, BOROUGH MANAGER

FROM: Steve Miller, Port Director

SUBJECT: MONTHLY PORT & HARBOR REPORT

DATE: 06/05/2025

### **Harbor Maintenance:**

Wrangell Ports & Harbors - Ongoing and Upcoming Maintenance Projects:

### Standard Oil Dock:

 Replacement of finger piling hoops to ensure safe and secure moorage infrastructure.





Mill Dock

Reattachment of the access ladder to the face of the dock to improve safety and usability.



### Airplane Float Ramp:

Application of new non-skid surface to ramp and dock face.



### All Harbors:

- Replacement of broken or missing water spigots.
- Replacement of broken or missing cleats to maintain safe moorage.
- Pothole patching in parking areas using cold patch.

### City Dock and Summer Floats:

- Pressure washing of surfaces to maintain appearance and safety.
- Rebuild of summer float transition hinge.



• Replacement of missing/damaged facial boards.

Refastening and tightening of decking/timber on South Summer Float landing.

Summer Float North Landing Stabilization efforts include:

- Shoring and pier installation to level the landing pad.
- Installing piling and cross beam for added support.
- Backfilling to replace lost material and secure the dock structure.

Grounds Maintenance (All Harbors)

- · Routine grass cutting in harbor areas.
- Continued pressure washing of high-traffic dock and float surfaces.

### Marine Service Center:

The Marine Service Center has entered its peak operational period, with May being the busiest month of the year. Vessel activity has been steady, with continuous haulouts and service requests keeping both harbor staff and vendors fully engaged.

Vendors have been working diligently to minimize turnaround times, focusing on key maintenance tasks such as bottom painting and vessel repairs. Their efforts to streamline service delivery have helped keep vessels moving through the yard efficiently while maintaining high standards of workmanship.

Revenue for the month of May has exceeded \$80,000, reflecting the significant demand and the Marine Service Center's vital role in supporting Wrangell's commercial and recreational maritime sectors. The performance of the yard and its contractors during this time highlights the facility's operational importance and economic contribution to the Port and Harbor system.

### Port:

Port operations remain highly active as the cruise ship season reaches full swing. The largest vessel to call Wrangell to date this season was the *Grand Princess*, carrying approximately 2,600 passengers. This influx has provided a noticeable boost to the local economy, with visitors returning to the ship carrying bags full of locally purchased goods and merchandise.

In addition to overseeing vessel traffic and customer service, the small harbor team has been engaged in supporting cruise ship security operations as required under federal regulations. Simultaneously, they continue to manage a demanding schedule of summer maintenance across all port and harbor facilities.

This dual effort reflects the department's commitment to both public safety and facility upkeep during Wrangell's busiest maritime months.

Sincerely, Steve Miller Port Director





## MEYERS CHUCK HARBOR IMPROVEMENTS – FLOAT PROCUREMENT FABRICATION INSPECTION REPORT

Project: Meyers Chuck Harbor Improvements Report No: 01

**File No:** 232037 **Date:** May 28th, 2025

Client: City and Borough of Wrangell Day of the Week: Wednesday

WEATHER TEMP WIND HUMIDITY

Sunny 80-85°F Calm 90%

FABRICATOR Contact Title Phone No.

Bellingham Marine Industries (BMI) Ed Heaton Project Superintendent 910.210.4865

#### **FABRICATION ACTIVITIES:**

Port Director, Steve Miller and I arrived at Bellingham Marine Industries shop at 1:00pm. We met BMI's Operations Manager, Tony Gonzalez who showed us the shop facilities, stockpiled materials, and discussed BMI's general assembly operations and QAQC procedures. BMI was underway with framing on the 10' x 50' float modules SP2 and IP2. Module SP2 was being framed up under a covered shelter where a crew was performing the initial framing phase of the modules, which included the framing and layout of 4x4 stringers, 4x6 cross beams, laminated walers and internal steel diagonal braces. The installed components were spot checked and found in conformance with the approved shop drawings. Field drilled holes in timber were being treated with copper napthenate wood preservative. A spray coating of cold galvanizing compound was being applied to the nut and bolt end of all HDG bolts after installation to treat any damage to HDG coatings that might have occurred during the installation process.

After the initial framing and layout phase, module SP2 was moved on rollers to another hoop house where final assembly of the module would occur by another crew and includes installation of polyethylene tubs, 2x6 decking, bullrail and scupper blocks, UHMW rubstrips and hinge assemblies. However, installation of the majority of components in this phase did not occur during our visit to the site on May 28<sup>th</sup> or our follow up inspection on May 29<sup>th</sup>.

A stockpile of 8x8 bullrail with chamfered edges were in the yard, along with the ¾" HDG economy head bolts for their attachment to the floats. No bullrail had been installed on the floats at the time of inspection.

A stockpile of 2x6 deckboards were in the yard but none were installed on the floats during the inspection. I discussed placement of deckboards with Tony to assure that when the floats arrive onsite the gap between boards was as specified. Tony said that since the boards had just came out of treatment and are swelled due to treatment that they would install the deckboard tights to eachother and expects them to shrink to provide a 3/8" gap between boards by the time the completed floats arrive onsite to be installed.

Tony provided the SYP timber treatment certificate for materials to be incorporated in the work, certifying the timber meets #1 grading and had been treated with CCA to 1.5 pcf, providing a UC5A service condition for brackish or salt water per AWPA.





## MEYERS CHUCK HARBOR IMPROVEMENTS – FLOAT PROCUREMENT FABRICATION INSPECTION REPORT

UHMW rubstrips were being fabricated from 1  $\frac{1}{2}$ " thick 4'x8' sheet stock of UHMW. Chamfers were being routed on the top and bottom edges of the rubstrips as shown on the plans. Holes and countersinks for attachment bolts had not been drilled but were discussed with Tony to assure depth of countersinks resulted in recessed bolt heads. The UHMW pile hoop liners had not been fabricated.

Aluminum piano hinges were beginning to be fabricated. Hinge components, including the extruded angle with non-skid top, and hinge pipes were spot checked and found to be in conformance with the shop drawings. Tony stated that prior to attachment to the floats, each hinge segment would be mated to the hinge segment that will go on the adjacent float, and then again after installation of the hinge onto the float, to assure operation and free movement of the hinge without binding. We observed the aluminum through pipe and UHMW sleeve per the shop drawings.

The foam filled floatation tubs specific for Meyers Chuck had not arrived at the shop yet, however I checked several stockpiles of various tubs in BMI's yard, and all were Eagle Floats tubs as specified for use. Tony confirmed that BMI only uses Eagle Tubs.

Steve and I discussed shipping logistics of the floats to Wrangell with Ed Heaton. Steve confirmed some of the shipping logistics into SEAK with Ed, as their appeared to be some confusion on BMI's part, who is working with an independent transporter on the logistics. We also discussed some possible changes to the final destination of the floats, which may be requested by the CBW's successful installation contractor. BMI stated that they would work with the CBW to modify the final destination of the floats however they requested.

PND INSPECTOR:	Brandon Ivanowicz	



### **Description:**

Initial float framing of SP2 under covered shelter.



### Photograph No. 2

### **Description:**

SP2 moved to hoop house for float framing.



### Photograph No. 3

### **Description:**

SP2 being framed.







### **Description:**

Main float stringers and diagonal braces being attached to cross beams.



Photograph No. 5

### **Description:**

Main float stringers being attached to cross beams.

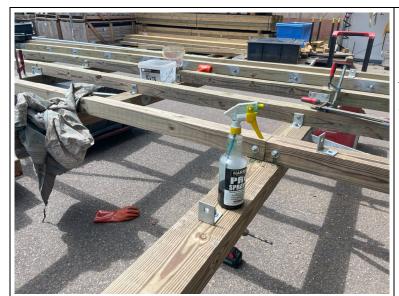


Photograph No. 6

### **Description:**

Main float framing.





### **Description:**

Copper napthenate treatment for field cuts.



### Photograph No. 8

### **Description:**

4x6 crossbeams being prefabricated with end and stringer connection angles.



### Photograph No. 9

### **Description:**

1/2" HDG A307 hardware and connection angles.





### **Description:**

Opening between stringers for pile hoop.



### Photograph No. 11

### **Description:**

Aluminum piano hinges being fabricated.



### Photograph No. 12

### **Description:**

Aluminum pipe piano hinge with stiffeners.





### **Description:**

Pipe hinge piece and extruded aluminum angle for piano hinge.



### Photograph No. 14

### **Description:**

External pile hoop with rollers this pile hoop is for a different float BMI is fabricating but nearly identical to those that will be installed on the Meyers Chuck gangway landing float.



### Photograph No. 15

### **Description:**

Stockpile of UHMW rubstrips cut to length and width.





### **Description:**

1 ½" thick UHMW rubstrips with chamfers.



Photograph No. 17

### **Description:**

Stockpile of treated 2x6 deckboards.



Photograph No. 18

### **Description:**

Stockpile of chamfered 8x8 bullrail.



### **Description:**

Foam filled Eagle Floats polyethylene tubs.



### Photograph No. 20

### **Description:**

This is a photo of a similar float being fabricated by BMI at their shop, with the deck on and tubs installed. No bullrail or rubstrips on this float.





BUILD ON OUR REPUTATION - QUALITY, SERVICE, KNOW-HOW AND GREAT WOOD.

### Certificate of Treatment

CCA 1.5

Date MAY 15, & 20 2025

This is to certify that the materials and/or treating services sold

To SOUTHEAST WOOD PRODUCTS under

Our invoice(s) # 62334, 62336, 62338

Were treated in accordance with American Wood Preserver' Association

Standards.

Quality control at this plant is maintained by our affiliation with Timber Products Inspection Inc., Conyers, Georgia, an independent inspection and testing service.

Received on Incoming PO #38568-1, 38560, 38561, 38561-2

Shipped on Outgoing PO #38560-1, 38565, 38566

Savannah Wood Preserving Co., Inc. 501 Stiles Ave.

Savannah, Georgia 31415 USA

Signed dela Echardron
For the Company



### CERTIFICATE OF KILN DRYING AND HEAT TREATMENT (HT)

This document is to certify that lumber stamped TP532 KDHT from Collum's Lumber Products, LLC has been kiln dried to meet HT standards. HT standards certify that lumber has undergone an appropriate heat treatment to achieve a minimum wood core temperature of 56 degrees Celsius for 30 minutes.

Drying Performed April 21 - May 01, 2025

**Timber Products Inspection Mill Number: 532** 

Southern Yellow Pine

Sold To: Southeast Wood Products

Purchase Order #: 38560

2x6x08 #1 Prime SYP S4S 256 pieces Item(s):

2x6x10 #1 Prime SYP S4S 896 pieces

2x10x16 #1 Prime SYP S4S 200 pieces

Authorized Signature

Post Office Box 535 ♦ 1723 Barnwell Highway ♦ Allendale, South Carolina 29810

Phone: (803) 584-3451 ◆ Fax: (803) 584-2783

### G & G FOREST PRODUCTS

PO BOX 99 UNION GROVE, NC 28689 PH: 704-539-5110 FAX: 704-539-5296

### CERTIFICATE OF GRADE

Date: May 7, 2025

To: Edwin Wolfe

From: Brandon Gregory

Buch Cuy

RE: PO 38561

This letter certifies, that PO 38561 for Southeast Wood Products, delivered to Savannah Wood Preservers on May 8, 2025 were #1 S4S according to SPIB grade rules.

Brandon Gregory

President



7DS Smith - RB Lumber 2366-2 Interstate Road Riceboro, GA 31323 USA Phone: 912/884-3386 Fax: 912/884-7011

May 8, 2025

To Whom It May Concern:

ORDER #\_\_N-30750

SPECIES: SOUTHERN YELLOW - (PINUS SP)

MARKING: TPI - 234 #18 units -- #2 3units all with HT Stamp

ITEM:

4x4#1 8ft. 52pcs 10ft 104pcs 12ft 52pcs

4x4#2 6ft. 156pcs

4x6#1 8ft 32pcs 10 ft 96pcs

The sawn wood in these shipments have been subjected to Phytosanitary treatment, and is free of quarantine pests. In addition, the wood has been Heat Treated during the month of April 2025, to achieve a minimum core temperature of 56 degrees C for 30 minutes.

Customer- Southeast Wood Products PO # 38561-2

DS Smith -RB Lumber is certified and regulated by Timber Products Inspection Services.

Sincerely,

**David Sirmans** 

David Sirmans
Sales Director
DS Smith - RB Lumber LLC

# CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

			DATE:	June, 2025	
<u>AGENDA ITEM TITLE:</u>		<u>Agenda</u>	10		
			<u>Section</u>	10	
Brott Wood	lbury request to purchase tidelands Par	ccol 02-003-	254 Lot 12 Rh	ock 12 A Subdivision 20.	
	04-9 and Parcel 02-003-258 Lot 13, blo				
05,114620	01 7 dild 1 di cei 02 003 230 lot 13, bic	CK 12/1 Jub	aivisioii5 / 05.	•	
SUBMITT	ED BY:	<u>FISCAL</u>	FISCAL NOTE:		
		Expendi	diture Required: \$0Total		
FY		FY 24: \$	FY 25:		
Steve Mille	r, Port & Harbor Director		<u>.</u>		
		Amount	Amount Budgeted:		
			FY22 \$0		
Account		Number(s):			
Reviews	/Approvals/Recommendations				
Commission, Board or Committee Account		Account	Name(s):		
Name(s)					
Name(s)		Unoncur	nhorod Polor	aco(c) (prior to	
	Attornous	expendi		ice(s) (prior to	
Attorney		turej			

<u>ATTACHMENTS:</u> 1. Request from Brett Woodbury x2 2. Map with locations

### **RECOMMENDATION MOTION:**

Insurance

Move to Recommend Approval of Brett Woodbury request to purchase tidelands Parcel 02-003-254 Lot 12, Block 12 A Subdivision 39-03, Plat 2004-9, and Parcel 02-003-258 Lot 13, block 12A Subdivision 39-03.

**SUMMARY STATEMENT:** The Ports & Harbors has no plans of using these tide lands as they are outside scope of any of our Harbors.

### CITY & BOROUGH OF WRANGELL

### OFFICE OF THE BOROUGH CLERK

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381 205 BRUEGER STREET WRANGELL, AK, 99929



### **PUBLIC LAND & TIDELANDS PURCHASE APPLICATION**

WMC 16.12.010 - 16.12.180

APPLICATION FEE: \$250.00 NON- REFUNDABLE - MUST BE PAID AT TIME OF FILING						
OFFICIAL USE ONLY	Sherri		DATE RECEIVED  5-5-Zw 25		PAYMENT TYPE CREDIT CARD	CHECK C
The borough clerk sha	Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk.  The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale.					
sion (if borough-owned assembly agenda, as	d tidelands), the borougl	clerk shall p the assemb	from the planning and zoni lace the request for purcha y to approve moving forwa hearing.	se on ar	upcoming regular	borough
SECTION I.						
APPLICANT'S FULL NA	AME	EMA	IL ADDRESS	PI	ONE NUMBER	
Brett Woodbury		bret	twoodbury@gmail.com	9	07-305-0083	
APPLICANT'S PHYSIC	AL ADDRESS					
727 Case Ave Wr						
APPLICANT'S MAILIN	G ADDRESS					
PO Box 2121	G ADDRESS					
SECTION II						
SECTION II.						
processing and the second seco	SE OR EXCHANGE					CHANGE
REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY TIDELANDS REAL PROPERTY					OPERTY	
PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS <u>EITHER</u> THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.						
PARCEL ID NUMBER	PHYSICA	L ADDRESS				
02-003-254						
	LOT: 1	2	BLOCK: 12A	SUB	DIVISION: 39-03	
LEGAL ACCESS TO LOT	S (STREET NAME)			•:		
Evergreen Avenue	9					
CURRENT ZONING OF	PROPERTY			LO	T SIZE	
WFD				29	9,354 SF	
21 E 1 OF 3		REVISIO	N 20240308		CONTINUED	ON PAGE 2

### Item a.

### **CITY & BOROUGH OF WRANGELL PUBLIC LAND & TIDELANDS PURCHASE APPLICATION**

CONTINUED FROM PAGE 1

SECTION III. INCLUDE AND LIST ANY SUPPORTING DOCUMENTS (I.E. MAPS).				
STATE THE PURPOSE AND PROP	OSED USE OF THE PROPERTY.			
	ase is to use it for my current business, BW Enterprises, LLC. I propose to e construction work, such as loading equipment and materials (sand and			
DESCRIBE THE IMPROVEMENTS	THAT WILL BE ADDED TO THE PROPERTY.			
I would fill the property with				
WHEN WILL THE PROPOSED COM	NSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?			
START DATE 7/1/2025	END DATE 12/31/2025			
WHAT IS THE ESTIMATED COST ( ADDED TO PROPERTY?	OF IMPROVEMENTS THAT WILL BECOST: \$ 150,000			
PUBLIC UTILITIES, TRAFFIC, AND	E PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC JBLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL			

Item a.

### CITY & BOROUGH OF WRANGELL **PUBLIC LAND & TIDELANDS PURCHASE APPLICATION**

**CONTINUED FROM PAGE 2** 

### SECTION III. (CONT.)

If the applicant wishes to purchase real property or tidelands for the purposes of economic development, the assembly may determine, in its sole discretion, that it is in the best interest of the Borough to dispose of the property, which has a value of \$1,000,000 or less, without requests for proposals or sealed bid procedures and at less than fair market value. In determining the best interests of the borough under the Wrangell Municipal Code, the assembly may consider any relevant factors, which may include:

- The desirability of the economic development project.
- ii. The actual or potential economic benefits to the borough, its economy and other businesses within the borough.
- iii. The contribution of the proponent to the economic development project in terms of money, labor, innovation, expertise. experience and otherwise.
- iv. The business needs of the proponent of the project in terms of integration into existing facilities and operations, stability in business planning, business commitments, and marketing.
- v. Actual or potential local employment due to the economic development project.
- vi. Actual and potential enhancement of tax and other revenues to the borough related to the project.
- vii. Existing and reasonably foreseeable land use patterns and ownership.

#### SECTION IV. ACKNOWLEDGEMENT

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT	DATE



CITY AND BOROUGH OF WRANGELL PO BOX 531 205 BRUEGER STREET WRANGELL, AK 99929

PHONE: (907) 874-2381

RECEIPT #

58665

Item a.

5/05/2025

Received BRETT WOODBURY From PO BOX 2121

WRANGELL, AK 99929

LookupNamePayment TypeCheck #Amount Received1813Woodbury, BrettCheck0010685250.00

### **Description:**

Public Land & Tidelands Purchase Application 02-003-254

Land & lot sales

250.00

### CITY & BOROUGH OF WRANGELL

### OFFICE OF THE BOROUGH CLERK

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381 205 BRUEGER STREET WRANGELL, AK, 99929

25

E 1 OF 3



**CONTINUED ON PAGE 2** 

### PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180 APPLICATION FEE: \$250.00 NON- REFUNDABLE - MUST BE PAID AT TIME OF FILING **DATE RECEIVED** RECEIVED BY CHECK | PAYMENT TYPE OFFICIAL USE ONLY CREDIT CARD CASH Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale. After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a public hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the public hearing. SECTION I. **EMAIL ADDRESS** PHONE NUMBER APPLICANT'S FULL NAME brettwoodbury@gmail.com 907-305-0083 **Brett Woodbury** APPLICANT'S PHYSICAL ADDRESS 727 Case Ave Wrangell, AK 99929 APPLICANT'S MAILING ADDRESS PO Box 2121 SECTION II. REQUEST TO PURCHASE OR EXCHANGE PURCHASE EXCHANGE REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY ...... TIDELANDS REAL PROPERTY PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY. PARCEL ID NUMBER PHYSICAL ADDRESS 02-003-258 SUBDIVISION: 39-03 BLOCK: 12A LOT: 13 LEGAL ACCESS TO LOTS (STREET NAME) Evergreen Avenue LOT SIZE **CURRENT ZONING OF PROPERTY** 6,624 SF WFD

**REVISION 20240308** 

### Item a.

# CITY & BOROUGH OF WRANGELL PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

**CONTINUED FROM PAGE 1** 

SECTION III. INCLUDE AND LIST ANY SUPPORT	ING DOCUMENTS (I.E. MAPS).
STATE THE PURPOSE AND PROPO	SED USE OF THE PROPERTY.
The purpose of this purchasuse the property for marine gravel).	se is to use it for my current business, BW Enterprises, LLC. I propose to construction work, such as loading equipment and materials (sand and
DESCRIBE THE IMPROVEMENTS	HAT WILL BE ADDED TO THE PROPERTY.
I would fill the property with	rock.
WHEN WILL THE PROPOSED CON	STRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?
START DATE 7/1/2025	END DATE 12/31/2025
WHAT IS THE ESTIMATED COST OF ADDED TO PROPERTY?	OF IMPROVEMENTS THAT WILL BE COST: \$ 50,000
PUBLIC UTILITIES, TRAFFIC, AND	PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC BLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL

#### Item a.

### CITY & BOROUGH OF WRANGELL PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

**CONTINUED FROM PAGE 2** 

### SECTION III. (CONT.)

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- iv. The business needs of the proponent of the project in terms of integration into existing facilities and operations, stability in business planning, business commitments, and marketing.
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- vi. Actual and potential enhancement of tax and other revenues to the borough related to the project.
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SIGNATURE OF APPLICANT	DATE



CITY AND BOROUGH OF WRANGELL PO BOX 531 205 BRUEGER STREET WRANGELL, AK 99929

PHONE: (907) 874-2381

RECEIPT #

58664

Item a.

5/05/2025

Received BRETT WOODBURY From PO BOX 2121

WRANGELL, AK 99929

Amount Lookup **Name** Payment Type Check # Received 1813 Woodbury, Brett Check 0010684 250.00

### **Description:**

Public land & Tidelands Purchase Application 02-003-258

Land & lot sales

250.00



# CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

	DATE:	June 18, 2025
AGENDA ITEM TITLE:	Agenda Section	10

Request to lease Marine Service Center Lot #5 40'X50' to Mike Nurco, DBA Stem to Stern Shipwright Services

Steve Miller, Port & Harbor Director			
Reviews	/Approvals/Recommendations		
Name(s)			
Name(s)			
XXXX	Attorney		

Insurance

FISCAL NOTE:				
Expen	diture F	Required: \$X	XX Total	
FY 24:	\$	FY 25: \$	FY26: \$	
Amou	nt Budg	eted:		
	FY 20 \$XXX			
Account Number(s):				
XXXXX XXX XXXX				
Account Name(s):				
Enter Text Here				
Unencumbered Balance(s) (prior to expenditure):				
\$XXX				

<u>ATTACHMENTS:</u> 1. Lease application form from Mike Nurco. 2. Picture of lot to be leased.

### **MOTION:**

**SUBMITTED BY:** 

Move to approve lease of Marine Service Center Lot #5 to Mike Nurco DBA Stem to Stern Shipwright Services

**SUMMARY STATEMENT:** Currently the port & harbors use this shop for storage and a paint booth for different projects.



### WRANGELL MARINE SERVICE CENTER (WMSC) FACILITY LEASE AGREEMENT

This Lease is entered into on \_\_\_\_\_\_\_\_, 2025, by and between the City and Borough of Wrangell (hereinafter "Lessor"), a municipal corporation, and Michael Nurco, dba Stem to Stem Shipwright Services, (hereinafter "Lessee"), a business owner, doing business in the State of Alaska, for purpose of leasing borough-owned land in Wrangell. The parties hereby agree to the following conditions:

### 1. **DURATION**

This Lease shall be in effect from the date above until the June 30, 2027.

#### 2. LEASED PROPERTY

The property subject to this Lease is described as: **Boat Yard, Lot 5, parcel 02-023-740,** more specifically 40 ft x 50 ft (2000 square feet).

### 3. PERMISSIBLE USES

- A. Lessee shall utilize the property only for the purpose of installing tools and equipment to operate full traditional shipwright shop and business to offer services for boat repair to fishermen, yachts, and all vessels. And to train younger people in the trade of boatbuilding and repairing vessels. Accessory uses of the property are allowed if pre-approved in advance in writing by the Borough Assembly and/or Port Commission.
- B. Lessee agrees to abide by all Federal, State, and local laws in the operation and maintenance of the permitted commercial activity.
- C. The Lessor does not warrant that the property is suitable for the purposes sought. Lessee assumes all risks associated with the location of the leased premises.

### 4. CONDITIONS OF LEASING

- A. Lease costs will be .104 cents per square foot (\$216.40 plus tax until June 30, 2025, then increasing 2% per fiscal year thereafter) a month plus any maintenance costs needing to be done to safely utilize the facility.
- B. Lessee shall comply with all rules and yard Best Management Practices as set forth by the Harbor Department or Port Commission.
- C. Lessee must sign and agree to fully comply with the WRANGELL MARINE SERVICE CENTER (WMSC) FACILITY USE AGREEMENT.

### 5. RENEWAL

- A. The Lease may be renewed at the option of the Lessor upon written request by the Lessee within at least sixty (60) days of the expiration of the current term, provided that the Lessee is current in the payment of all fees, and that the Lessee has been compliant with all yard rules and all provisions of this agreement as determined by the Port Commission.
- B. The terms and conditions of this Lease for each renewal term shall be identical with the original term except for the lease payment.

#### 6. OPERATION AND MAINTENANCE

- A. Lessee shall at all times provide sufficient personnel to operate and maintain the leased premises. Lessee shall keep and maintain the leased premises in good, clean, safe, and sanitary condition.
- B. Items stored on the leased premises must be directly related to the commercial business operating on the property.
- C. Lessee shall be responsible for any and all special assessments for public improvements which may be made against the leased premises during the term of this Lease or any option to renew by the Lessee.
- D. Lessee shall pay all property taxes owed on the leased premises in accordance with the Wrangell Municipal Code. Lessee shall also collect and remit sales tax in accordance with Wrangell Municipal Code.
- E. Lessee shall promptly repair, rebuild, or restore the leased premises, facilities or surrounding property damaged or destroyed by any event whatsoever, with the exception of events caused by the act, terror, or omissions of Borough employees, contractors or representatives, or by inherent condition of normal wear and tear.
- F. Lessor may, at all reasonable times and without prior notice, enter upon and inspect the leased premises. If the Lessor demonstrates that the Lessee has failed to perform maintenance or repair work required under the Lease, and if the Lessee, after prior notice of the deficiencies, fails to correct the deficiency or to begin corrective action within a reasonable time, the Lessor may enter any part of the Leased premises and perform the necessary work. The Lessee shall reimburse the Lessor for all reasonable expenses incurred by this work.

### 7. INDEMNITY AND INSURANCE

- A. Lessee shall defend, indemnify, and hold harmless the Lessor from any and all claims or actions for injuries or damages sustained by any person or property arising, or in connection with, or incident to the operation of the leased premises.
- B. Lessee shall provide adequate liability property and personal injury damage insurance as described below. The insurance shall not contain any exclusion for pollution, environmental impairment, or nuisance. The Lessor shall be listed as an additional insured on this policy. Proof of such insurance shall be provided to the Lessor as a condition of entering into the Lease. Lessee must notify the Lessor thirty (30) days in advance of any cancellation or alteration of such insurance. Failure to maintain insurance as specifically described in this section shall constitute default by Lessee.
- C. Lessee shall keep the leased premises insured at Lessee's expense against fire and other risks covered by a standard fire insurance policy with an endorsement for extended coverage. Lessee covenants that it shall maintain at all times and pay the premiums on such policy or policies of casualty insurance to the building and leased premises designated the Lessor as loss payee, said policy to be in such amount and contain such terms as shall be from time to time determined sufficient by the Lessor. Lessee shall furnish the Lessor with a copy of said policy and all amendments or modifications thereto.

### D. INSURANCE REQUIREMENTS

The Lessee shall not commence with use of the City and Borough's facility/land until the Lessee has obtained the insurance required under this contract. All coverage shall be with

insurance carriers licensed and admitted to do business in the State of Alaska. All coverage shall be with carriers acceptable to the City and Borough of Wrangell. The required lines and limits of insurance are as follows:

- 1. **General Liability Insurance**: The User shall procure and maintain during the life of this agreement, General Liability Insurance on an "occurrence basis" with limits of liability not less than \$ 1,000,000 per occurrence and/or aggregate combined single limit, personal injury, bodily injury and property damage.
- 2. **Motor Vehicle Liability Insurance**: The user shall procure and maintain during the life of this agreement, Motor Vehicle Liability Insurance, including applicable no fault coverages, with limits of liability of not less than \$1,000,000 per occurrence combined single limit. If the vehicle is a boom truck or is a boom truck combination, the policy must contain **LOAD/UNLOAD** coverage.
- 3. **Workers Compensation Insurance**: If the facility user has employees, they shall procure and maintain during the life of this agreement, Workers Compensation Insurance, including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Alaska.
- 4. **Additional Insured**: General liability insurance and vehicle liability insurance, as described above, shall include an endorsement stating the following shall be an Additional Insured:

The City and Borough of Wrangell, its elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof.

This coverage shall be primary to the Additional Insured's, and not contributing with any other insurance or similar protection available to the Additional Insured's, whether the other available coverage be primary, contributing or excess.

- 5. **Cancellation Notice:** General liability insurance and vehicle liability insurance, as described above, shall include an endorsement stating the following: "Sixty" (60) days advance written notice of cancellation, non-renewal, reduction and/or material change shall be sent to: Steve Miller, Harbormaster, City and Borough of Wrangell, PO Box 531, Wrangell, AK 99929
- 6. **Proof of Insurance Coverage**: Prior to commencement of any seafood processing activities at the WMSC, the user shall provide the City and Borough of Wrangell with certificates of insurance and/or policies, acceptable to the City and Borough of Wrangell, for each of the insurance policies described above.

### 8. ENVIRONMENTAL INDEMNITY

- A. Lessee acknowledges and agrees that environmental contamination may exist on or adjacent to the leased premises. Lessor has not made, and Lessee has not relied on, any representations as to the presence, absence, nature, or extent of any such environmental contamination by Lessor. Lessee hereby expressly assumes the risk that any such environmental contamination may cause loss of or damage to Lessee's real and personal property and improvements and may render the leased premises unfit for Lessee's purposes.
- B. Lessee shall use, store, handle, and deal with all Environmental Substances (as defined below) in compliance with all Environmental Laws (as defined below). Lessee shall take prompt and responsible action to correct any noncompliance reported by Lessee or alleged by DEC

or EPA with any requirements of any Environmental Law or any contamination or pollution caused by a release (as defined below) of an Environmental Substance. Lessee shall obtain all necessary permits, licenses, and other authorizations issued pursuant to Environmental Laws required for Lessee to own or operate the leased premises. Operation of the leased premises shall be in compliance with any terms and/or conditions of such permits, license, and other authorizations. "Environmental Laws" means all federal, State, or local laws, statutes, ordinance, codes, rules, regulations, orders, decrees, and directives imposing liability or standards of conduct for or relating to the protection of health, safety, or the environment. "Environmental Substances" include without limitation any substance, material, waste, pollutants, contaminant or chemical, regardless of how it is referred to or defined, that is regulated in, or pursuant to, any Environmental Laws. "Release" includes an actual or potential discharge, deposit, spill, leak, pumping, pouring, emission, emptying, injection, escape, leaching, seepage, or disposal which is or may be in breach of any Environmental Law, regardless of cause. "Lessee" includes Lessee, any subsidiaries of the Lessee, any partnership or joint ventures involving the Lessee, Lessee's agents, representatives, employees, invitees, or contractors or any agents, representatives, employees, invitees, or contractors of Lessee's subsidiaries, partnerships, or joint ventures.

- C. Lessee acknowledges and agrees that the creation, use, handling, storage, release, and disposal of waste, garbage, pollutants, and toxic or hazardous substances, and the investigation, remediation, and clean-up of environmental contamination, are governed by a wide variety of Environmental Laws. Lessee shall comply with all Environmental Laws and exercise the highest degree of care in the use, handling, and storage of hazardous substances and Environmental Substances and shall take all practicable measures to minimize the quantity and toxicity of hazardous substances and Environmental Substances used, handled, or stored on the leased premises.
- D. Lessee shall defend, indemnify, and hold harmless Lessor from and against all claims, including nuisance described in 9 of this Lease, liabilities, suits, obligations, fines, judgments and penalties (and any other expenses, including attorneys' fees and other costs of litigation, raised, sought, or imposed by third parties in connection with Lessee's violation of any Environmental Laws or in connection with Lessee's creation, use, handling, storage, release, or disposal of any waste, garbage, pollutants, or toxic or hazardous substances (regardless of whether such creation, use, handling, storage, release, or disposal violated an Environmental Law) on the leased premises or in connection with Lessee's use of the leased premises or by any persons or entity associated with the Lessee as outlined in paragraph 8.B above.
- E. Nothing in this Lease alters any obligation Lessor or Lessee may have to investigate, remediate, or clean up any environmental contamination that may exist on the leased premises.

### 9. WASTE AND NUISANCE PROHIBITED

During the term of this Lease, Lessee shall comply with all federal, State, and local laws affecting the leased premises, the breach of which might result in any penalty on Lessor or forfeiture of Lessor's title to the leased premises. Lessee shall not commit, or suffer to be committed, any waste on the leased premises, or any nuisance. Lessee shall not operate the leased premises in any manner which might constitute a nuisance.

#### 10. ABANDONMENT OF LEASED PREMISES

Lessee shall not vacate or abandon the leased premises at any time during the term of this Lease. If Lessee shall abandon, vacate, or surrender the leased premises, or be dispossessed by process of law or otherwise, any personal property belonging to Lessee and left on the leased premises shall be deemed to be abandoned, and at the option of the Lessor, the personal property shall become the property of the Lessor, except such property as may be encumbered to the Lessor. Lessee agrees to defend, indemnify, and hold harmless the Lessor for any harm, damage, or injury to person or property, alleged to arise out of the actions of the Lessee in vacating or abandoning the leased premises, and as to any harm, damage, or injury to person or property arising out of the condition of the property at the time of vacating or abandoning the leased premises.

### 11. LIENS

Except with respect to activities for which Lessor is responsible, Lessee shall pay all claims for work done on and for services rendered or material furnished to the leased premises, and shall keep the leased premises free from any liens. If Lessee fails to pay such claims or to discharge any lien, the Lessor may do so and collect the cost as additional rent. Any amount so added shall bear interest at the highest legal rate as allowed by law from the date of payment by the Lessor. Any amount paid by the Lessor on behalf of the Lessee shall be payable on demand. Such action by the Lessor shall not constitute a waiver of any right or remedy which the Lessor may have on account of Lessee's default.

### 12. LESSOR'S RIGHTS UNDER THIS LEASE

- A. The Lessor may sue periodically to recover damages during the period corresponding to the remainder of the Lease term, and no action for damages shall bar a later action for damages subsequently accruing.
- B. If Lessee fails to perform any obligation under this Lease, the Lessor shall have the option to do so after twenty (20) days written notice to Lessee. All of the Lessor's expenditures to correct the default shall be reimbursed by Lessee on demand with interest at the highest legal rate of interest allowed by law from the date of payment by the Lessor. Such action by the Lessor shall not waive any other remedies available to the Lessor because of the default.
- C. All remedies in this Lease shall be in addition to and shall not exclude any other remedy available to the Lessor under any applicable law.

### 13. GOVERNING LAW

The laws of the State of Alaska shall govern the construction and interpretation of this Lease. The Superior Court for the State of Alaska, First Judicial District at Wrangell, Alaska, shall be the exclusive court for jurisdiction and venue of any and all actions of any kind and any nature arising out of or related to this Lease. The parties agree that trial of any action filed shall be in Wrangell, Alaska.

#### 14. **DEFAULT**

If the Lessor determines that the provisions of the Lease are not being met and attempts to resolve the dispute in a reasonable manner are unsuccessful, written notice shall be given to the Lessee stating the nature of the deficiency and the necessary corrective action. Lessee shall either take immediate corrective action or respond to the Lessor within ten (10) calendar days stating the reason for the noncompliance and a schedule for compliance. If the Lessor determines that this

response is unacceptable, the Lessor shall give Lessee written notice of default and the Lease is terminated. Lessee shall have a reasonable amount of time to remove all personal property. If the personal property is not removed within the time stated in the notice of default, the Lessor may take possession of the property.

### 15. TERMINATION

Each party shall have the right to terminate this Lease upon providing written notice of the intent to terminate sixty (60) days prior to the date of termination.

#### 16. NOTICE

All notices and requests concerning this lease shall be in writing and addressed as follows:

Lessee: Michael Nurco dba Stem to Stem Shipwright Services

617 Katlian St A-6 Sitka, AK 99835

Lessor: City and Borough of Wrangell

P.O. Box 531, Wrangell, AK 99929

#### 17. MISCELLANEOUS

A. This lease cannot be assigned or subleased without prior written consent of the Port Commission and Borough Assembly.

- B. The failure of either party at any time to enforce a provision of this lease shall in no way constitute a waiver of the provision, nor in any way affect the validity of the lease or any part of the lease, or any right of the party thereafter to enforce each and every provision hereof.
- C. If any term of this lease is held to be invalid, void or unenforceable by a court of competent jurisdiction, the remaining provisions of the lease shall be valid and binding upon the parties.
- D. The provisions of this lease are and will be for the benefit of the Lessor and Lessee only and are not for the benefit of any third party, no third party shall have the right to enforce the provisions of this lease.

The Lessee acknowledges that the Lessee has read and understands the terms of this lease and has had the opportunity to review this lease with counsel of his/her choice and is executing this lease of his/her own free will.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized representative(s) signing below. Date: \_\_\_\_\_\_, 2025 City and Borough of Wrangell, Alaska Lessor By: \_\_\_\_\_ By: Patricia Gilbert Mason Villarma Borough Mayor Borough Manager Attest By: \_\_\_\_\_ Kim Lane Borough Clerk **Michael Nurco** Lessee Title The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_\_, 2025,

Notary Public for Alaska

Commission expires:

by \_\_\_\_\_

# CITY & BOROUGH OF WRANGELL, ALASKA PORT COMMISSION AGENDA STATEMENT

	DATE:	June 18, 2025
AGENDA ITEM TITLE:	Agenda Section	10

Request from American Cruise Lines to lease a portion of Borough-owned tidelands identified as APN 02-024-600, of the Wrangell Townsite, zoned Waterfront Development.

<b>SUBMIT</b>	<u>red by:</u>	FISCAL NO
		Expenditure
Steve Mille	er, Port & Harbor Director	FY 24: \$
		Amount Bud
		FY 2
Davriarus	/Annayala/Dagammandations	Account Nur
Reviews	/Approvals/Recommendations	XXXX
		Account Nan
Name(s)		Ente
Name(s)		Unencumbe
XXXX	Attorney	expenditure

FISCAL NOTE:						
Expenditure Required: \$XXX Total						
FY 24: \$		FY 25: \$	FY26: \$			
Amount Budgeted:						
	FY 20 \$XXX					
Account Number(s):						
	XXXXX XXX XXXX					
Account Name(s):						
	Enter Text Here					
Unencumbered Balance(s) (prior to expenditure):						
	\$XXX					

<u>ATTACHMENTS:</u> 1. Lease application form from American Cruise lines.

### **MOTION:**

Insurance

Move to approve request to lease a portion of Borough-owned tidelands identified as APN 02-024-600, of the Wrangell Townsite, zoned Waterfront Development to American Cruise lines.

**SUMMARY STATEMENT:** This approval will authorize the Assembly and City Manager to proceed with negotiations with American Cruise Lines (ACL) regarding a proposed lease of Borough-owned tidelands identified as APN 02-024-600, located within the Wrangell Townsite and zoned Waterfront Development. The approval

provides policy direction for evaluating infrastructure improvements that may be necessary to support ACL's operations and equips City leadership with the tools and guidance needed to develop a fair and strategic lease agreement aligned with community goals and waterfront development plans.

### CITY & BOROUGH OF WRANGELL

### OFFICE OF THE BOROUGH CLERK

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381 205 BRUEGER STREET WRANGELL, AK, 99929



### **PUBLIC LAND & TIDELANDS LEASE APPLICATION**

WMC 16.08.010 - 16.08.210 & WMC 16.10.010 - 16.10.210

APPLICATION FEE: \$250.00 NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING						
OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT CHECK C			
Applications for tidelands leases shall be submitted to the planning and zoning and port commissions before being presented to the borough assembly for consideration. Applications for real property leases shall be submitted to the borough manager and the planning and zoning commission for review before being presented to the borough assembly for consideration.						
The applicant shall provide additional information, including a development plan, designs, and specifications, as the planning and zoning and/or port commissions may require the applicant to amend its development plan. All fees associated with the lease shall be paid by the applicant. Such fees include but are not limited to an application fee, survey, assessment, public notices, and recording fees.						
SECTION I.						
APPLICANT'S FULL NA	AME	EMAIL ADDRESS	PHONE NUMBER			
American Cruise Lines Inc.   eric.dussault@americancruiselines.com   203-453-6800						
APPLICANT'S PHYSICAL ADDRESS  741 Boston Post Road Suite 200 Guilford, CT 06437						
APPLICANT'S MAILING ADDRESS						
741 Boston Post Road Suite 200 Guilford, CT 06437						
SECTION II.  REQUEST TO LEASE TIDELANDS OR REAL PROPERTY TIDELANDS REAL PROPERTY FLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.						
PARCEL ID NUMBER	PHYSICAL A	DDRESS				
02-024-600	Campb	ell Drive				
	LOT:	BLOCK:	SUBDIVISION:			
PROPOSED TERM OF	LEASE (YEARS)		50 YEARS			

41 E 1 OF 3

### Item c.

### **CITY & BOROUGH OF WRANGELL PUBLIC LAND & TIDELANDS LEASE APPLICATION**

**CONTINUED FROM PAGE 1** 

SECTION II. (CONT)						
CURRENT ZONING OF PROPERTY			LOT SIZE			
WFD						
CURRENT USE OF PROPERTY						
SECTION III.						
INCLUDE AND LIST HERE ANY SUPPO	RTING DOCUMENTS (I.E. MAPS).					
See attached						
STATE THE PURPOSE AND PROPOSEI	O USE OF THE PROPERTY.					
See attached						
DESCRIBE THE IMPROVEMENTS THA	T WILL BE ADDED TO THE PROPE	RTY.				
See attached						
WHEN WILL THE PROPOSED CONSTR		AND WHEN WILL	THEY BE COMPLETED?			
START DATE:Q3 2026	END DATE:Q2 2027					
WHAT IS THE ESTIMATED COST OF IN ADDED TO PROPERTY?	MPROVEMENTS THAT WILL BE		соѕт: \$\$3,000,000.00			
DESCRIBE THE EFFECTS THAT THE PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC, AND PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL ASSOCIATED COSTS.						
See attached						
<u> </u>						

Item c.

# CITY & BOROUGH OF WRANGELL PUBLIC LAND & TIDELANDS LEASE APPLICATION

**CONTINUED FROM PAGE 2** 

### **SECTION IV. ACKNOWLEDGEMENT**

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also agree to fulfill the tenants of any permits or approvals required by the City and Borough of Wrangell. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.

SIGNATURE OF APPLICANT	date 4/11/2025
	4/ I I/ZUZO





# City & Borough of Wrangell Public Land & Tidelands Lease Section III

Parcel Number 02-024-600

4/11/25



# City & Borough of Wrangell Public Land & Tidelands Lease Application Additional Information

**Applicant: American Cruise Lines** 



### Section III

### STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

American Cruise Lines proposes to lease an area of tidelands located inside Parcel 02-024-600 on Campbell Drive for the purpose of constructing a new dock. This project will allow small overnight cruise vessels to operate with a consistent schedule which in turn will contribute to the local economy.

#### DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

American Cruise Lines would design and construct a dock which would be utilized by small overnight passenger vessels. Wrangell's 2015 Waterfront Preferred Master Plan outlines a need to create open green space along the waterfront. This includes area within the proposed lease area in this application. American Cruise Lines is accustomed to operating and docking in park settings all over the country. This location would provide our guests with consistent and easy access to downtown to visit the Wrangell Museum and the Nolan Center Theater.

DESCRIBE THE EFFECTS THAT THE PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC, AND PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL ASSOCIATED COSTS.

American Cruise Lines vessels bring sustainable and consistent tourism without overwhelming the community and with no additional vehicular access. The parcel identified would help to alleviate congestion as guests are able to walk to downtown attractions. The current location of City Dock requires American Cruise Lines to contract transportation to/from downtown. If utilities are required, American would work directly with the Borough to identify the least intrusive manner to install.