



City and Borough of Wrangell
2025-10-28 WS & Borough Assembly Meeting
AGENDA



NIXLE Registration

Tuesday, October 28, 2025

Location: Borough Assembly Chambers

Work Session from 6:00-7:00 PM / Regular Meeting at 7:00 PM

Assembly Meetings are now livestreamed through Zoom Webinar. You can listen and watch from your device with the info. below:

Link: <https://us02web.zoom.us/j/82198672624?pwd=nQmF3oaRoa5WHYzHCFMvEivvbaFMIS.1>

Passcode: 99929

Or to join via audio by dialing: (253) 215-8782 or (253) 205-0468

Webinar (meeting) ID: 821 9867 2624 | Passcode: 99929



Please note that Persons to be Heard is not available through Zoom.

WORK SESSION (6:00 – 7:00 PM) - Economic Report and Presentation

1. CALL TO ORDER

- a. PLEDGE OF ALLEGIANCE led by Assembly Member Powell
- b. ROLL CALL

2. CEREMONIAL MATTERS

- [a.](#) PROCLAMATION: Extra Mile Day
- [b.](#) Certificates of Service for outgoing Board members

3. PERSONS TO BE HEARD

- [a.](#) CORRESPONDENCE: from James Freeman (emailed)
- [b.](#) CORRESPONDENCE: from Manager Villarma (response to Mr. Freeman)

4. AMENDMENTS TO THE AGENDA

5. CONFLICT OF INTEREST

6. CONSENT AGENDA

MOTION ONLY: *Move to Approve the Consent Agenda, as submitted.*

- [a.](#) Minutes from the October 21, 2025 Regular Assembly Meeting
- [b.](#) Approval of the Jail Contract between the State of Alaska and the City & Borough of Wrangell for CY 2026

7. BOROUGH MANAGER'S REPORT

- a. Borough Manager's Report – None, due to last report being 10-21-25
- [b.](#) Nolan Center Report

8. BOROUGH CLERK'S REPORT

- [a.](#) Borough Clerk's Report

9. MAYOR AND ASSEMBLY BUSINESS

10. MAYOR AND ASSEMBLY APPOINTMENTS

- [a.](#) Parks and Recreation Advisory Board

11. PUBLIC HEARING – None.

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- a. ORDINANCE No. 1092** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 5.08.130 – SALES TAX INSPECTOR – DUTIES, TO ENACT ENFORCEMENT, IN THE WRANGELL MUNICIPAL CODE
- b. ORDINANCE NO. 1093** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 9.08.090, CERTAIN CONDITIONS DECLARED NUISANCES, IN CHAPTER 9.08, NUISANCES, TITLE 9, HEALTH AND SAFETY, OF THE WRANGELL MUNICIPAL CODE
- c. ORDINANCE NO. 1094** AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OFFENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, OF THE WRANGELL MUNICIPAL CODE
- d. RESOLUTION No. 10-25-1989** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING LAND COVENANTS FOR THE ALDER TOP SHOEMAKER BAY SUBDIVISION II
- e. RESOLUTION No. 10-25-1990** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY2026 BUDGET IN THE INDUSTRIAL CONSTRUCTION FUND BY ACCEPTING THE REVENUE FROM THE SALE OF INDUSTRIAL LOT 9, BLOCK 66 OF THE INDUSTRIAL REPLAT, TO ALAN MICHAUD
- f. RESOLUTION No. 10-25-1994** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, EXPRESSING SUPPORT FOR ASSISTING ALASKANS DISPLACED BY TYPHOON HALONG AND AUTHORIZING COORDINATION WITH STATE AND FEDERAL PARTNERS TO PROVIDE TEMPORARY HOUSING AND SERVICES
- g. RESOLUTION No. 10-25-1995** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE SANITATION OPERATOR JOB DESCRIPTION AND PROVIDING FOR AN EFFECTIVE DATE
- h. RESOLUTION No. 10-25-1996** A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE JOB DESCRIPTION FOR THE CORRECTIONS SERGEANT POSITION, UPDATING THE NON-UNION WAGE AND GRADE TABLE, AND PROVIDING FOR AN EFFECTIVE DATE
- i.** Approval of the Professional Services Agreement with LCG Lantech for the Architectural and Engineering Design Services for the Wrangell Schools Renovations – 3 Sites Project in the amount of \$797,192.50
- j.** Approval of a Storage & Wharfage Suspension Agreement
- k.** Approval of the First Amendment to the Purchase & Sale Agreement between the City and Borough of Wrangell and Tideline Construction LLC
- l.** Approval of a Memorandum of Understanding between Mike Allen Enterprises & the City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition
- M.** Approval of a Memorandum of Understanding between Trident Seafoods & the City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition
- N.** Approval of a Memorandum of Understanding between Pacific Seafoods & the City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition
- O.** Approval of a Memorandum of Understanding between Tideline Construction LLC & the City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition

14. ATTORNEY'S FILE – Available for Assembly review in the Borough Clerk's office

15. EXECUTIVE SESSION – None.

16. ADJOURNMENT

Wrangell Alaska Economic Conditions Report 2025

Prepared for



CITY & BOROUGH OF

Wrangell

October
2025

Prepared by
Rain Coast Data

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Wrangell Economy 2025 Summary

The *Wrangell Alaska Economic Conditions Report* provides a baseline summary of the local economy to guide planning, inform decision-making, and support strategies to stabilize and grow Wrangell's economy into the future.

In 2025, Wrangell's economy is marked by contrasts. The community is grappling with population decline—especially among working-age residents—low salmon returns and values, and a shrinking maritime sector. At the same time, Wrangell is benefiting from a robust and expanding healthcare industry and its strongest tourism sector in two decades.

Tourism is Growing: Tourism is entering its strongest period in twenty years. Wrangell is projected to host more than 45,000 cruise visitors in 2025 and nearly 80,000 in 2026. Tourism jobs grew by 13 percent and wages by 46 percent between 2019 and 2024, positioning the sector as a key driver of Wrangell's future growth. But in order to fully benefit from this influx, the community must develop more shore-excursions to better accommodate higher-volume ships.

Demographics Drive Economic Weaknesses:

Population loss is Wrangell's most serious long-term challenge. The community has declined by 15 percent since 2012 and is projected to lose another 34 percent of its residents by 2050. Aging is accelerating the shift: residents over 60 now comprise 37 percent of the population, compared to just 10 percent in 1990, while the number of children and working-age adults continues to shrink.

Healthcare Economic Cornerstone of Community:

Healthcare has become Wrangell's largest industry. In 2024, the sector generated \$15.2 million in wages—more than government or seafood—and supported 171 jobs. Since 2016, healthcare employment has expanded by 53 percent, anchored by SEARHC's Wrangell Medical Center. Healthcare now provides both economic stability and essential community services.

Seafood Continues to Struggle: Seafood remains central to Wrangell's economy, providing 18 percent of jobs and 20 percent of wages in 2024. But the sector has suffered deep declines, with ex-vessel values at historically low levels. The Port of Wrangell's seafood ex-vessel value in 2024 was 50 percent below 2019 levels, as weak salmon runs, global oversupply, and depressed prices reshape the industry in the short-term. Dungeness crab now accounts for nearly half of the community's fishery value.

Business Climate: Wrangell businesses reported the second-poorest business climate in the region in 2025, with 60 percent rating current conditions poor or very poor. The poor rating was led by those in Wrangell's blue economy. Outlook is more positive: 60 percent expect good or improving conditions in the coming year, led by optimism in the tourism sector.

2019–2024

46%

tourism wage
increase
2019–2024, jobs
up by 13%

25%

Decline of
children in
community
2019–2024

25%

of all Wrangell
wages come
from
healthcare

50%

Port of Wrangell
seafood value
decline

A History of the Wrangell Economy

The City and Borough of Wrangell—situated on Wrangell Island near the mouth of the Stikine River—accounts for roughly 3 percent of the population and 2 percent of jobs and wages in Southeast Alaska. Over time, Wrangell has restructured its economy and identity many times.

Fur, Fort, Gold: In the early 1800s, Wrangell's economy was built on the fur trade. Russian traders established a stockade in 1811, the Hudson's Bay Company leased it in 1840, and the United States established a military post in 1868. Through the late 1800s, the community grew as a supply hub for gold prospectors.

Timber: The area's abundant spruce and hemlock supported a century-long timber industry. By the early 1990s, timber provided one in five local jobs and nearly a third of all direct wages. When the Alaska Pulp Company mill closed in 1994, Wrangell's economy collapsed. A smaller logging operation persisted between 1998 and 2008 before closing.

Seafood: Wrangell's canneries and fisheries, which developed in the 1800s, became a cornerstone of the local economy. However, when the timber industry collapsed, falling salmon prices compounded the community's hardship, and its largest processor eventually filed for bankruptcy. The seafood sector rebounded in the 2010s but faltered again when the primary processor closed at the end of the 2019 season, later reopening in 2023.

Tourism: Wrangell is known for its authentic "working waterfront" character. Historically, the Wrangell tourism sector centered on ferry travelers, small ships, and independent visitors—but ferry tourism has declined by 92 percent over the past decade. Large cruise ships visited for three seasons in the early 2000s, then stopped for nearly two decades until 2024. A record number of cruise passengers is expected in 2026, with 13 visits from large cruise ships planned.

Healthcare: Healthcare emerged as Wrangell's largest economic sector in the 2020s. Southeast Alaska Regional Health Consortium (SEARHC) took over the city-owned Wrangell Medical Center in 2018. Between 2016 and 2024, healthcare jobs in the community grew by 53% to 171 jobs, accounting for a quarter of all local workforce earnings.

City and Borough of Wrangell Economic Initiatives 2025: The City and Borough of Wrangell continues to pursue economic initiatives identified through long-term community planning, including stimulating housing development in the Alder Top Village (Keishangita.'aan) subdivision; expanding waterfront infrastructure with a second cruise dock in partnership with American Cruise Lines; relocating industrial waterfront activities, such as barge operations, from downtown to the Six Mile area; and investing in both new and existing public infrastructure—such as harbor basin renovations, road replacements, and the completion and ongoing maintenance of the new water treatment plant.

Wrangell is facing economic challenges moving forward. To succeed, the community will need to continue to pursue new growth opportunities, maintain critical infrastructure, nurture established industries, and foster a community environment that is attractive for workers and young families.

Changes in Wrangell: 2015 to 2024

This table tracks key economic indicators in Wrangell in 2015, 2019, 2021, and 2024, along with associated changes.

Demographics	2015	2019	2021	2024	% Change 2019-2024
Wrangell Population	2,310	2,174	2,103	2,030	-7%
65+ year olds	469	528	526	573	9%
Median Age Wrangell (AK overall is 35.5)	47.8	47.5	48	49.1	3%
K-12 Students	272	308	179	259	-16%
18 and under	518	540	426	404	-25%
General Economic Conditions	2015	2019	2021	2024	Change
Total Annualized Jobs	1,215	1,143	1,031	1,073	-6%
Total Job Earnings	\$46,507,622	\$49,804,705	\$47,279,823	\$59,839,672	20%
Annual Average Wage	\$38,278	\$43,574	\$45,858	\$55,756	28%
Annual Unemployment Rate	7.6%	7.8%	8.6%	5.4%	-2%
Health Care Sector	Top Industry: 25% of all employment earnings				
Total Healthcare Employment	<i>Confidential or combined with CBW data 2015-2021</i>			171	NA
Total Healthcare Payroll				\$15,224,440	NA
Government	Public Sector: 21% of all employment earnings				
Total Government Employment	309	234	187	199	-15%
City and Tribal Employment	235	174	134	138	-21%
Total Government Payroll	\$14,291,774	\$11,070,750	\$10,189,605	\$12,605,205	14%
Maritime Economy	Top Sector: 21% of employment earnings				
Seafood Employment (annualized)	281	198	181	194	-2%
Seafood Earnings	\$13,371,074	\$10,528,260	\$9,784,855	\$11,946,767	13%
Other Maritime (Boatbuilding, etc.)	47	51	39	30	-41%
Other Maritime Earnings	\$1,620,018	\$1,573,899	\$1,442,157	\$859,753	-45%
Commercial Fish Vessels Homeported	233	214	187	181	-15%
Port of Wrangell: Total Seafood Pounds	3,079,439	2,338,822	1,471,085	1,309,681	-44%
Port of Wrangell: Total Seafood Value	\$2,659,211	\$4,770,389	\$4,613,561	\$2,374,059	-50%
Visitor Industry	Key Industry: Top Growth Industry				
Visitor Industry Employment	95	110	103	124	13%
Total Visitor Industry Wages/Earnings	\$2,093,291	\$3,077,530	\$3,189,000	\$4,503,247	46%
Total Passenger Arrivals	28,653	39,084	16,018	36,901	-6%
Air Passengers	12,512	14,637	11,897	14,297	-2%
Cruise Ship Passengers	10,011	21,540	3,350	21,207	-2%
Alaska Marine Highway System	6,130	2,907	771	1,397	-52%
Other Selected Statistics	2015	2019	2021	2024	Change
Sales Tax Receipts Fiscal Year	\$2,681,435	\$2,850,003	\$3,215,708	\$4,067,508	26%
Housing Starts	13	4	7	1	-86%
Total Assessed Property Value millions	\$140.8	\$153	\$151.9	\$255.2	68%

Sources: Alaska Department of Labor (ADOL); ADOL Southeast Alaska Population by Age; Alaska Department of Education and Early Development; Based on the quarterly Alaska Housing Unit Survey, a survey of local governments and housing agencies; US Census Nonemployer (self-employment) Statistics; ADF&G Southeast Alaska Commercial Seafood Industry Harvest and Ex-Vessel Value Information; Cruise Line Agencies of Alaska; US Bureau of Transportation Statistics (RITA); Alaska Marine Highway System data. Self-employment represents approximately one-fourth of Wrangell's annualized employment.

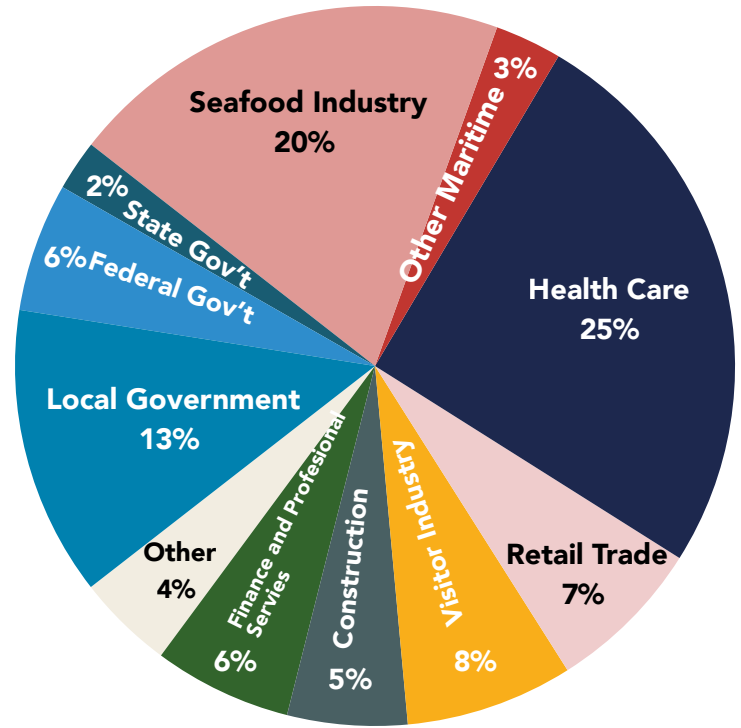
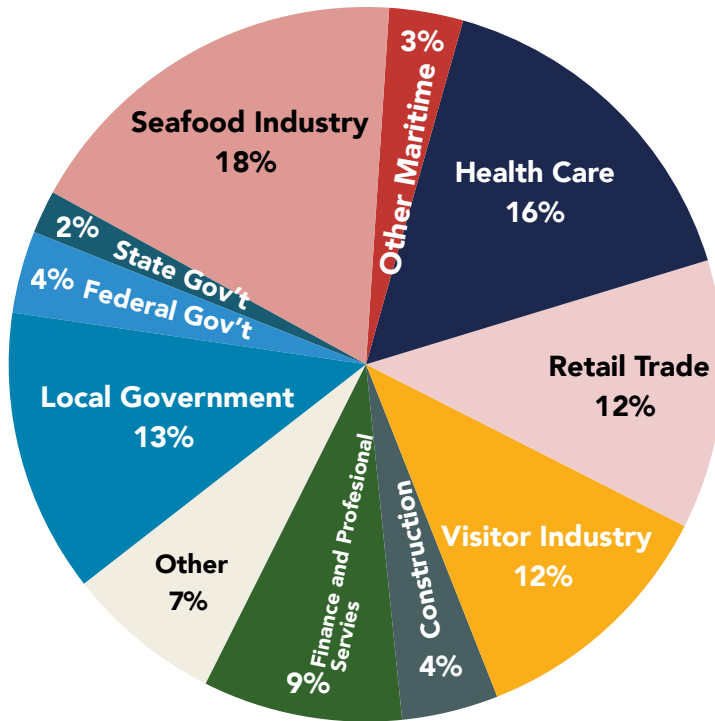
The Whole **Wrangell Economy** 2024

Item a.

In 2024, Wrangell had 1,073 year-round equivalent jobs and nearly \$60 million in workforce earnings.

Annualized **Jobs**
1,073 Total Jobs

Employment **Earnings**
Total Earnings \$60 million



2024 Wrangell Alaska Employment Earnings

	WORKFORCE RELATED EARNINGS			ANNUALIZED WORKFORCE			
	Wages	Self-Employment	Total Earnings	Annual Average Employment	Self-Employed	Total Employment	Change 2021 to 2024
Health Care	\$15,142,440	\$82,000	\$15,224,440	166	5	171	0.3%
Seafood Industry	\$3,877,767	\$8,069,000	\$11,946,767	63	131	194	7%
Visitor Industry	\$3,886,247	\$1,086,500	\$4,503,247	104	20	124	20%
Retail Trade	\$3,116,015	\$1,111,000	\$4,227,015	118	13	131	-3%
Construction Industry	\$1,521,436	\$1,702,000	\$3,223,436	29	18	47	7%
Financial Activities	\$780,618	\$1,484,000	\$2,264,618	19	29	48	7%
Other Maritime	\$859,753	\$469,500	\$1,798,753	24	12	36	-8%
Profess. & Business Services	\$642,542	\$804,000	\$1,446,542	12	37	49	9%
Information	\$531,313	\$0	\$531,313	10	0	10	0%
Social & Education	\$90,467	\$206,000	\$296,467	5	12	17	-6%
Other	\$1,232,869	\$539,000	\$1,771,869	30	19	49	-9%
Local Government	\$7,787,846	NA	\$7,787,846	138	NA	138	3%
Federal Government	\$3,460,665	NA	\$3,460,665	40	NA	40	15%
State Government	\$1,356,694	NA	\$1,356,694	21	NA	21	15%
Total	\$44,286,672	\$15,553,000	\$59,839,672	778	295	1,073	4%

Sources: Alaska Department of Labor Employment & Wage data; US Census Nonemployer (self-employment) Statistics. Due to data confidentiality, some figures are estimates by Rain Coast Data, based on all available inputs. *Other maritime draws from other sectors, so is not fully included in chart. NA = not available, suppressed for confidentiality.

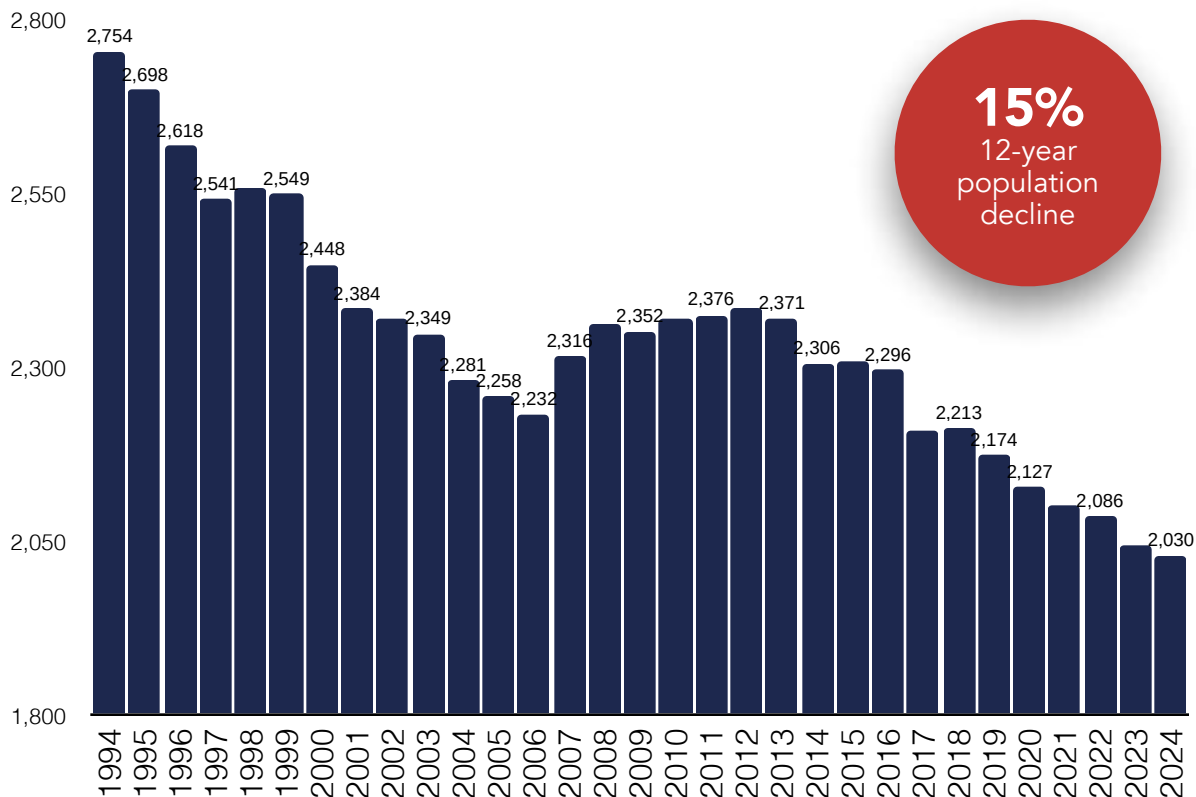
Demographics

In 2025, Wrangell's greatest economic vulnerability is changing demographics. The overall population is shrinking, and the decline is even more pronounced among younger residents and those of working age.

Population¹

Wrangell's population peaked in 1994. Following the collapse of the timber industry, the community experienced 12 consecutive years of decline, reaching 2,232 residents in 2006. A modest six-year recovery followed, but the population began falling again after 2012. Since then, Wrangell has lost 355 residents—a 15% decline over 12 years—with downward trends projected to continue.

Wrangell Alaska Population 1994–2024

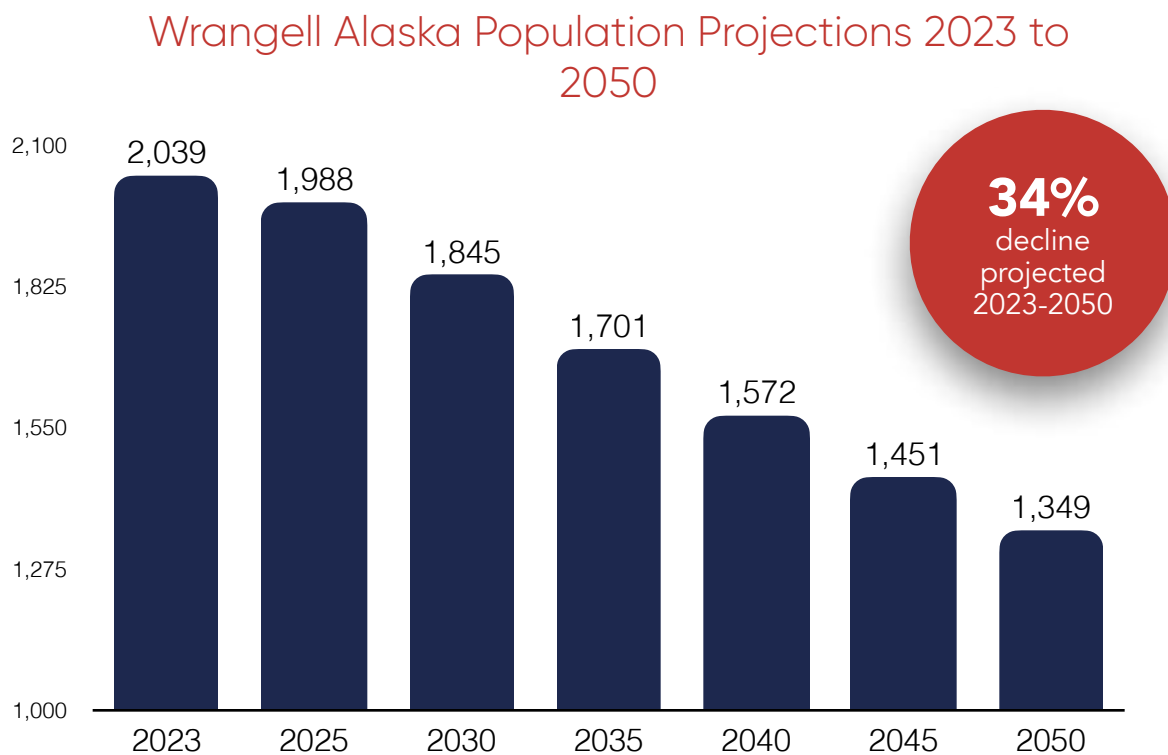


¹ State of Alaska, Department of Labor and Workforce Development, Research and Analysis. 1990–2024.

Population Projections²

Wrangell's population is expected to experience sustained decline through 2050, at a higher rate than previously projected. The Alaska Department of Labor and Workforce Development released updated population projections for Alaska in June of 2024. Wrangell is projected to have the highest level of average annual population loss compared to all Alaska boroughs and census areas. The state analysis highlighted Wrangell's elevated death rate in 2023, a factor contributing to the steeper projected decline.

Between 2023 and 2050, the community is projected to lose approximately 34% of its residents. These projections assume current demographic and economic trends persist; however, much can change over the coming decades. As noted earlier in this report, Wrangell has opportunities to strengthen and diversify its economy, which could alter these outcomes.



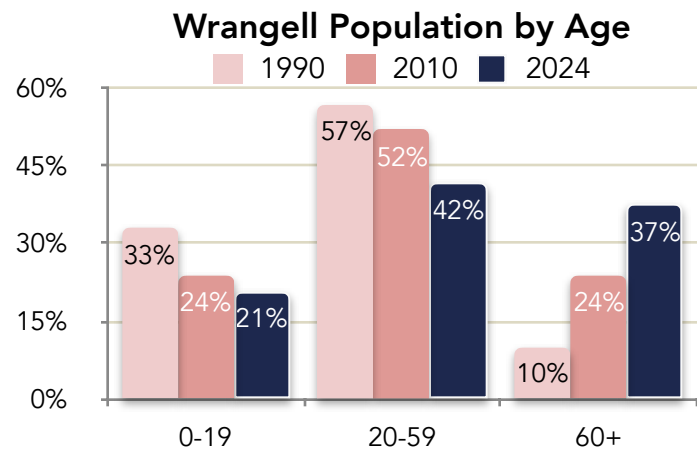
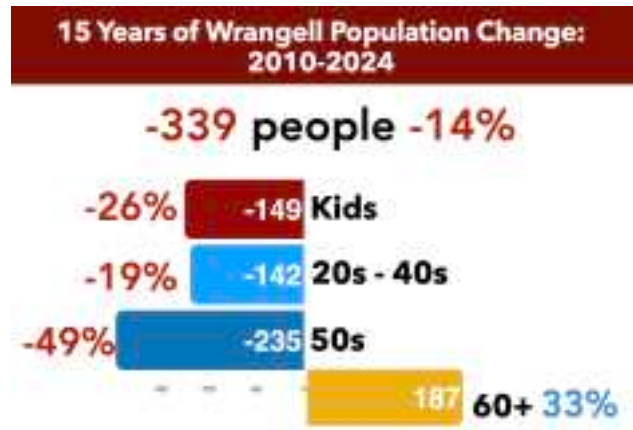
² Alaska Department of Labor and Workforce Development. The population projections are based on the current population and historical birth, death, and migration trends.

Age³

Between 2010 and 2024, Wrangell's population declined by 14 percent, or 339 residents. The losses were especially sharp among children and working-age residents. Over this period, the number of children decreased by 26 percent (149 fewer), those in their twenties and thirties fell by 19 percent (142 fewer), and residents in their fifties declined by nearly half, resulting in the loss of 235 people in that age group. In 1990, children under the age of twenty made up one-third of Wrangell's population, but by 2024 they accounted for only 21 percent.

At the same time, the senior population has grown significantly as residents age in place. Between 2010 and 2024, the number of residents aged sixty and older increased by 33 percent, adding 187 people. This group represented just 10 percent of Wrangell's population in 1990 but had expanded to 37 percent by 2024. Reflecting these shifts, Wrangell's median age in 2024 was 49.

While most Alaska communities have more births than deaths, and thus have a natural population increase Wrangell had the highest deaths to births ratio in the state from 2020 to 2024, reporting 1.6 deaths for every birth since 2020, for a total of 120 deaths and 76 births. Outmigration has deepened the decline: during the same period, 53 more people moved away from Wrangell than moved in.



Wrangell Population by Age Group, 2010 to 2024

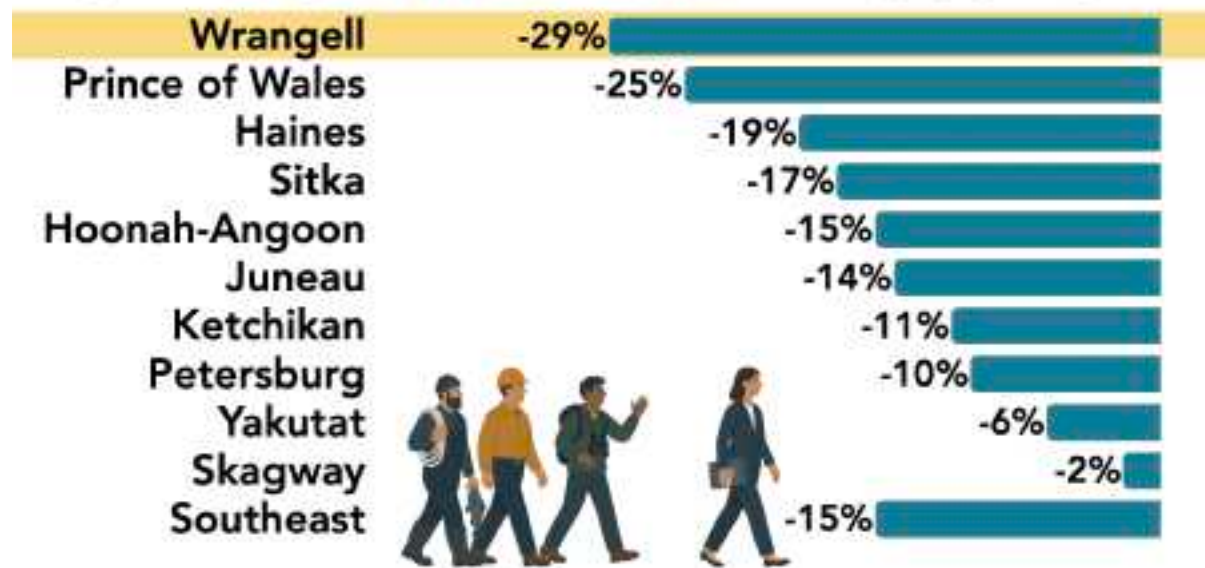
Age Group	2010	2024	Change 2010-2024
Under 10	265	213	-20%
10 to 19	307	210	-32%
Twenties	231	196	-15%
Thirties	202	219	8%
Forties	313	189	-40%
Fifties	478	243	-49%
Sixties	322	403	25%
70s+	251	357	42%
Median Age	46.4	49.1	2.7
Total Population	2,369	2,030	-14%

³ State of Alaska, Department of Labor and Workforce Development, Research and Analysis.

Workforce Aging

By 2024, the number of Wrangell residents of traditional workforce age had fallen by 29 percent from 2014. Although all Southeast Alaska communities have experienced declines in this age group, Wrangell's losses have been the steepest, underscoring the community's heightened vulnerability to workforce shortages.

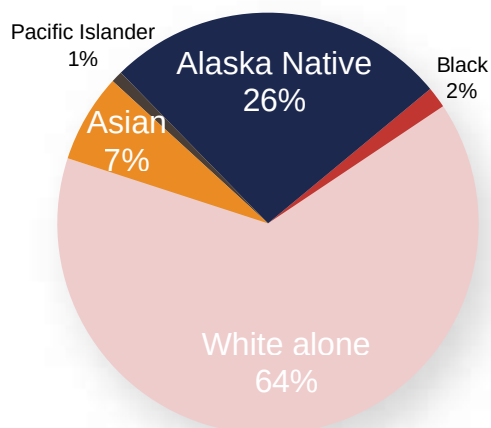
2024 WORKING AGE VERSUS 2014



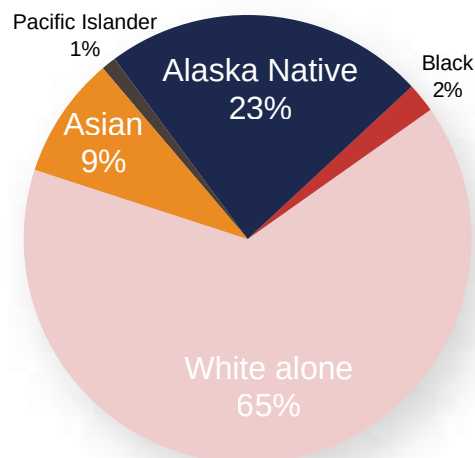
Race⁴

More than one-quarter of Wrangell residents identify as Alaska Native, a higher proportion than both the state overall (26 percent compared to 20 percent) and the Southeast region (23 percent).

Wrangell by Race 2024



Southeast by Race 2024



⁴ American Community Survey 5-Year Estimates

Income

Median Household Income

Wrangell's median household income is substantially lower than that of the state, the Southeast region, and the nation, and it is rising at a slower pace than inflation. In 2023, the median household income in Wrangell was \$64,545—25 percent below the Alaska median, 36 percent below the Southeast median, and 17 percent below the national median. These income gaps are widening. In 2018, Wrangell's median household income trailed the national average by only 4 percent. Between 2018 and 2023, while inflation rose by 18 percent, Wrangell's household income increased by just 12 percent.

	United States	Alaska	Wrangell	Southeast Alaska
2018	\$60,293	\$76,715	\$57,583	\$75,657
2023	\$77,719	\$86,631	\$64,545	\$89,587
Change	29%	13%	12%	18%

Poverty⁵

In 2023, 10.9 percent of Wrangell residents lived below the federal poverty level. This rate is slightly lower than the poverty rates reported nationally and regionally.

Percentage of Population Below Poverty

	United States	Alaska	Wrangell	Southeast Alaska
2019	13.4%	10.7%	7.8%	9%
2023	12.5%	10.4%	10.9%	11.1%

⁵ American Community Survey 5-Year Estimates (ACS S1701)

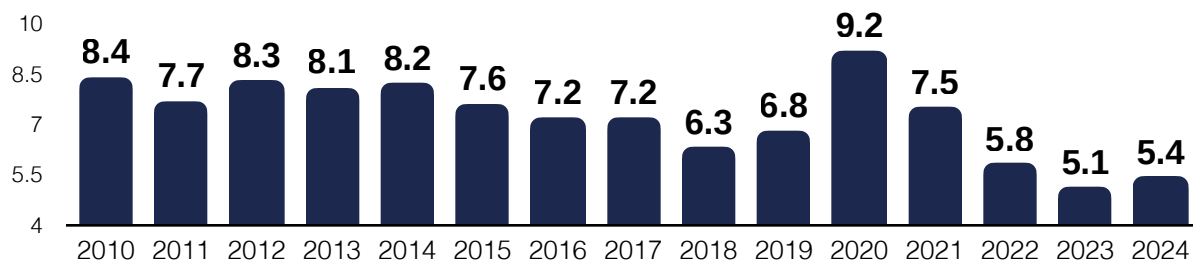
Other Demographic Data

Unemployment⁶

Over the past decade, Wrangell's annual unemployment rate has fluctuated between a high of 9.2 percent in 2020 and a low of 5.1 percent in 2023. In March 2025, the community recorded an unemployment rate of 4.9 percent, the lowest ever reported for that month. Because Wrangell's economy is heavily influenced by seasonal industries, unemployment rates vary widely throughout the year, typically peaking in January and February and reaching their lowest levels in July and August.

Unemployment in Wrangell, 2010 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2025	6.5	6.1	4.9	5.3	5.1	5.4	4.6	5.0					
2024	6.2	6.6	5.7	5.3	4.3	5.3	5.5	4.8	5.1	5.2	5.4	5	5.4
2023	6.3	7.5	5.8	5	4.7	4.6	4.1	3.1	3.9	4.4	6.1	5.6	5.1
2022	9.2	8.8	6.9	6.1	5.2	5.5	4.6	3.9	3.5	4.5	6.2	5.8	5.8
2021	8.8	8.8	8.2	8.2	7.2	7.8	7.0	6.0	6.8	6.7	7.0	6.9	7.5
2020	7.9	7.5	8.5	12.8	12.8	11.6	10.7	7.0	7.6	6.7	7.8	8.4	9.2
2019	9.6	9.2	8.2	6.6	5.7	6.5	5.5	5.5	5.1	5.8	6.9	7.2	6.8
2018	8.9	8.7	7.7	5.7	5.2	6.3	4.7	4.7	4.6	5.7	6.8	7.8	6.3
2017	9.6	9.2	8.4	6.8	6.2	6.6	5.4	6.1	6.2	6.3	7.7	8.1	7.2
2016	9.9	9.7	8.8	6.6	5.9	6.8	5.6	5.6	6.5	6.6	7.7	7.8	7.2
2015	10.3	10.0	8.6	7.1	7.1	7.5	6.0	5.2	6.0	6.9	8.5	9.2	7.6
2014	11.9	12.4	9.6	7.5	6.8	7.3	6.1	6.1	6.7	7.6	8.9	9.4	8.2
2013	11.7	11.2	9.6	6.8	6.3	6.9	6.0	5.6	6.0	8.4	9.4	10.4	8.1
2012	11.7	11.5	11.0	8.4	7.5	7.6	6.4	6.0	6.5	7.4	7.7	9.4	8.3
2011	10.4	9.5	8.6	7.4	6.7	7.4	5.6	5.3	6.0	7.8	8.5	10.6	7.7
2010	13.8	13.3	11.1	7.7	7.6	7.2	5.5	5.5	6.0	7.0	7.5	8.4	8.4



⁶ Alaska Department of Labor. Annual Unemployment Rates for City and Borough of Wrangell and Alaska 2010 to 2025. <https://live.laborstats.alaska.gov/labforce/labdata.cfm?s=30&a=0> Note: Rain Coast Data was advised against relying on ADOL unemployment rates during pandemic, as the model is not calibrated to accurately measure this type of event on our economy.

Educational Attainment⁷

Wrangell residents generally have lower levels of educational attainment than those in the region, state, or nation. Among residents aged 25 and older, 90 percent hold a high school diploma or higher, but only 19 percent have a bachelor's degree or higher. Nearly one-third (32 percent) have only a high school diploma, while 4.5 percent hold a graduate or professional degree. By comparison, 12 percent of adults across Southeast Alaska and the state hold a graduate or professional degree, and about one-third have at least a bachelor's degree. Earnings in Wrangell do not follow the same strong correlation with higher education found elsewhere. In 2023, residents with only a high school diploma earned a median of \$47,125. Those with a bachelor's degree or higher earned slightly less than those with some college but no degree—likely reflecting an older cohort moving into partial retirement rather than a lack of wage premium for higher education. Across the region, state, and nation, however, wages consistently increase with higher levels of educational attainment.

Top Educational Attainment and Wages for Wrangell Residents Aged 25 and Older

Population 25 years and over	% 2023	Median Earnings 2023
Less than high school	10%	\$12,000
High school degree or higher	90%	
High school graduate only (includes equivalency)	32%	\$47,125
Some college, no degree	29%	\$56,364
Associate's degree	11%	
Bachelor's degree or higher	19%	
Bachelor's degree	14%	\$51,486
Graduate or professional degree	4.5%	

Top Educational Attainment and Wages for Southeast Residents Aged 25 and Older

Population 25 years and over	% 2023	Median Earnings 2023
Less than high school	6%	\$29,670
High school degree or higher	94%	
High school graduate only (includes equivalency)	26%	\$39,734
Some college, no degree	26%	\$51,832
Associate's degree	9%	
Bachelor's degree or higher	33%	
Bachelor's degree	22%	\$62,936
Graduate or professional degree	12%	\$83,155

⁷ American Community Survey 5-Year Estimates

Residency⁸

Wrangell has the highest share of resident workers in Southeast Alaska. Only 21 percent of its workforce is made up of non-Alaska residents, compared to 30 percent across the region. Of the total workforce, 693 workers live in Wrangell, while 286 are from outside the community or state. Local residents account for 71 percent of all workers in Wrangell and capture 82 percent of total workforce earnings. These figures reflect employees rather than annualized jobs and do not include self-employed individuals.

Southeast Non Residents versus Resident Workers, 2023

Borough or Census Area	% Local residents	% Nonlocal residents (Non-local Alaskans)	Percent Non AK Residents
Skagway	27%	6%	67%
Sitka	52%	6%	42%
Hoonah-Angoon	47%	11%	42%
Petersburg	57%	5%	38%
Yakutat	50%	12%	38%
Haines	61%	8%	31%
Ketchikan	64%	8%	29%
Prince of Wales	68%	6%	25%
Juneau	71%	6%	23%
Wrangell	71%	8%	21%
Southeast Total	63%	7%	30%

⁸ Nonresidents Working in Alaska. Alaska Department of Labor and Workforce Development.

Healthcare

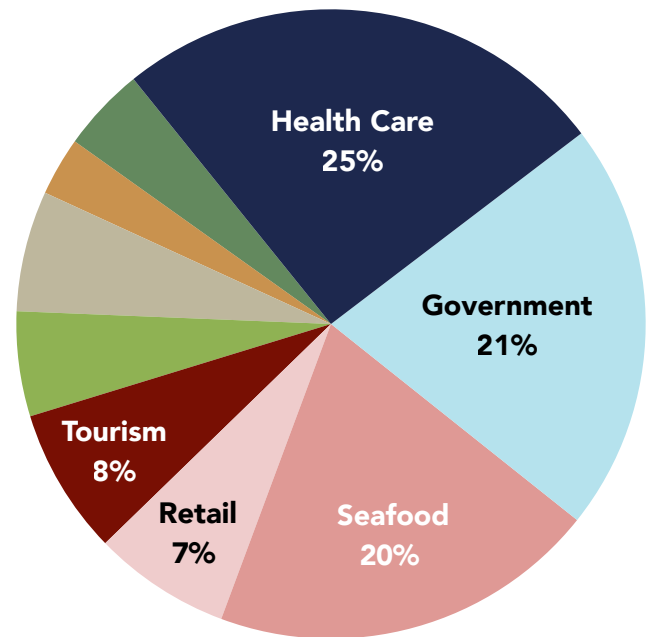
Healthcare has become Wrangell's dominant economic sector. In 2024, healthcare workers earned \$15.2 million in wages, with 171 employees—a 53 percent increase from 112 in 2016. The sector accounted for 16 percent of all jobs and one-quarter of total wages, making it Wrangell's largest industry by earnings. Healthcare wages exceeded those paid to the combined government sector (state, local, tribal, and federal) and surpassed total seafood sector earnings. Although the government and seafood sectors employed more workers in 2024, healthcare generated greater overall payroll. Reliable estimates of earlier growth are limited, as Wrangell healthcare job counts were considered confidential prior to 2024.

Most of Wrangell's healthcare workforce is employed by the Southeast Alaska Regional Health Consortium (SEARHC), which is now the community's most important business. The sector shifted from a public to private model in 2018, when SEARHC assumed ownership of the city-run Wrangell Medical Center. In February 2021, SEARHC completed construction of a new 44,500-square-foot healthcare campus, anchored by a critical access hospital and supported by 80 staff.⁹

By 2025, SEARHC's Wrangell operations included approximately 174 full-time equivalent workers, including direct contractors. The system provides a full range of services, including the Critical Access Hospital, Primary Care Clinic, Long-Term Care, Specialty Clinics, and supporting services such as laboratory, imaging, rehabilitation, social work, education, behavioral health, and dental care. Long-term care capacity was recently expanded from 14 to 18 beds.¹⁰ SEARHC is also investing in workforce housing in Wrangell, with new units expected to be completed in late 2026. Eight rental units are planned with twelve more that could be added in Phase 2.

In 2022, SEARHC closed Crossings, a Wrangell-based behavioral health program that had employed about 20 staff and 50 seasonal guides at its peak. At the time of closure in January 2022, the program had 16 staff in Wrangell, and services were consolidated to Sitka.¹¹

Wrangell Employment Earnings 2025



⁹ March 2022 SEARHC presentation: https://www.pmcak.org/uploads/3/1/1/0/31108911/searhc_slide_deck_3.24.22.pdf

¹⁰ Personal communication SEARHC.

¹¹ SEARHC permanently closes Wrangell's Alaska Crossings program by KSTK <https://www.kstk.org/2022/01/12/searhc-permanently-closes-wrangells-alaska-crossings-program/>

Government

In 2024, government accounted for 19 percent of Wrangell jobs and 21 percent of workforce earnings—down from 28 percent in 2019. The sector supported 199 average annual jobs and \$12.6 million in wages.

Local and tribal government employment makes up the majority of this sector, with 138 workers earning \$7.8 million in 2024. This represents a major structural change for Wrangell. Until 2018, roughly one-quarter of all City and Borough positions were tied to the Wrangell Medical Center. In November of that year, about 55 hospital-related jobs were transferred to SEARHC when it assumed ownership of the facility.

However, even after health care jobs were moved to SEARHC, Wrangell City and Borough jobs have continued to decrease - declining by 36 more annualized workers in the past five years, a 21% decline. Current CBW employment includes the Wrangell School District, Wrangell Municipal Light and Power, the Public Library, the Nolan Center, Ports and Harbors, Parks and Recreation, Public Works (solid waste, water, and wastewater), and general administrative services.

Government employment and earnings in Wrangell, 2010 to 2024

Government Sector	2010	2013	2015	2018	2019	2021	2024	Change 2019-2024
Total Government Employment	318	325	309	292	234	187	199	-15%
Federal	58	50	51	43	41	35	40	-2%
State Employment	23	25	23	20	19	18	21	11%
City and Tribal	236	250	235	229	174	134	138	-21%
Total Government Payroll, adjusted for inflation	\$19 million	\$19 million	\$17.5 million	\$18.1 million	\$12.9 million	\$11.4 million	\$12.6 million	-2%

Tax Revenue

Wrangell General Fund Revenue Sources FY2023

Total = \$7.4 million¹²

In FY2023, Wrangell's General Fund revenues totaled \$7.4 million. Sales tax is the community's single largest revenue source. The City and Borough of Wrangell levies a 7 percent sales tax, which generated \$3.8 million in FY2024. Collections have grown in recent years, aided by the adoption of online sales tax collection beginning in 2018.

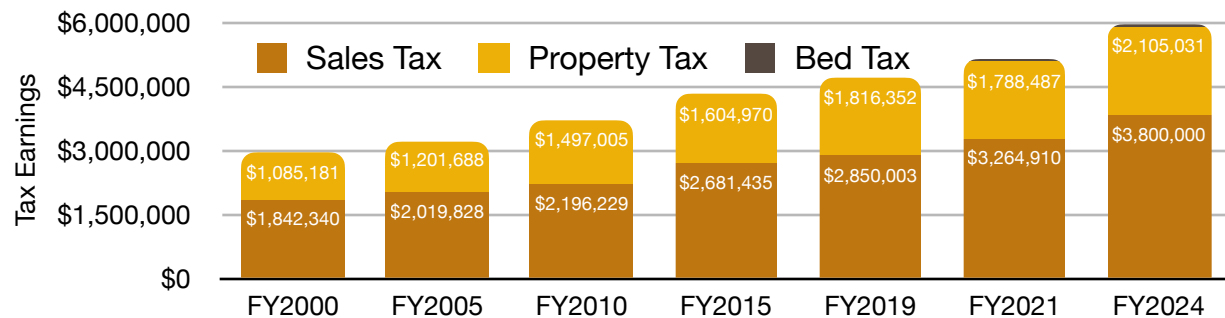
Property taxes also provide a steady source of municipal revenue. Locally assessed land values have increased consistently since 2000, reaching \$288.6 million in 2024. This growth has correspondingly expanded property tax receipts.

Tourism contributes on a smaller scale through Wrangell's 6 percent bed tax, which generated nearly \$62,000 in FY2024.

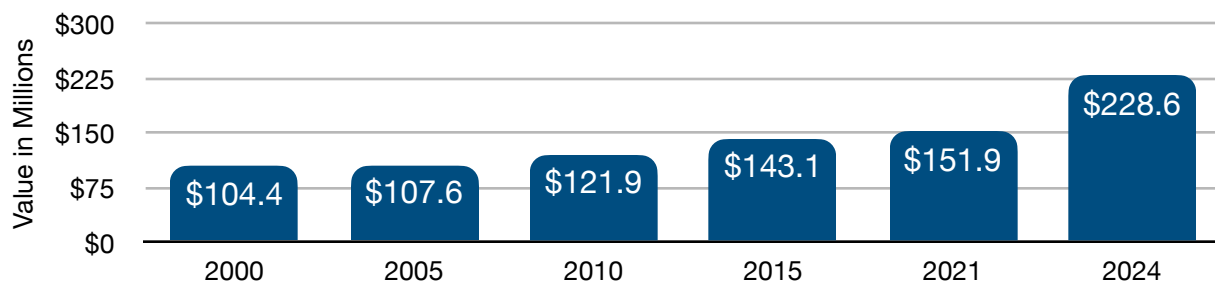
City and Borough of Wrangell Taxes

Year	Bed Tax	Real & Personal Property Tax	Sales Tax	Total
Current Rate	6%	Effective Mill Rate 12.75* (4 Mills in some parts outside service area)	7%	
2024 Earnings	\$61,908	\$2,105,031	\$3,800,000	\$5,966,939

Wrangell Taxes, 2000-2024



Wrangell Property Value, 2000-2024



¹² Draft budget of the City and Borough of Wrangell

Seafood Sector

Seafood remains one of Wrangell's most important industries, providing 18 percent of all annualized jobs (181 workers) and 20 percent of workforce earnings (\$11.9 million) in 2024. The sector supports local fishermen and onshore seafood processing facilities, making it a cornerstone of the community's economy.

Over the past decade, jobs and wages in the sector have declined sharply, primarily due to reduced processing activity. Trident Seafoods, the community's largest processor, closed its Wrangell plant at the end of the 2019 season and remained shuttered for three years amid the pandemic, weak salmon returns, and low prices. The facility reopened in 2023, restoring critical processing capacity.

Wrangell Seafood Sector, 2010-2024

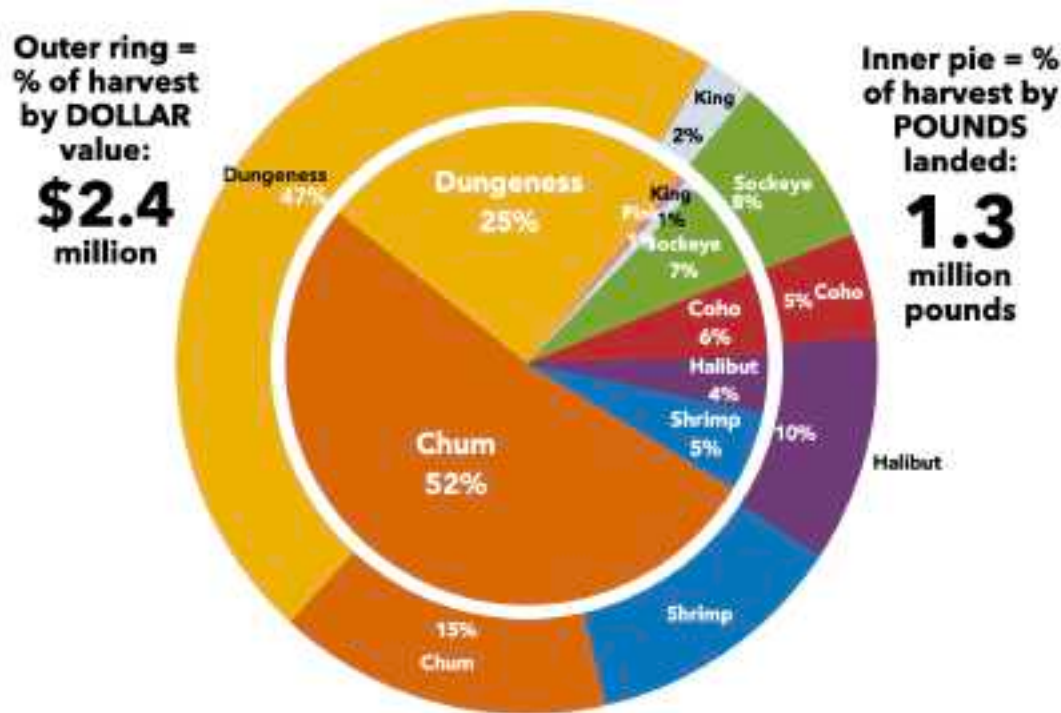
Seafood Sector	2010	2015	2018	2019	2021	2024	Change 2019-2024
Seafood Jobs (annualized)	271	281	220	198	181	194	-2%
Total Seafood Workforce Earnings	\$14,961,150	\$13,371,074	\$11,868,545	\$10,528,260	\$9,784,855	\$11,946,767	13%
Seafood Processing Workers (peak)	377	284	174	173	180	162	-6%
Total Seafood Processing Wages	\$2,743,874	\$4,006,185	\$2,383,743	\$2,554,170	\$2,352,663	\$3,416,729	34%
Port of Wrangell Seafood Pounds Landed	2,152,282	3,079,439	2,500,576	2,338,822	1,471,085	1,309,681	-44%
Port of Wrangell Seafood Value (nominal \$)	\$2,848,209	\$2,659,211	\$2,376,921	\$4,770,389	\$4,613,561	\$2,374,059	-50%
Commercial Fishing Vessels Homeported in Wrangell	208	233	212	214	187	181	-13%

¹³ Alaska Department of Labor Employment & Wage data; US Census Nonemployer; Alaska Commercial Fisheries Entry Commission; DCCED; Alaska Department of Fish and Game.

Port of Wrangell: Total Volume and Value of Wrangell Seafood¹⁴

In 2024, Wrangell's harvest was dominated by salmon, accounting for 66 percent of total volume but only 31 percent of ex-vessel value. Dungeness crab comprised just one-quarter of landed pounds but generated nearly half (47 percent) of total ex-vessel value, underscoring the species' economic importance to the community.

Seafood Landed in Wrangell by Species, 2025



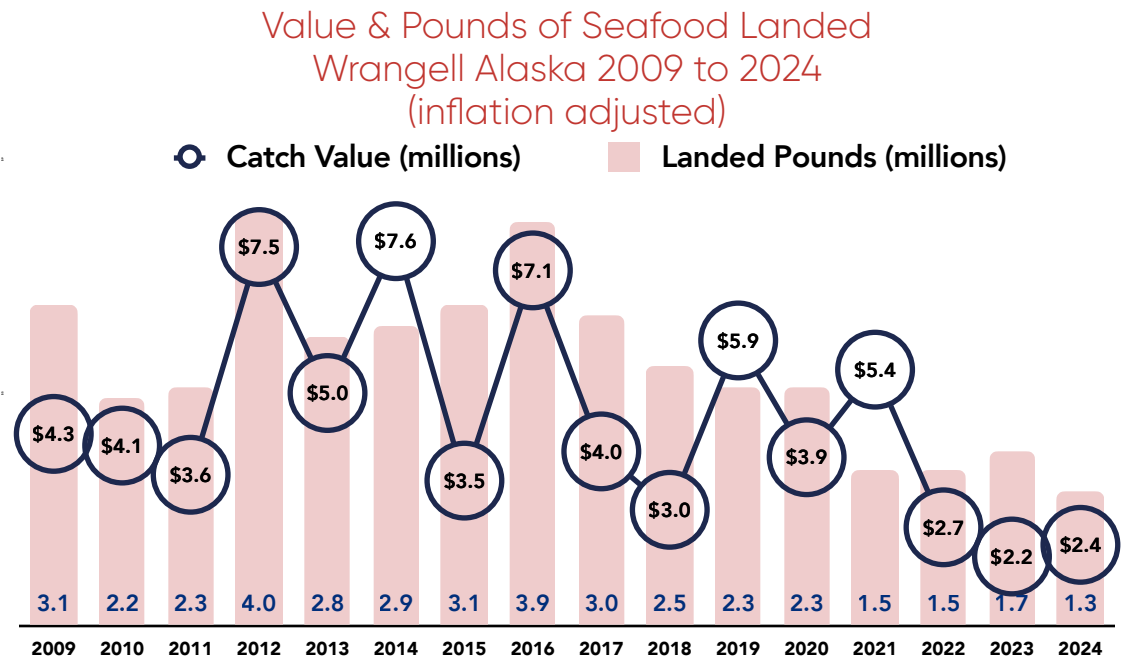
While Wrangell landed fewer pounds of seafood in 2021 than in 2020, strong Dungeness crab prices buoyed overall value. Since then, however, the community has endured three consecutive years of very low ex-vessel value. From 2022 through 2024, Wrangell experienced some of its weakest seafood earnings on record, driven by poor salmon runs and depressed global prices. The 2020 season, among the worst in Southeast Alaska's history, set the stage for this downturn, but for Wrangell the following three years proved even more difficult.

The challenges stem from a perfect storm of market pressures. Alaska's seafood values have been at historic lows, as the pandemic collapsed demand with widespread restaurant closures—the primary channel for U.S. and global seafood consumption. At the same time, large global salmon harvests created oversupply and pushed prices down further. Excess inventory from these seasons lingered, keeping values depressed well beyond the initial shocks.

There are signs of recovery: as inventories decline, prices are beginning to rebound. Yet risks remain. Trade tariffs continue to threaten Alaska's export-driven seafood economy, with the potential to undermine competitiveness in critical world markets.

¹⁴ Alaska Commercial Fisheries Entry Commission

Because annual seafood harvests can fluctuate widely, average values over time provide a more accurate picture than single-year comparisons. Over the past decade, the ex-vessel value of Wrangell's seafood catch has ranged from a low of \$2.2 million in 2023 to a high of \$7.6 million in 2013 (after adjusting for inflation). Landed volumes have shown similar swings, from more than four million pounds in 2012 to just 1.3 million pounds in 2024.



Seafood Processing¹⁵

Seafood processing creates additional value in this industry. Total count of workers in the Wrangell seafood industry is much higher than the annualized job count. Seafood processing employment peaks in late July when the processors are at maximum effort.

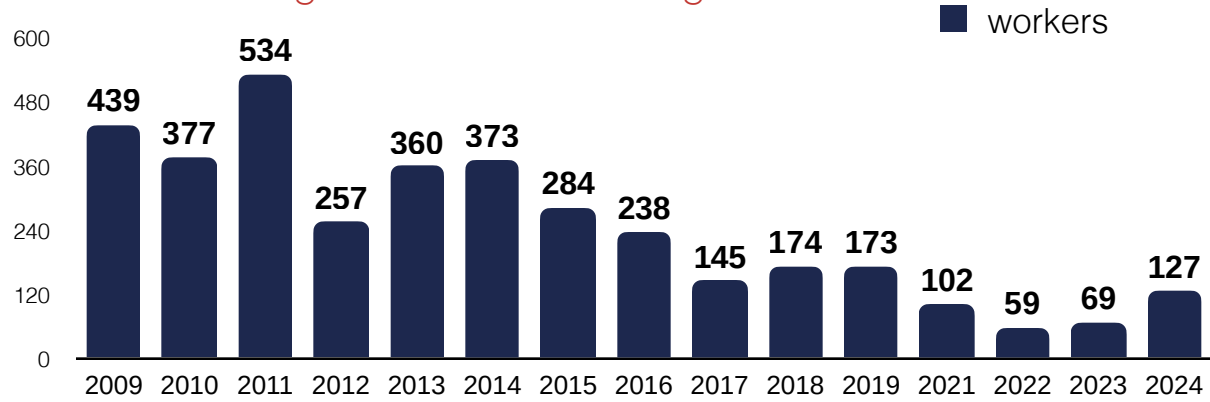
Trident Seafoods, one of Wrangell's two major processors, did not operate during the 2020–2022 salmon seasons. The company reopened in 2023 and has since operated in both the 2024 and 2025 seasons. A second, smaller processor—Sea Level—handles halibut, black cod, and rockfish in the early season, before shifting primarily to crab and salmon later in the year.

Processing employment has contracted significantly over past decades, along with pounds landed. In 2011, Wrangell employed 534 processing workers who earned nearly \$4 million in wages. By 2024, employment had fallen to 127 workers, a 76 percent decline, with total wages of \$2.7 million. Still, this marks a notable improvement compared to the 2022 and 2023 seasons. In 2023, just 69 processing workers were needed in Wrangell, up 10 workers from the year before.¹⁶

¹⁵ Alaska Department of Fish and Game Division of Commercial Fisheries. Wrangell Production Shorebased Processors and Direct Marketers custom processing with Shorebased Processors.

¹⁶ Alaska Department of Labor. Seafood Processing Workforce and Wages by Borough, 2009 - 2024.

Wrangell Seafood Processing Workers 2009 to 2024



Seafood Processing Workforce and Wages 2009-2024

Year	Total Workers	Wages	% non-resident workers
2009	439	\$2,760,843	71%
2010	377	\$2,743,874	71%
2011	534	\$3,991,965	81%
2012	257	\$2,610,723	69%
2013	360	\$4,472,669	76%
2014	373	\$4,015,454	79%
2015	284	\$4,006,185	76%
2016	238	\$2,643,179	63%
2017	145	\$1,980,904	68%
2018	174	\$2,383,743	76%
2019	173	\$2,554,170	83%
2021	102	\$1,498,901	62%
2022	59	\$1,093,165	56%
2023	69	\$1,595,335	62%
2024	127	\$2,798,392	NA
Change 2019-2024	-27%	10%	

The Larger Maritime Economy

In Wrangell there were 230 private “blue jobs”—as maritime jobs are sometimes called—with \$13.7 million in associated workforce earnings in 2024. The maritime sector represents a shrinking part of Wrangell’s economy, as the seafood sector has declined in recent years.

A decade ago, Wrangell’s maritime industries generated more earnings than any other, accounting for 36 percent of all local wages. By 2024, that share had dropped to 21 percent. Health care and government have since overtaken the blue economy as Wrangell’s largest sources of workforce earnings.

Wrangell Maritime Employment and Workforce Earnings 2010 to 2024

Year	Original Value	2024 Dollars (inflation adjusted)	Annualized Employment
2010	\$16,296,975	\$21,853,000	295
2013	\$15,783,920	\$19,546,000	299
2015	\$14,991,092	\$18,378,000	328
2018	\$13,415,195	\$15,793,000	269
2019	\$12,102,159	\$14,114,000	249
2021	\$11,227,012	\$12,708,000	220
2024	\$13,745,520	\$13,746,000	230
% change 2015-2024	-8%	-25%	-30%
Change 2015-2024	-\$1,245,572	-\$4,632,000	-98

The Wrangell Shipyard

While seafood processing and commercial fishing account for most maritime employment in Wrangell, the shipyard also creates important jobs and wages.

Following the collapse of the regional timber industry, Wrangell repositioned itself as a hub for maritime industrial services in southern Southeast Alaska. Its central location allows fishermen to access emergency repairs while staying close to their fishing grounds, and more vessel owners are taking advantage of the ability to complete repairs near home.



The City of Wrangell redeveloped the former mill site into a marine center, literally building on the sawdust remains of the timber industry. The facility includes a tunnel freezer, cold storage, vessel haul-out, and boat storage. A 150-ton travel lift was installed in 2006, followed by a 300-ton lift in 2014 capable of hauling boats up to 180 feet long.

Today, the seven-acre facility supports a diverse set of skilled trades, including wooden shipwrights, fiberglass specialists, machinists, steel welders, commercial painters, sandblasters, and metal fabricators, as well as technicians in hydraulics, electronics, and refrigeration. The yard also includes a 40-ton hydraulic trailer, wash-down facilities, and upland storage capacity for more than 85 boats.

From 2019 to 2024, the jobs associated with the shipyard declined. Annualized jobs fell 41%, from 51 to 30, while total associated workforce earnings fell 45% from \$1.6 million to less than \$900,000.

Wrangell Maritime Economy Components, 2015-2024 2014 to 2024

Maritime Economy	2015	2019	2021	2024	% Change 2019-2024
Seafood Employment (annualized)	281	198	181	194	-2%
Seafood Earnings	\$13,371,074	\$10,528,260	\$9,784,855	\$11,946,767	13%
Other Maritime (Boatbuilding, etc.)	47	51	39	30	-41%
Other Maritime Earnings	\$1,620,018	\$1,573,899	\$1,442,157	\$859,753	-45%
Commercial Fish Vessels Homeported	233	214	187	181	-15%
Port of Wrangell: Total Seafood Pounds	3,079,439	2,338,822	1,471,085	1,309,681	-44%
Port of Wrangell: Total Seafood Value	\$2,659,211	\$4,770,389	\$4,613,561	\$2,374,059	-50%

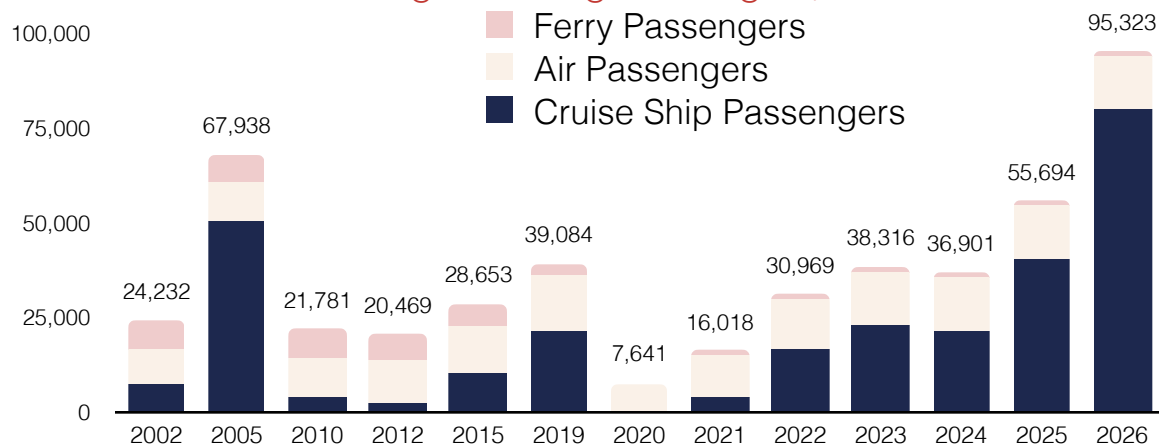
Visitor Sector

Tourism is an important economic driver in Wrangell, though smaller in scale than in Southeast Alaska overall. In 2024, the visitor industry supported 124 annual average jobs—12 percent of total local employment—with \$4.5 million in workforce earnings, or 8 percent of all wages. By comparison, tourism across Southeast Alaska represented 19 percent of all jobs and 13 percent of earnings.

Wrangell Tourism Employment and Workforce Earnings 2014 to 2024

Year	Total Visitor Industry Employment	Total Visitor Industry Workforce Earnings	Average Visitor Industry Wage
2014	101	\$2,244,990	\$22,227
2017	100	\$2,406,618	\$24,066
2018	106	\$2,889,447	\$27,259
2019	110	\$3,515,030	\$31,955
2021	103	\$3,189,000	\$30,961
2024	124	\$4,503,247	\$36,317
% change 2019-2024	13%	28%	14%
Change 2019-2024	14	\$988,217	\$4,362

Total Wrangell Arriving Passengers, 2002 to 2024



Changes in the Visitor Industry

Wrangell is poised for its strongest tourism seasons in two decades. In 2025, the community is projected to host between 40,400 and 45,428 visitors, depending on ship capacity utilization. Even at the lower estimate, this would mark Wrangell's busiest tourism year since 2005. Based on current cruise schedules, 2026 is expected to set a new record, with nearly 80,000 visitors.

Wrangell has developed a boutique tourism sector, anchored by Anan Wildlife Observatory and jet boat tours. Because Forest Service permits cap the number of annual Anan visitors, growth opportunities have been limited.¹⁷ Historically, Wrangell also relied on ferry travelers who often spent several days in the community, supporting local accommodations, dining, and tours. However, deep cuts to Alaska Marine Highway System (AMHS) service have sharply reduced ferry visitation, disproportionately impacting Wrangell. The estimated number of tourists using the ferry system fell by 92 percent between 2014 and 2024, causing the visitor businesses built around ferry traffic to struggle.

Estimated Summer Tourists to Wrangell 2010–2025

Summer Tourists to Wrangell	2010	2014	2024	2025	% Change 2024–2025
Total Tourists	11,907	13,256	25,057	45,428	73%
Cruise	6,779	8,096	21,207	41,968	98%
Air	1,768	2,008	2,600	2,300	-12%
Ferry	2,000	2,100	170	160	-6%
Transient Vessels (includes yachts)	960	1,052	1,080	1,000	-7%

Air: US Bureau of Transportation Statistics RITA arriving passengers. **Cruise Passengers:** Cruise Line Agencies of Alaska. Small cruise ship schedules with research regarding total capacity. **Alaska Marine Highway System:** Annual Traffic Volume Reports and direct data request. **Yacht** counts provided by City and Borough of Wrangell. Due to a change in the counting process, these figures are no longer comparable to past years. "Summer tourists" are calculated in a variety of ways. All yacht and cruise passengers are considered "tourists." Air and ferry passengers are calculated by subtracting October to April average passenger arrivals from monthly summer passenger arrivals. From this number total seafood processing workers in Wrangell per summer is subtracted.

The challenge for Wrangell is how to capitalize on the expected influx of cruise visitors. To translate growing visitor volumes into jobs, wages, and local spending, the community will need to expand shore excursion options and visitor services in advance of the 2026 season.

¹⁷ The Forest Services caps the permits due the bears' natural behavior and tolerance for human interaction while fishing. Before the permits were regulated by the Forest Service, Wrangell guides worked together to manage visitor/bear interactions safely.

Summer Visitation and Spending Analysis

In 2024, summer visitors spent an estimated \$5.9 million in Wrangell. This analysis was conducted using a full accounting of City and Borough of Wrangell sales tax receipts from visitor-serving businesses. Winter receipts were subtracted from summer receipts to isolate seasonal visitor spending, supplemented by accommodation tax and short-term rental data.

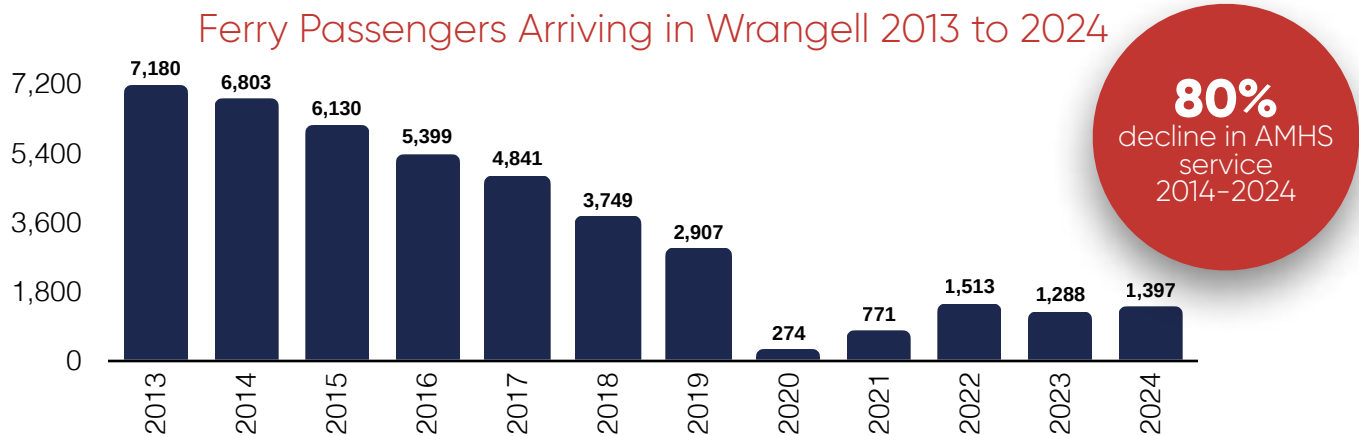
Total Tourist Spending, 2024

Summer Spending by Visitors by Category	2024
Total estimated summer tourist spending	\$5,914,820
Food, Beverages	\$1,969,159
Excursions and Transportation	\$1,602,187
Accommodation	\$1,383,618
Visitor Retail Spending	\$959,854

Note that Wrangell has a sales tax cap of \$3,000 that applies both to goods and services. Sales may have been missed by this analysis if they were over \$3,000; however only for the portion over \$3,000.

Ferry Ridership¹⁸

In 2024, nearly 1,400 AMHS passengers arrived in Wrangell, including an estimated 160 ferry tourists. This reflects a modest increase of about 100 passengers over 2023. However, the long-term decline has been steep: since 2014, the number of ferry passengers disembarking in Wrangell has fallen by 80 percent—a nearly five-fold decrease—due to service cuts and fewer sailings.



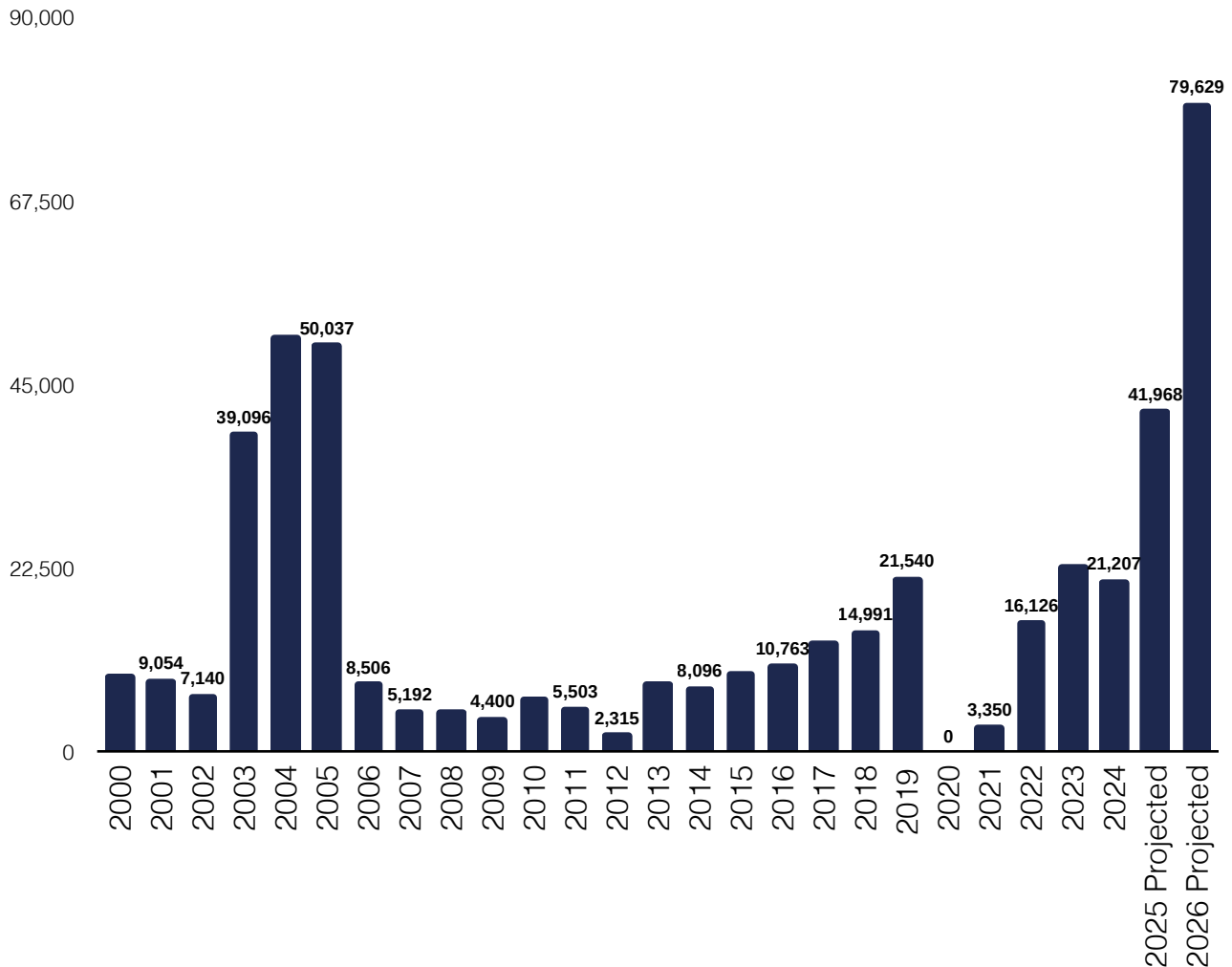
¹⁸ Alaska Marine Highway System Annual Traffic Volume Reports for 2010 and 2014. Direct data request for 2016, 2017, 2018, and 2019 data.

Cruise Passengers¹⁹

In 2025, Wrangell is expected to have 117 port calls from 41,969 passengers, if all ships are entirely full. This represents a 74% capacity increase over 2024. In 2026, based on the draft schedule, Wrangell is expected to have more than 150 port calls from nearly 80,000 passengers, if all ships are at 100% capacity — nearly doubling the number of expected ship passengers for 2025.

In 2024, 21,207 cruise passengers visited Wrangell. The projection had been for a capacity of 31,437 cruise passengers, reflecting the challenges of building businesses around year-to-year projections and the value of collaboration with cruise lines to increase certainty for local operators.

Total Cruise Passengers in Wrangell 2000–2026



¹⁹ Midsized cruise passenger actuals were provided by McDowell Group & Cruise Line Agencies of Alaska. 2019 are estimates based on capacity. All other cruise passenger data are estimated totals based on small cruise ship schedules and research regarding total capacity.

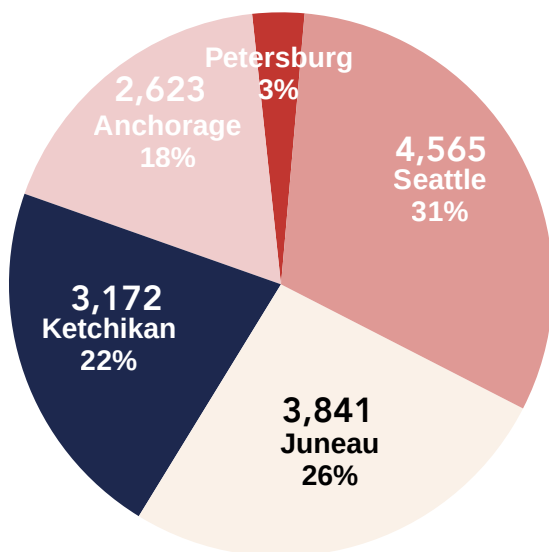
Air Passengers²⁰

In 2024, Wrangell recorded 14,297 arriving passengers, comparable to 2019 totals.

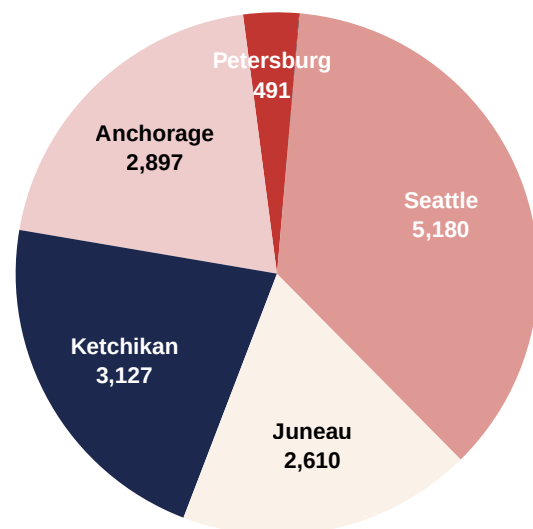


Among these arrivals, 36 percent originated in Seattle, 22 percent in Ketchikan, 20 percent in Anchorage, and 18 percent in Juneau. This represents a change from 2019 when 26% of all disembarking passengers originated in Juneau. These figures represent scheduled flights only.

Passengers Disembarkments in Wrangell by City 2019



Passengers Disembarkments in Wrangell by City 2024

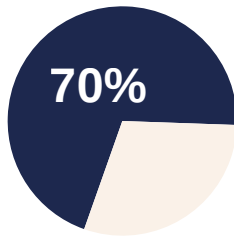


²⁰ Bureau of Transportation Statistics T-100 Market data.

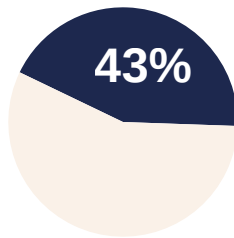
Wrangell Housing Data

Housing Units = 1,300

**Occupied =
912**



**Renters =
43%**



Occupied Housing

Wrangell has 1,300 housing units, of which 912 are occupied and 388 are vacant—representing a vacancy rate of 30 percent. This is substantially higher than both the state and Southeast Alaska averages, each at 19 percent. Because vacancy is measured in April, this total includes homes used only seasonally. Even with that adjustment, Wrangell's vacancy rate is high relative to similar communities.

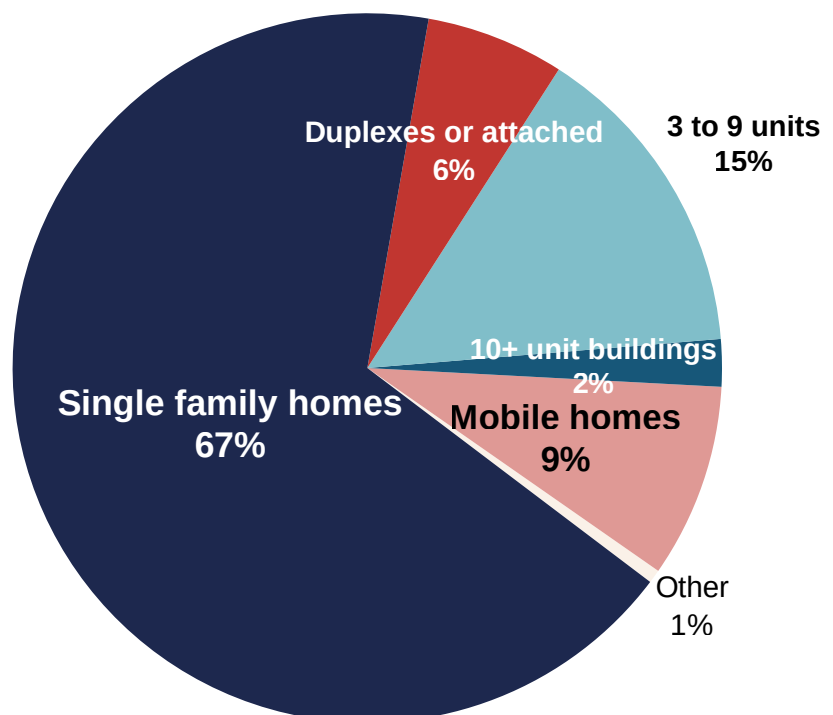
Housing Tenure

Of Wrangell's occupied housing, 53 percent is owner-occupied and 43 percent renter-occupied. This contrasts with the more typical pattern of roughly two-thirds homeowners and one-third renters, meaning Wrangell has an unusually high share of renters.

Housing stock by type

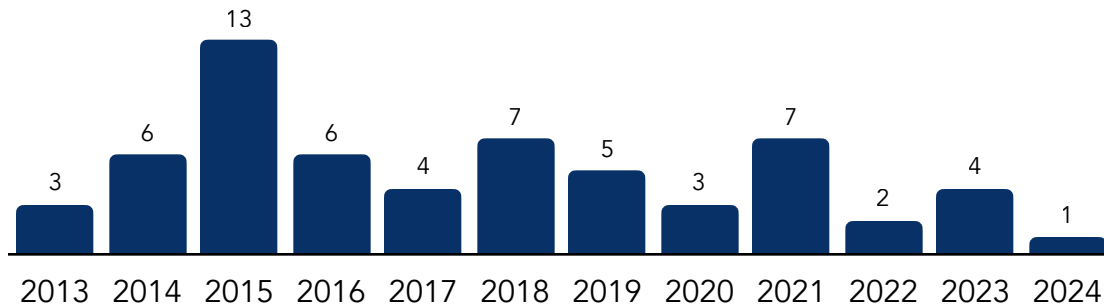
Single-family homes make up 67 percent of Wrangell's housing stock, slightly above the statewide average of 63 percent.

A distinguishing feature of Wrangell is its relatively high share of mobile homes, which account for 9 percent of all housing units. This compares to 4.6 percent statewide and 6.3 percent across Southeast Alaska.



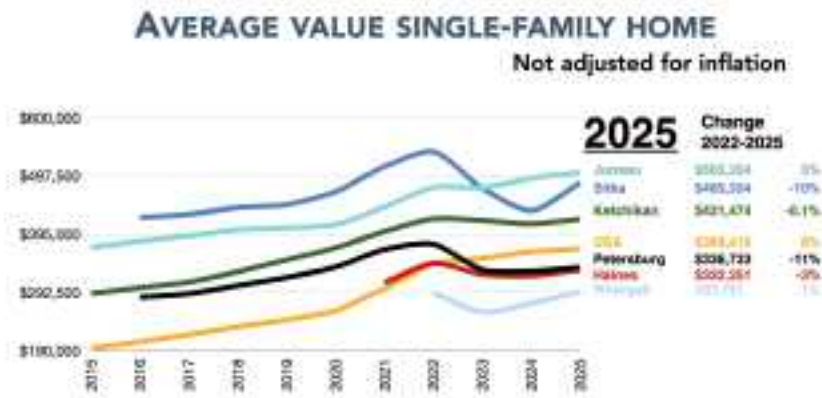
New Housing

Based on permit activity by the Alaska Department of Labor, Wrangell has added more than 60 new housing units since 2013. However, the U.S. Census shows that over the last decade the number of occupied units in the community declined by 120 units, and could reflect an increased number of those with summer homes in Wrangell.

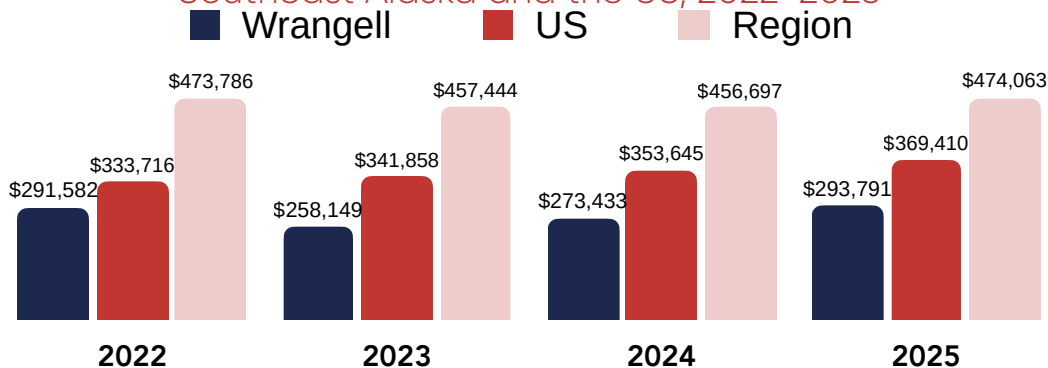


Housing Prices

Wrangell has some of the most affordable housing in Southeast Alaska, based on Zillow's tracking of six regional communities. In the first eight months of 2025, the average single-family home value was just under \$300,000—comparable to 2022 prices and below the U.S. average. While affordability may make Wrangell attractive to buyers, home quality may not be directly comparable to markets elsewhere.



Average Value of a Single-family Home in Wrangell, Southeast Alaska and the US, 2022-2025



Source: Zillow Research

Housing Cost Burdened

Wrangell households are less likely to be cost-burdened than those statewide. In 2023, only 15 percent of homeowners and 29 percent of renters in Wrangell spent more than 30 percent of their income on housing costs. This compares to 22 percent of homeowners and 45 percent of renters statewide.

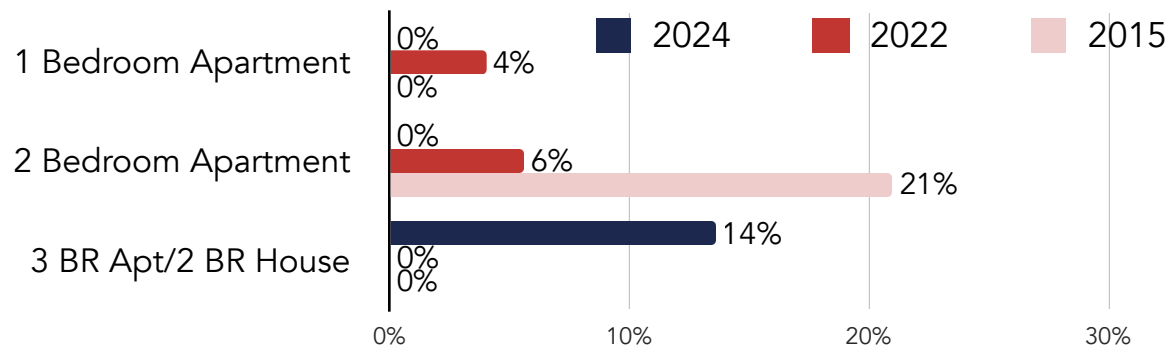
Percentage of Housing Cost-Burdened Households 2023

	United States	Alaska	Southeast Alaska	Wrangell
Home Owners ACS B25091	22%	22%	22%	15%
Renters ACS DP04	52%	45%	43%	29%

Rental Vacancy Rates

In 2024 Wrangell had zero vacancy rates in several categories. According to the Alaska Rental Market Survey Results, there was a zero vacancy rate for efficiency and one-bedroom apartments, and one and two bedroom rental houses. Higher vacancy rates began for larger homes and apartments. The rental surveys are conducted in spring and the survey combines the Wrangell and Petersburg boroughs.

Vacancy Rate by Rental Unit Type and Number of Bedrooms, 2019 and 2015



Land Ownership

The City and Borough of Wrangell encompasses 2,582 square miles of land and 883 square miles of water. However, land ownership is dominated by federal holdings, which cover 97 percent of the land base. The State of Alaska manages 2.5 percent, while the City and Borough controls just 0.08 percent, and other private landholders account for only 0.17 percent. The extremely limited supply of municipally and privately owned land constrains Wrangell's ability to support housing development and private-sector growth.

Wrangell Business Climate Survey

Each year, Southeast Conference conducts a regional business climate survey to track confidence and expectations across Southeast Alaska. In 2025, 64 Wrangell business owners and operators from 16 different economic sectors responded, representing a combined workforce of 600. Their responses highlight persistent challenges in Wrangell's economy, but also areas of cautious optimism.

Low Business Climate Ratings: Wrangell reported the second-lowest business climate rating in the region. In 2025, 38 percent of business leaders described the economy as good or very good, while 60 percent rated it poor or very poor. Negative perceptions were led by Wrangell's blue economy—fishermen and maritime workers—89 percent of whom gave the current climate a poor rating.

Outlook is Similar to Region as a Whole: While Wrangell in prior years reported the most negative outlook in the region, in 2025 its business leaders were more aligned with the regional average. Sixty percent said they have a positive outlook for the coming year, including 21 percent who believe conditions will improve. Tourism leaders expressed the greatest optimism: 88 percent had a positive view of the coming year, and 44 percent believed their outlook was better or much better than the year prior.

Hiring Expectations Also Similar to Region: Wrangell's hiring outlook also mirrored the region overall, although a higher share of respondents reported uncertainty. Job growth is expected to be concentrated in the visitor industry, with 31 percent of employers anticipating adding staff in 2025. Seafood businesses were split: 11 percent expected to expand hiring, but 33 percent anticipated staff reductions, the highest proportion of any sector.

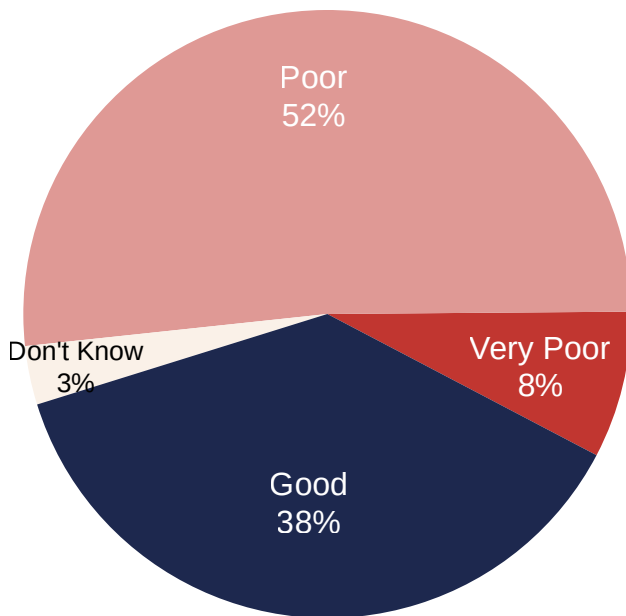
Retention and Turnover: When asked about factors affecting workforce attraction and retention, Wrangell business leaders pointed to childcare shortages, the high cost of living, and transportation costs as their most pressing issues. This differs from the rest of the region, where housing availability was ranked as the number one workforce challenge. Wrangell respondents also cited quality of life, recreation opportunities, and a homegrown workforce as the most important drivers of worker retention.

Federal Policy Impacts: Wrangell businesses expressed concern over the effects of federal decision-making. Forty-one percent expect tariffs, Executive Orders, and other federal actions to negatively affect their business, including 23 percent who anticipate very negative impacts. Specific concerns included higher costs from tariffs, funding cuts to NOAA, and reduced support for fisheries safety and tourism. Only 6 percent of respondents expected positive effects from federal policy.

Wrangell Business Climate Spring 2025

Item a.

2025 Wrangell Alaska: How do you view the overall business climate right now? 38% Positive / 60% Negative



Southeast Alaska Annual Business Climate Survey

In April and May of 2022, 440 Southeast Alaska business owners and top managers responded to Southeast Conference's Business Climate Survey, including 64 Wrangell business leaders with a total of 600 workers, and 16 economic sectors.

Southeast Economy Now: How do you view the Southeast business climate right now?

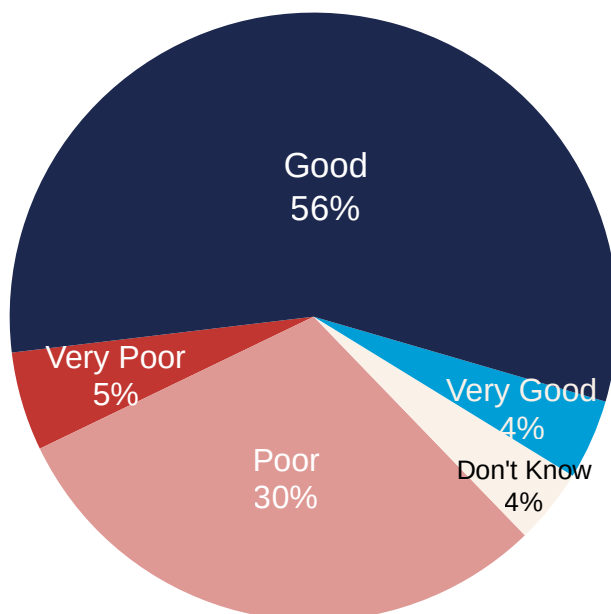
In 2025, 60% have a positive view of the Southeast business climate.

Wrangell Now

Wrangell's business climate was the among most negative in the region in 2025, with 38% having a positive view on the current economy, and 60% calling it poor or very poor.

The poor rating was led by those in Wrangell's blue economy, fishermen and maritime workers, who were much more like to say the business climate was poor than good.

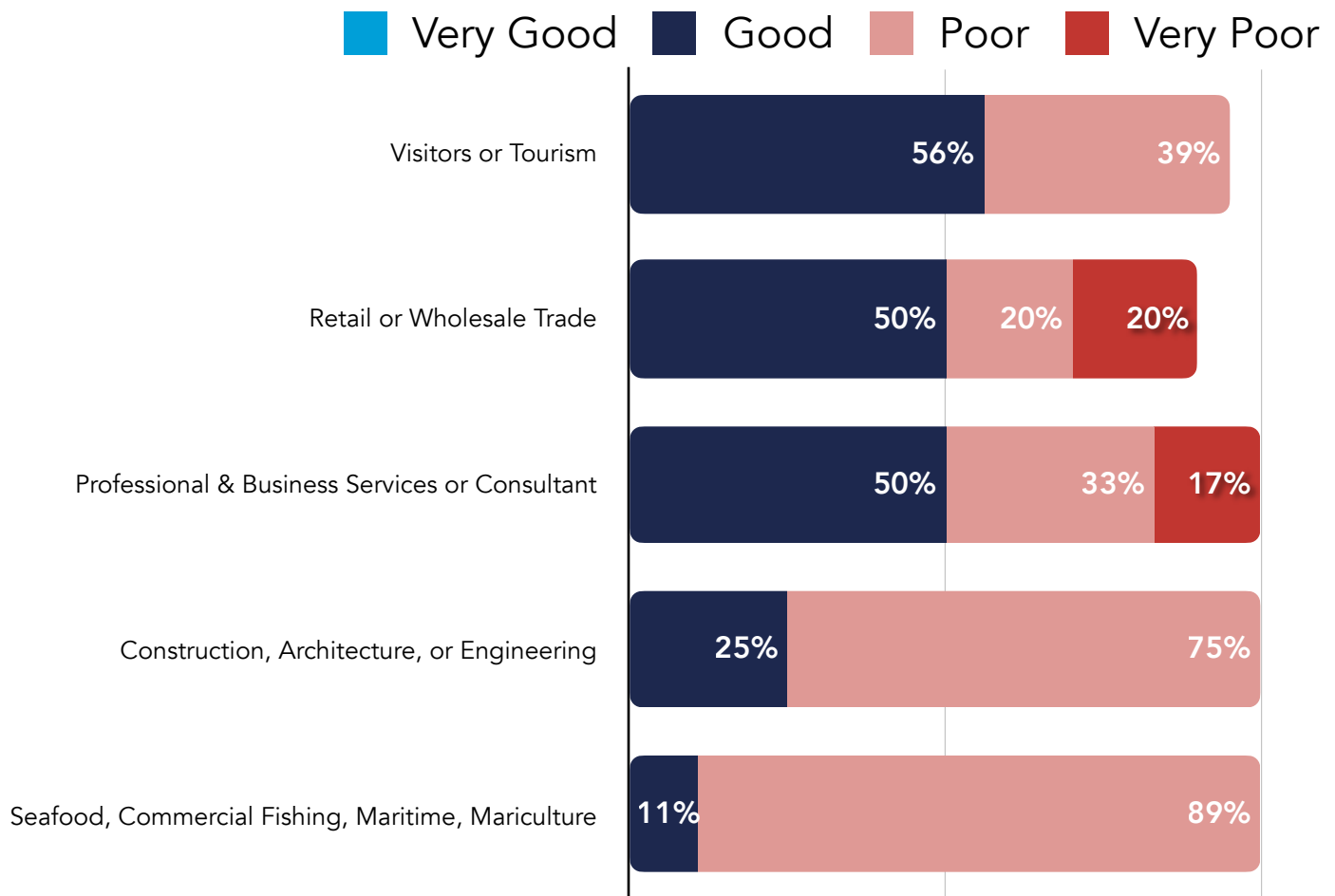
2025 Southeast Alaska: How do you view the overall business climate right now? 60% Positive / 35% Negative



Wrangell Business Climate Results Item a. By Industry

The following graphic breaks out how the Wrangell business climate is viewed by each sector. Those in tourism are most likely to call the current economy good or very good; while the seafood and construction sectors are most likely to call the economy poor or very poor.

April **2025** Southeast Alaska: **How do you view the overall business climate right now?**



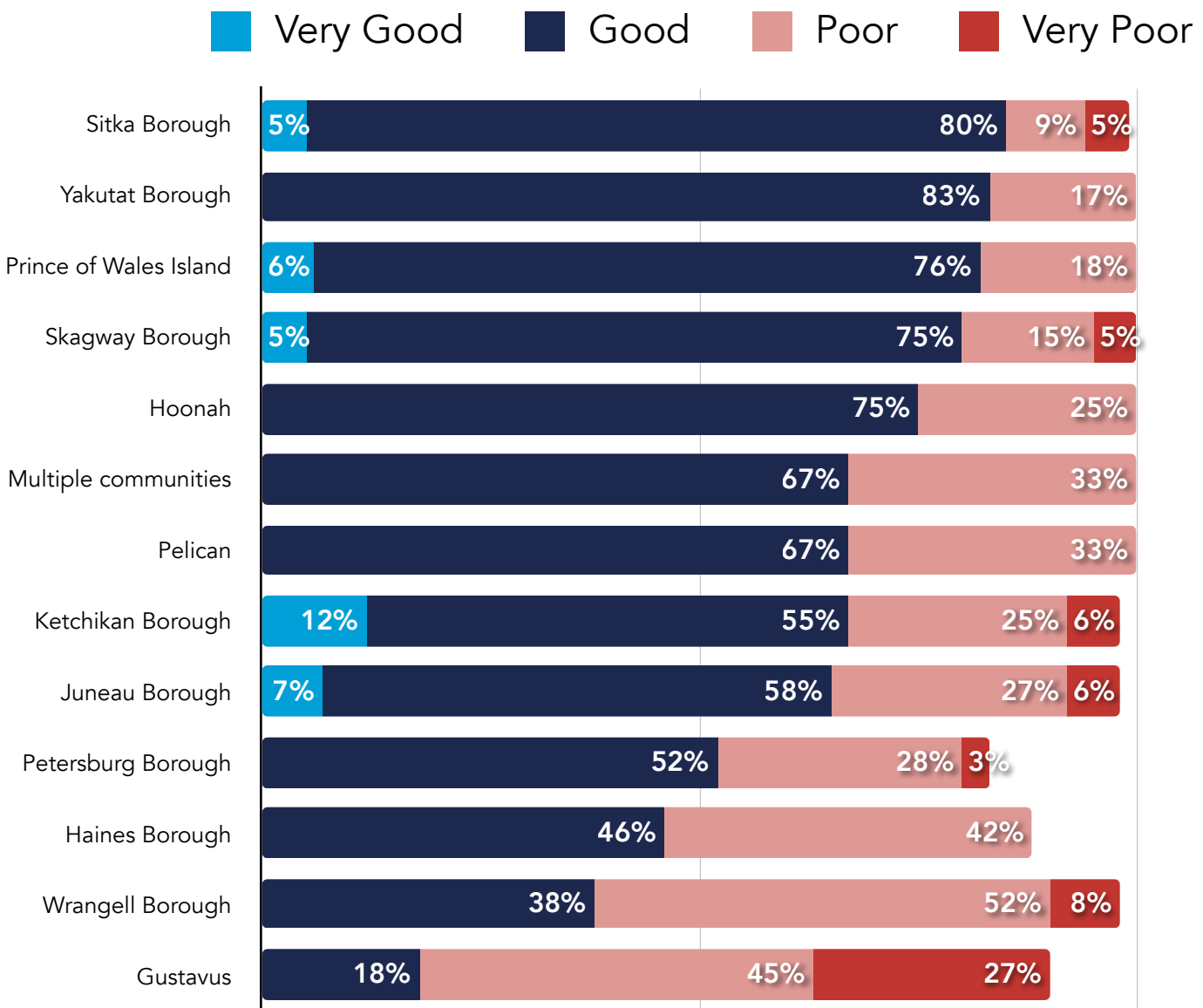
The "don't know" category has been excluded from this chart.

Southeast Business Climate Survey Results 2025: by Community

Item a.

The graphic below shows how the current regional business climate is being experienced by business leaders in each community. **Sitka** moved into first place with a 85% positive view in 2025. Other communities reporting the best business climates include **Yakutat**, **Prince of Wales**, and **Skagway**. **Gustavus** moved into last place with a 72% negative view in 2025, followed by the 60% of **Wrangell** business leaders calling the business climate poor or very poor.

April **2025** Southeast Alaska: **How do you view the overall business climate right now**



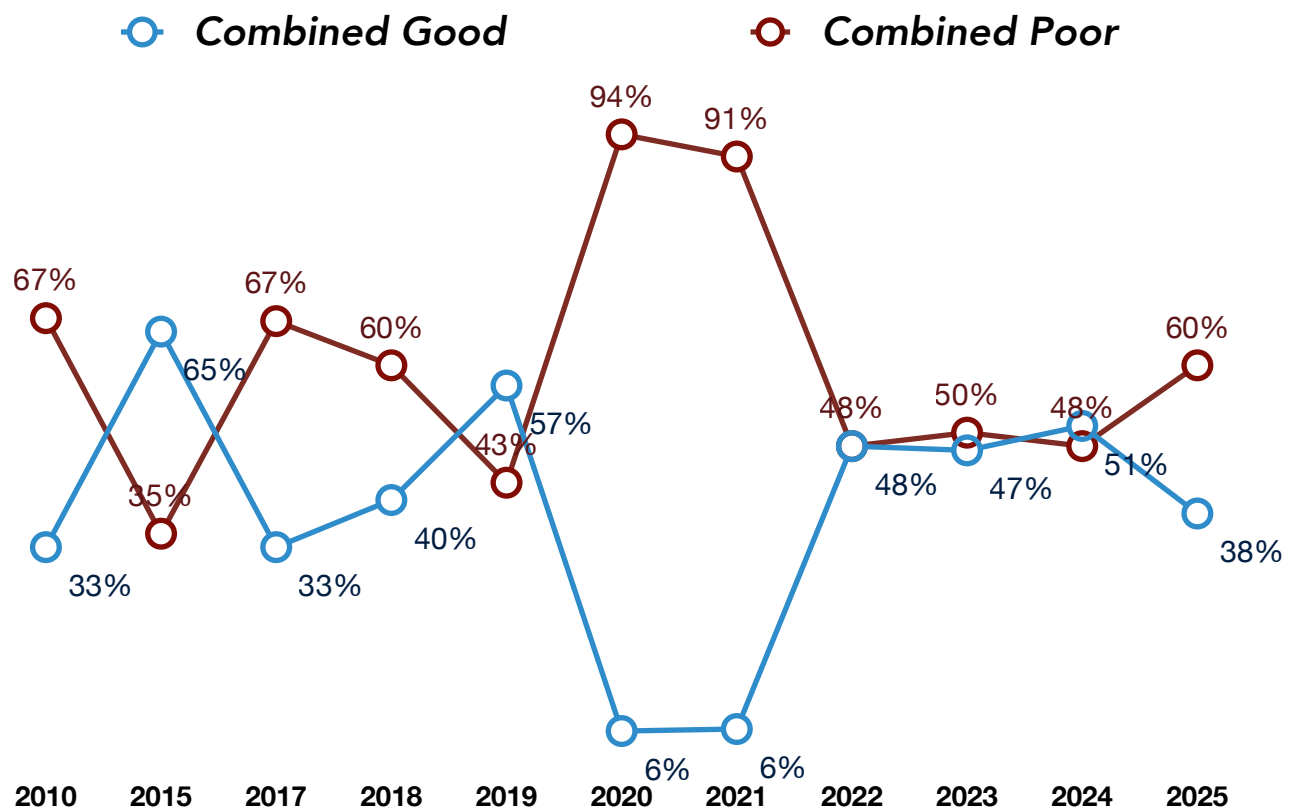
The "don't know" category has been excluded from this chart.

Wrangell Business Climate Survey Results by Year

Item a.

Looking back at previous business climate reports for Wrangell puts 2025's results in perspective. While Wrangell has long tended to have one of the most negative business climates of any community in the region, according to its business leaders, outside of the pandemic years of 2020 and 2021, only two years, 2010 and 2017 had higher negativity ratings of the local business climate.

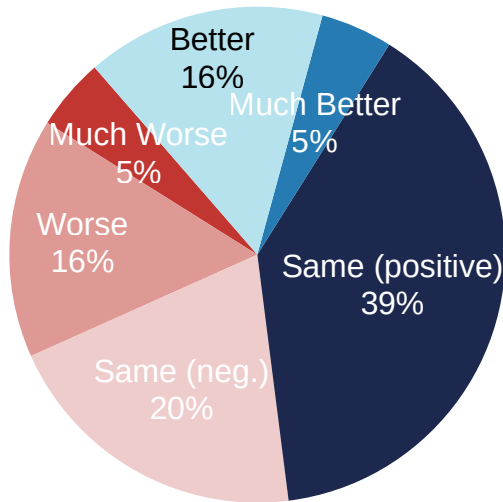
Wrangell: **How do you view the overall business climate right now?**



Wrangell Economic Outlook

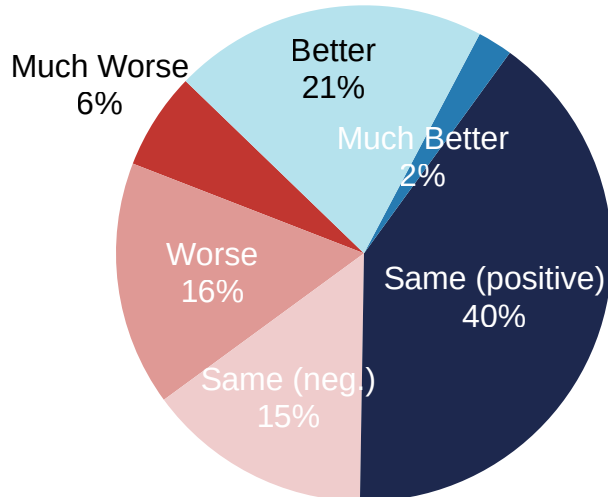
2025 Wrangell Alaska: What is the economic outlook for your business/industry over the next year (compared to the previous year)?

60% Positive / 37% Negative



2025 Southeast Alaska: What is the economic outlook for your business/industry over the next year (compared to the previous year)?

63% Positive / 37% Negative



Southeast Alaska Economic Outlook

Wrangell Future: Sixty percent of Wrangell business leaders have a positive outlook regarding the next year, including 21% who think it the economic outlook will be better or much better. Unlike the business climate question, in 2025 the outlook of Wrangell business leaders had an average negative rating compared to the region.

Southeast Economic Future: In 2025, just under two-thirds (63%) of respondents describe the economic outlook for their business or industry over the next 12 months as positive; while more a third (37%) have a negative outlook. Forty percent of regional business leaders say their business outlook is similar to current operations, in a positive way.

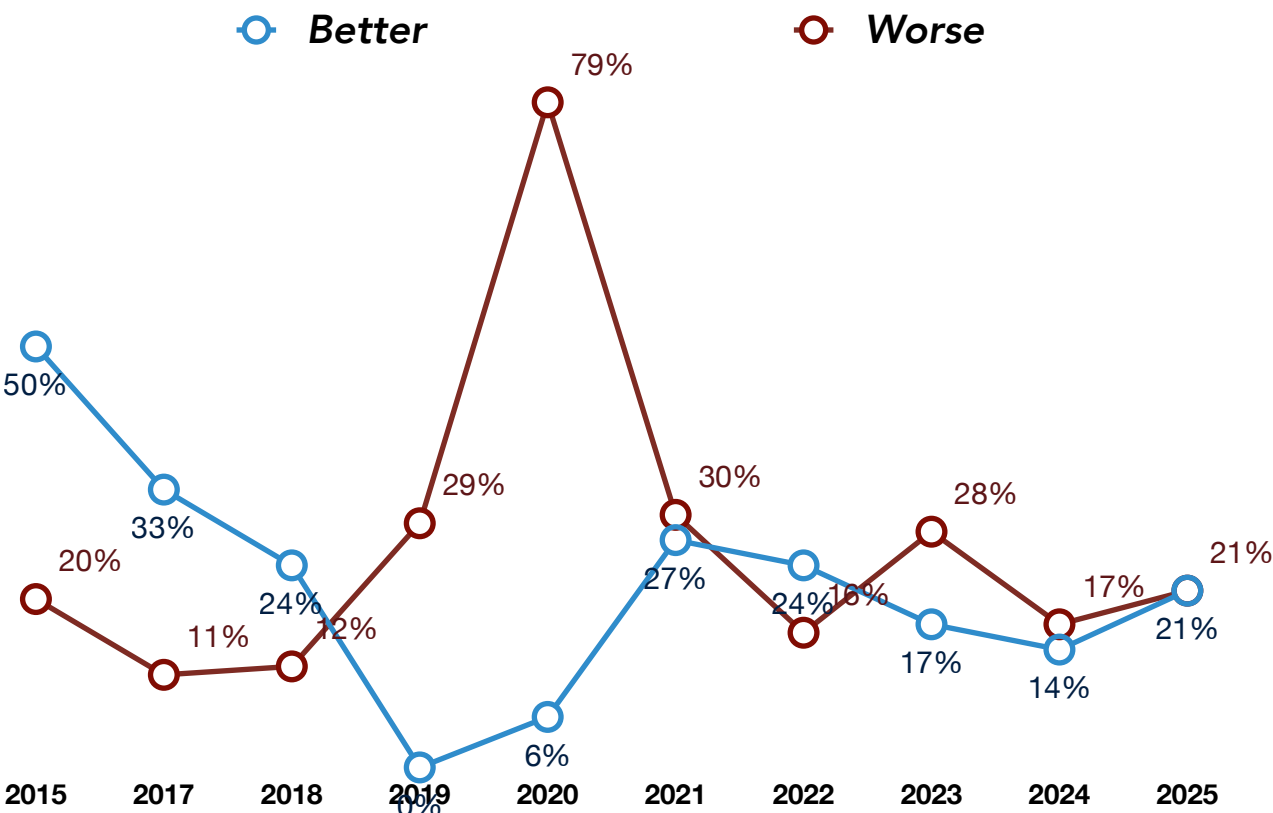
This outlook represents a sharp 16-point decline from just two years earlier in 2023 when 79% were positive about the business outlook for their organization. The 2025 outlook is one of the weakest in the history of the survey. The pandemic year of 2020 had the worst outlook, followed by 2021 and 2025, which shared similar levels of optimism.

Wrangell Business Outlook Results: By Year

Item a.

The chart below provides the same data as the previous page, but combines the better and much better responses, as well as the worse and much worse responses, so it is easier to see how combined sentiment compares to past years. In 2025 the number of businesses who feel the economic outlook will improve is about the same as those who feel the economic outlook will be worse.

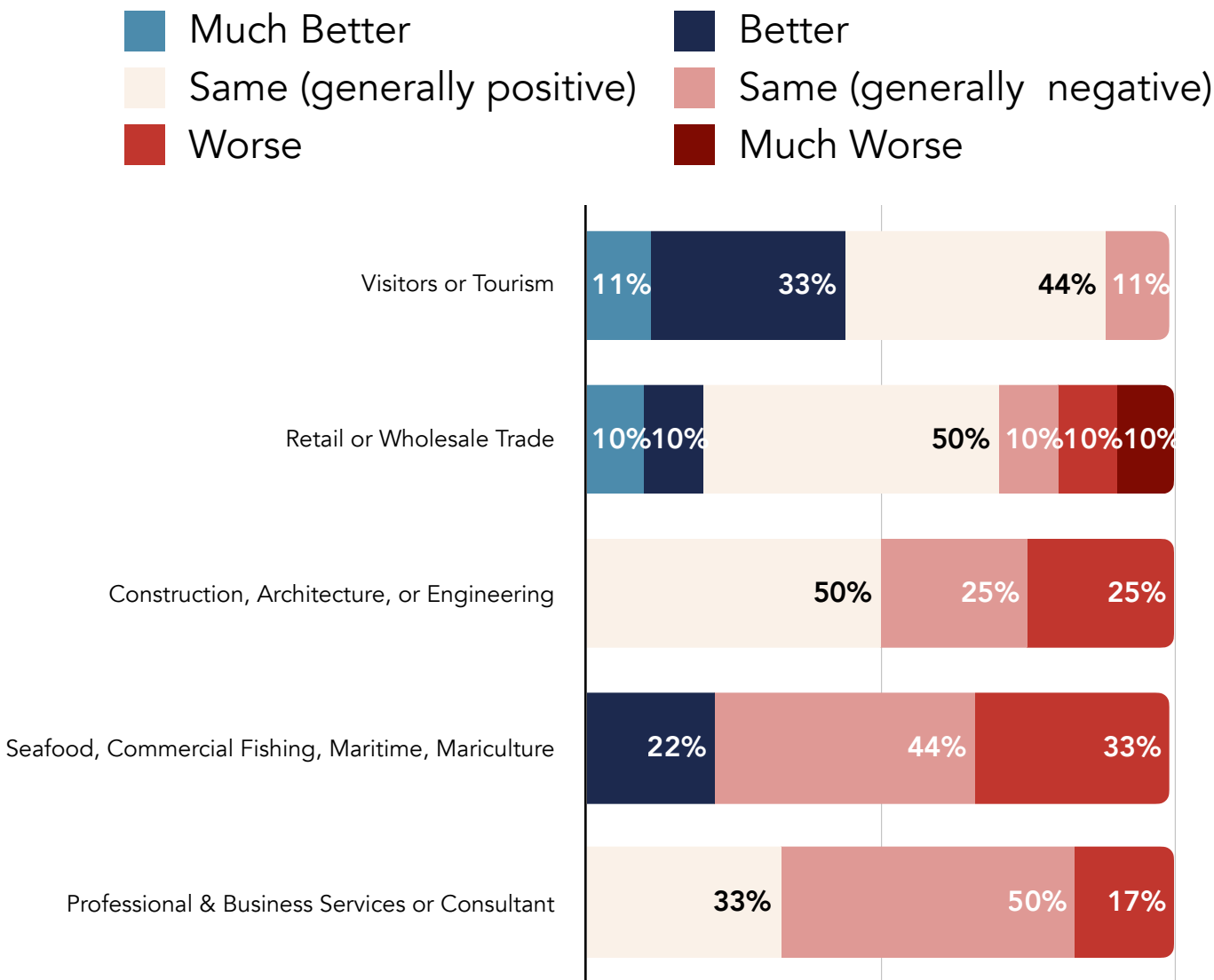
Wrangell: **What is the economic outlook for your business/industry over the next year (compared to the previous year)?**



Wrangell Business Outlook Results: Item a. By Industry

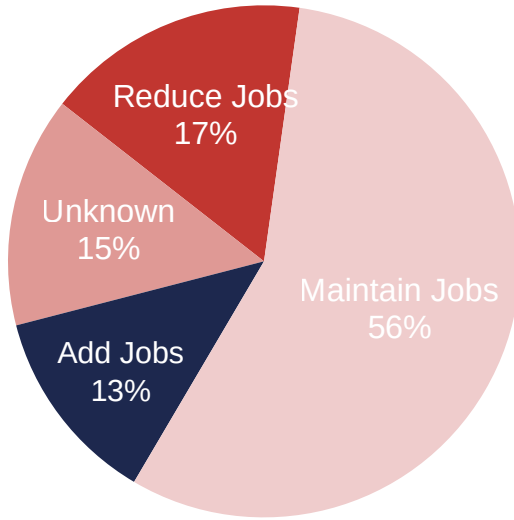
The following graphic breaks out how the Wrangell business outlook is viewed by each sector. Those in tourism have the most positive economic outlook of the community; while the seafood sector has both the second most positive outlook, with 22% saying they expect the outlook to improve; while also having the most negative outlook, with 33% saying the sector will become worse over the next year. Only sectors with higher sample sizes were included in this chart.

What is the economic outlook for your business/industry over the next year (compared to the previous year)?

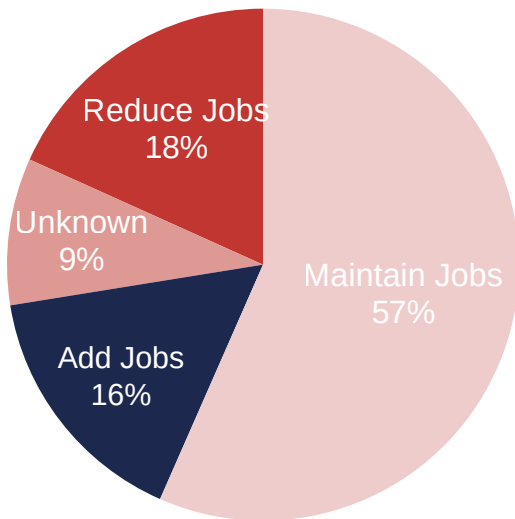


Wrangell Job Projections

2025 Wrangell: Over the next 12 months, do you expect your organization to add jobs, maintain jobs, reduce jobs, or are you unsure (for those businesses with staff)



2025 Southeast Alaska: Over the next 12 months, do you expect your organization to add jobs, maintain jobs, reduce jobs, or are you unsure (for those businesses with staff)



Southeast Alaska Economic Outlook

Wrangell Jobs: In 2025, Wrangell's job outlook is roughly similar to the region overall, with a higher percentage of respondents saying they don't know. In the visitor industry sector, 31% of employers expect to add staff in the coming year. The only other sector expecting job gains is the seafood sector (11%)—which also is the leading sector for job reductions (33%).

Southeast Jobs: When asked about staffing expectations, 16% of regional business leaders expect to add employees, and more than half of business leaders (57%) expect to maintain job levels in the coming year.

Eighteen percent of business leaders expect to reduce staffing levels in the upcoming year, 6% higher than in 2024, and three times as many as in 2023.

The expected job gains will be most significant in Alaska Native organizations, financial activities, non-profits, tourism, and health care.

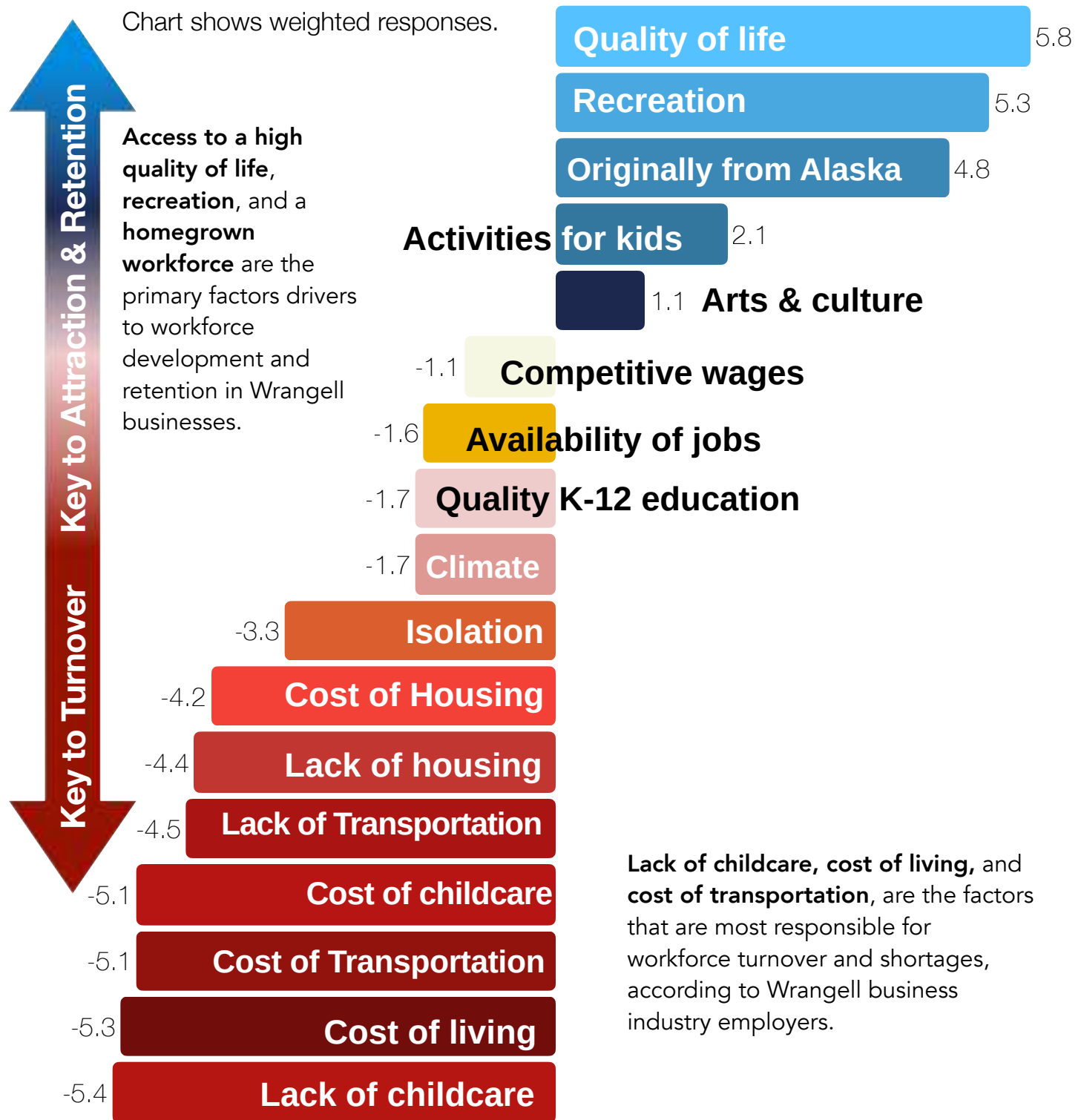
Employment reductions will be concentrated in seafood, timber, and the arts.

Retention & Turnover: How do these factors impact worker attraction & retention?

Item a.

Wrangell business leaders were asked to rank the impact of 17 elements on workforce attraction, retention, and turnover. This is a weighted ranking of their responses.

Chart shows weighted responses.



Retention & Turnover: How do these factors impact worker attraction & retention?

Item a.

Business leaders say that quality of life, recreation, and Alaskan staff are key to worker attraction and retention, while lack of childcare, along with the cost of living (including transportation and childcare costs) drive workers and potential workers away from the region.

Southeast Alaska Workforce Attraction, Retention & Turnover					
Factor	Significant factor resulting in long-term staff retention (or taking job)	Factor resulting in long-term staff retention (or taking job)	Factor resulting in staff leaving (or not taking job)	Significant factor resulting in staff leaving (or not taking job)	Not a factor
Childcare availability (or lack thereof)	9%	6%	19%	57%	9%
Cost of living	7%	7%	39%	44%	2%
Cost of transportation	0%	18%	27%	47%	7%
Cost of childcare	6%	8%	25%	49%	13%
Availability of transportation (or lack thereof)	5%	15%	29%	44%	7%
Housing availability (or lack of)	15%	5%	29%	47%	4%
Cost of housing	11%	9%	36%	40%	4%
Isolation	5%	20%	43%	27%	5%
Climate & weather	7%	27%	35%	22%	9%
Quality of K-12 education	11%	20%	41%	19%	9%
Availability of jobs (or lack thereof)	11%	22%	31%	24%	13%
Competitive wages (or lack thereof)	7%	31%	33%	18%	11%
Arts and cultural opportunities	11%	42%	25%	9%	13%
Activities for kids	17%	44%	26%	6%	7%
Originally from Alaska	41%	27%	9%	4%	20%
Recreational opportunities	41%	39%	9%	4%	7%
Overall quality of life	46%	39%	4%	7%	4%

How would you rate the **Quality of Life** in Southeast Alaska?

Item a.

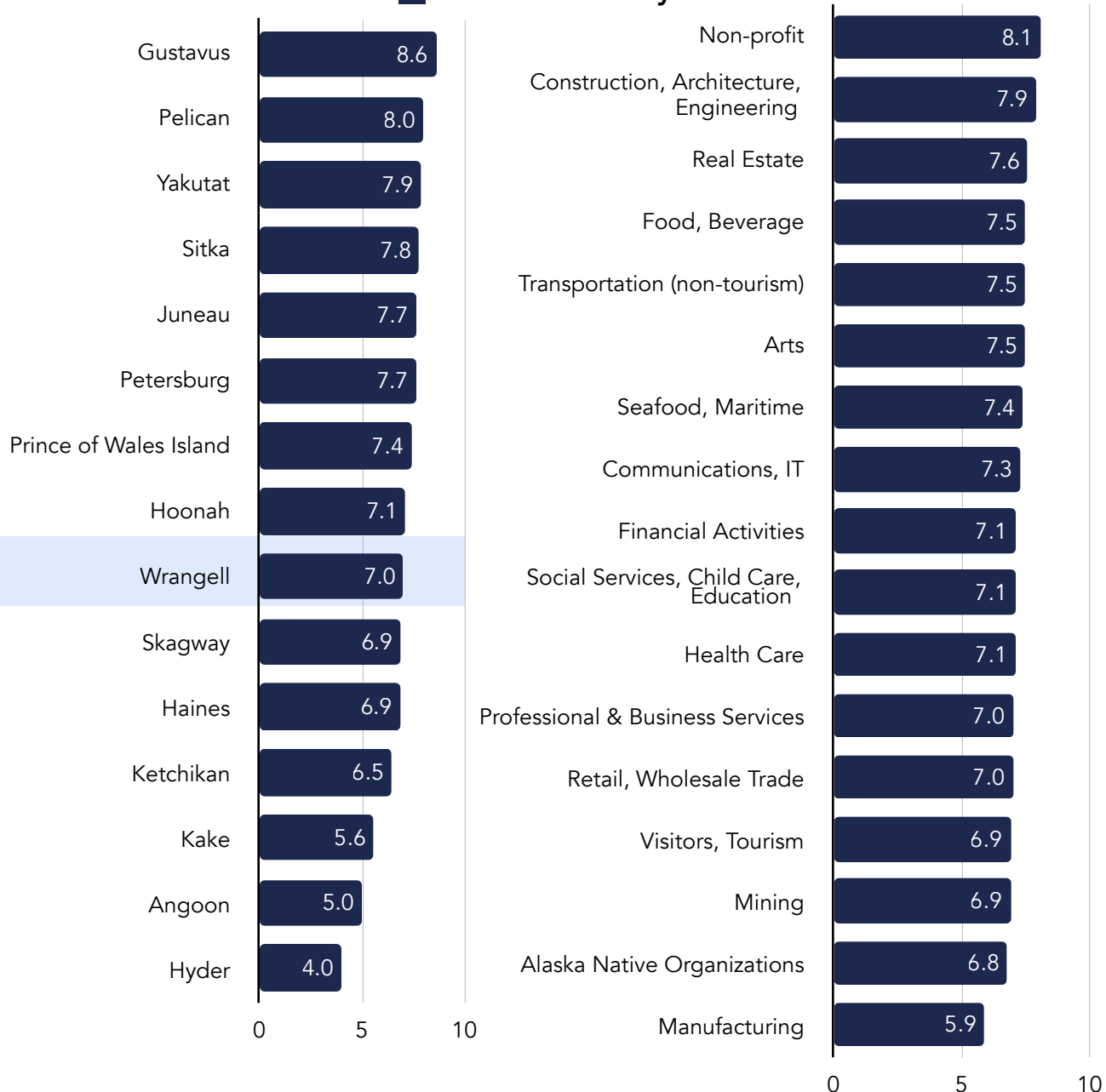
Southeast Alaska is known for its high quality of life ratings. Among business leaders, the overall quality of life rating is 7.2 out of 10. Gustavus, Pelican, and Sitka business leaders gave their region the highest ratings, while Kake, Angoon, and Hyder have the lowest. Those in the nonprofit sector and the construction/architecture/engineering sector provide the highest ratings, while those in tourism, mining, Alaska Native organizations, and manufacturing provide the lowest ratings. Wrangell's quality of life rating ranks #9 among 15 communities.

7.2
SE Quality of Life

By Community

By Industry

■ Southeast Quality of Life



Open Ended Responses

Wrangell Economic Outlook: Open-Ended Responses

In the spring of 2025, Wrangell industry business leaders were asked to describe their economic outlooks in their own words.

Wrangell business leaders expressed a cautious and often pessimistic economic outlook, with many citing rising costs, federal funding cuts, regulatory pressures, shrinking markets, and population decline as major challenges. The seafood sector in particular faces uncertainty due to volatile markets, new restrictions, and transportation barriers, while small businesses struggle to absorb high freight and labor costs. At the same time, visitor sector respondents emphasized that tourism—especially the growth of cruise traffic—remains the community's primary economic driver, offering opportunities for expansion if workforce shortages and infrastructure gaps can be addressed. Overall, the comments reflect a mixed outlook: optimism around visitor growth, but widespread concerns about sustainability in the face of demographic and market headwinds.

These comments were primarily regarding their expectations of 2025 through the first quarter of 2026.

- *I believe regionally, Southeast Alaska is struggling to remain united. As smaller communities without infrastructure connecting our economies seeing increased costs and aging populations, we need to be able to open up our economic landscapes not only regionally, but nationally (domestically) in order to encourage local and non-local investment.*
- *With the increase in costs for everyday material, consumables, and labor, our operational costs continue to rise much faster than the income generated from my business. Each year I re-invest heavily into the business in an effort to outpace the costs of the operation. This season, area closures combined with market uncertainties has created a large fear for the upcoming season. It's not all negative. As long as seafood is consumed locally and internationally, Alaska has a unique market on their seafood. Each year is different; I'm hopeful that there is a demand for our seafood.*
- *Our business is stable and growing slowly. Our customer base while small, is growing slowly in a small community. The major negative consideration is our slowly shrinking population will eventually require that our business be closed.*
- *We are continuing at the same pace but would be projected to grow if we had the same grant funding opportunities as last year.*

- The current administration is having everybody freeze because of fear of travel and border issues
- Our "membership" is dependent upon participation and as the age of the members increase the attrition decreases. In my opinion, we are slowly dying off. We have less than half of the members in 2011, and the numbers continue to dwindle.
- Seems as if our foreign markets are looking poor and our domestic markets can't sustain the pricing we need to receive as fuel and other expenses rise we have to charge more for our products often times prices that small independent markets can't pay.
- Federal funding declines and destruction of government functions.
- Tourism is our sector, and we will effectively double in business this year from last. We have added two new employees this year and are anticipating the season to grow significantly again next year and in 2027. So with that, we have been preemptively making plans to create more jobs. The only concerns I have will be not being able to find those employees. But I guess that's a good problem to be facing in the shadow of growth!
- We have plans of expanding and will need to hire more help.
- Much uncertainty in the market and the potential spending habits of locals and visitors so more than ever I feel unsure what to expect for this next year.
- We are expecting to remain the same. However we will seek new subscribers and other advertisers to support the oldest continuous newspaper in Alaska. We will offer a free month of online access once our new website is launched.
- Jobs will be lost due to the shrinking of the federal government. It is unlikely that these jobs will be filled in the local area with comparable positions. It is likely that individuals will leave the community, along with their families.
- Lack of support from City of Wrangell for infrastructure needed to grow my business.
- Wrangell is experiencing a decline in year-round jobs, a very dismal commercial fishing outlook, practically zero sportfishing and residents struggling just to pay everyday expenses. Most all of the local businesses and food/beverage businesses are struggling to just keep the doors open.
- Local economy is struggling, with low workforce, shrinking industry and sky rocketing expenses.

- The growth we need for stability in our business is dependent on independent travelers. Current dependance on cruise ship traffic is much like expecting every year to have a great fish return. It's the independent traveler that stays longer, spends more money in town and helps promote our community as they travel to other places. Wrangell is a difficult place to visit. Although we have Alaska Airlines flights twice a day, there is a finite number of seats and with stops in Ketchikan and Petersburg northbound, and Juneau, Petersburg and Ketchikan southbound, seats are often not available. If there are seats, they are cost prohibitive. Why fly to Wrangell for \$250 when you can fly to Ketchikan, Juneau or even Sitka for \$99. Our current ferry service is limited to one northbound and one southbound run each week. Although this is scheduled to improve over the next many years, it might help to have a ferry that operates more often from Ketchikan to Hollis, to Coffman Cove to Wrangell and maybe the Petersburg terminal for the IFA. Another ferry can run from Juneau to Petersburg. We are also concerned that the current changes and reduction in the USFS will be detrimental to small businesses if the Federal Government decides to use concessionaires for various venues. Small businesses cannot compete with larger corporations, and we may lose our access and ergo opportunities. This would be catastrophic.
- Tourism has been the primary driver of financial growth for the business I manage. With Wrangell anticipating a 35% surge in visitors this year and further growth projected for 2026, our focus is on maximizing revenue capture from this increased tourism. Additionally, we aim to boost conference reservations, attracting groups from within Southeast Alaska and beyond to utilize our rental space, thereby fostering broader economic development in Wrangell.
- Our business is solid. The cruise industry grows in Wrangell. Sadly as the cruise industry grows the city of Wrangell doesn't have the money to build the infrastructure to maintain the growth. Not enough tour operators to meet the needs of the ships. Operators are aging out and just a few companies will survive into the future. Catch 22. Tourism is the only viable growth industry in town and not enough entrepreneurs are embracing it as an opportunity. We have an average age of 50 years plus as our population. We have a terrific opportunity with the cruise industry if we can get people to step up.
- Lack of foreign travel is a huge concern for us. We are also bracing for huge increases in fuel and materials.
- We need employees to support the 120 days of summer tourism. Biz needs support in customer service training, marketing and signage. Brining back a Main Street type of program would help to create a more welcoming environment.

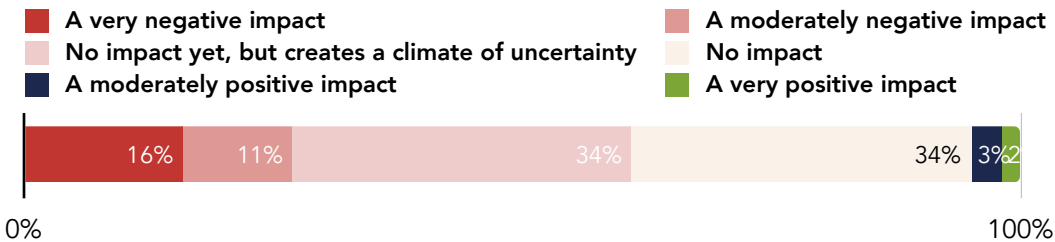
- Government regulation with the Forest Service and Fish and Game and regulations with Sport Fishing for Halibut and other species make it very hard to sell trips to our area, Wrangell. Every year, more regulations make operating our business harder and harder. Because of all the limits on sport fishing for guests being "guided," it is difficult to meet guests' needs and expectations. They feel they are better off in a "do it yourself" fishing environment where their fish are not as limited as in a "guided" situation. This is especially true for guided, sport halibut fishing. We also guide guests for fly fishing experiences, and the Prince of Wales Forest Service recently shut down guided fishing in their district for the entire month of May for guided fishing. This affects our business greatly. Not only that, but our guests book trips with us up to a year or more in advance, and Prince of Wales Forest Service shut down guided fishing in May only two months before the season. This drastic and last-minute closure creates stress for our guides who need to make changes to our typical fishing areas last minute. We cannot apply for and get new areas added to our Operating Plan in only two months. In our business of guiding sport fishing guests, we are getting more regulations that limit us more every year. The noose is constantly closing in tighter and tighter until we can no longer sell trips to guests because we will have nothing to offer them. It seems that government agencies are trying to limit sport fishing to have an effect on the fish populations when the commercial fishing has so much more of an impact. But commercial fishing is not being regulated like sport fishing is. I believe this is because lobbyists pay off government officials to promote their industry. Sport fishing doesn't have the money to lobby politicians. NOAA is there for the commercial industry. They do not consider the money sport fishing brings to Alaska.
- Currently in the early stages of my business, not sure if this year I will grow very much.
- The Salmon/seafood market is still very volatile, especially with the unknown effects of Tariffs.
- With more cruise ships scheduled to make port in Wrangell over the next two years, we anticipate growth as long as local workforce can fill the seasonal positions we need to operate at higher capacity.
- The housing market has changed since we started our business in 2020. People are not as confident about buying so there are lots of houses on the market now. Back then there were none.
- My organization is single provider mental health therapy clinic. While the need for this service seems to be growing in the community, I do not expect to add additional providers or employees.

- *Lack of available property and housing limits expansion opportunity. Primary costs are astronomical, as well as secondary costs. Lots needs to change, or good people will continue to move out.*
- *My only challenge is wanting to invite longer-term occupants (Airbnb), but the Website allows multiple, short-term reservations in a given month. I don't have an easy way to manage this any differently. It only affects me and would not alter the outlook for the community, as a whole.*
- *Competition from Sitka for marine services in southeast Alaska could impact Wrangell.*
- *Wrangell's population is declining. This can be directly attributed to the lack of affordable housing, lack of affordable childcare, and lack of consistent ferry service in Southeast Alaska. There are jobs, but they do not pay enough to enable families to live in Wrangell.*
- *Fish are harder to find. Lots of fisherman selling out and leaving. Most of my work is with marine repair — it used to be part logging but that has all gone away .*
- *Board of fish continues to make poor decisions based on political winds, which continue to make it more difficult for fishermen, especially direct marketers to succeed. Changing the timing of the shrimp pot fishery moved us into a market which is less profitable, all for a change based on poor science at best. Moving more of the troll King salmon quota to sport fishermen reduces the value and availability of product for direct sales. Continued reduction in transportation, coupled with increased costs of transportation makes it almost impossible to have any margin between revenue and costs.*
- *There is more than enough bookkeeping, accounting and tax business to go around. The hardest part is competing for employees with the borough of Wrangell, the WCA and Searhc for small businesses. Small businesses cannot compete with the pay and benefits offered by those entities. My business relies heavily on a reliable internet service.*
- *New tariffs and discourse with the US admin have possibly had a negative impact on potential travelers to Alaska.*
- *I have a tool rental business and Storage. The tool Rentals depend on construction in town. So far it's been doing OK but future construction is questionable. With the cost of freight and materials construction is really high in Alaska. Diversity is the thing, and Alaska doesn't have a lot of diversity and jobs or new jobs coming up.*

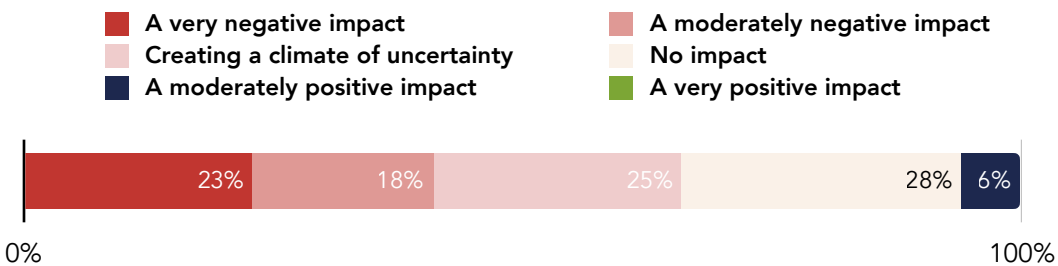
- *Government funds uncertainty will freeze all growth and expansion of activities and investments.*
- *Our country is in trouble. Fascism is on the rise. Many of our Alaskan businesses use people from other countries to work here in summer. They don't want to risk it now. Our SE Alaska has lots of Canadians who are scared. Funding for small businesses are being cut. Funding for agriculture ventures are being cut. What about business loans? Loan opportunities for diverse Alaskans are being cut. The arts and artist opportunities and organizations and programs are being cut.*
- *We are a B&B and Charter Company. We are located in Wrangell. We do not believe the cruise ship or tourism will sustain our community. We need industry. I believe in the new Administration however we are concerned about overregulating the Charter Fishing Industry.*
- *Everyone is cutting back.*

Wrangell Economic Federal Impacts

Have the federal job or spending cuts impacted your business?



How do you expect federal changes in Wrangell to impact your business over the next few months?



27% of Wrangell businesses say they have already been negatively impacted by the early federal job and spending cuts that hit the region.

Asked about the business impacts (positive or negative) of the federal changes (i.e. tariffs, Executive Orders, regulatory, staffing changes, etc.), close to half (41%) of Wrangell businesses said they expected negative business impacts, including 23% who expect the impacts to be very negative. Another 6% are expecting positive impacts.

Businesses were asked to describe the impacts in their own words:

Please describe the impact (positive or negative) you expect the federal changes to have on your business or sector over the coming months (i.e. tariffs, executive orders, regulatory, staffing changes, etc.).

Wrangell businesses largely expect negative impacts from recent federal changes, citing tariffs that raise costs, funding cuts to agencies like NOAA and the Forest Service, job losses, and reduced support for fishing safety and tourism. While a few saw positives in reduced regulation or greater efficiency, the overall the outlook reflects concern over rising costs, shrinking services, and instability in key sectors.

All responses are presented below:

Open Ended Responses

Wrangell Visitor Sector Federal Impacts: Open-Ended Responses

- *Tariffs still have an unknown effect. But it is a concern on the global seafood market with affects our community directly.*
- *With federal job cuts to NOAA, our weather monitoring information is going to be hamstrung. Our safety relies on as accurate information regarding the weather as we can get. Other safety programs, designed to reduce commercial fishing are being reduced in funding which will most likely shut them down. Lastly, just like farmers, sometimes there is a season which is completely out of our control and is a disaster. We rely on the federal funds to help push us through. Lastly, eliminating programs or funding for programs that assist small businesses through grants and loan programs hurts the individual self-employed fisherman tremendously. With these jobs being cut or eliminated it increases risk of over fishing, increasing our risks fishing, and losing government support.*
- *I am concerned about the tariff as a commercial fisherman. Also the federal cutbacks specifically in NOAA may affect weather conditions and safety.*
- *We plan to transition to a nonprofit so as to be no cost to our clients but grant funding is looking rough.*
- *I'm extremely hopeful that someone is finally addressing the over spending & bleeding of our limited tax \$. The important jobs & money will return once this initial process is fully complete. I think our schools will be very well cared for first*
- *Fear of travel*
- *Well licensing and weather and transportation are key industries that make our jobs possible, and all these jobs are on shaky ground.*
- *We will see decreased revenue with less federal employees traveling.*
- *All negative: Federal funding cuts, DOGE destruction of government functions, Secure Rural Schools not renewed.*
- *We work with private, for profit companies whose clients are ones able to afford vacations. I don't see that we will face any impact from current federal changes.*

- Tariffs are expected to increase prices of imported goods substantially and for those of us in the retail business it will make it nearly impossible to compete with internet sales. Reductions in staff of Federal offices in a small community can have a very negative effect on the business climate. Even the loss of 10 jobs is a significant amount in a town of 2,000 people.
- Tariffs are very impactful as are the tentative everyone is holding their breath waiting for the next order no one wants to make any commitment on jobs, expanding, contracts or purchases.
- It will be a negative impact on it as other businesses have to pay more for items they will not be able to advertise as much.
- Significant loss in jobs and exodus from small communities. Decreased support for conservation partnerships and sustainability work. Potential irreversible environmental change, which may affect future commercial opportunities. Inefficiencies in ability to serve the public as staff is not focused in the areas of demand and/or desire.
- Increased cost of goods, decreased population, possibly decreased tourism
- No impact
- Historically, our sales to non-cruise passengers increases in March and April, however these bookings have trickled down to almost zero.
- Tariffs will cause (and already has) our wholesale prices to increase overall. Some of the executive orders could have positive impacts if we can access more local resources.
- We utilize grants administered by federal agencies to enhance our museum. The lack of funding could impact us in a negative way, especially since we do not have an operating expenditure currently to add & maintain our museum.
- We have a big Alaska Native population. As the Trump administration cancels grants and federal funding it adversely impacts our business and our community.
- Cutting back on regulations is very good for our business.
- Negative due to tariffs, uncertainty, lack of foreign travelers due to fear and mistrust of the USA, uncertain staffing with the USFS and other agencies
- In working with employees in the Forest Service, they are upset and concerned with the budget cuts and employee reduction. We do not feel the effect in our business personally, but we hear complaints from the government workers we work with. It

makes no difference, but we had additional paperwork to fill out with the Forest Service, and nothing will come of it because they lack funding. Basically, it is just a lot of hoops to jump through for nothing. The government is slow and difficult to work with. Rather than simplify and make processes efficient, they complicate a simple situation and create a bunch of extra paperwork for each scenario. Less funding for the nonsense is good in our opinion and for the business experience.

- *Our current population is already too low. Losing young, working-aged people is not ideal.*
- *Layoffs of Federal employees would cause private industries to have to find ways around all the Federal Permitting Processes and Policies. This will negatively impact our environment and the total visitor experience.*
- *Foreign visitors have begun to cancel their cruise trips or independent bookings because of travel concerns with entering and exiting the US. We depend on USFS seasonal staff to maintain recreation sites used by tourists. Increased cost of goods essential to this industry (aluminum etc.) make predicting future costs difficult. We have to lock in prices on contracts often two years in advance.*
- *People are nervous about a recession, volatile markets, state school cuts and more. The Fed admin is doing all of this on purpose - creating uncertainty.*
- *Federal changes will have no impact on my business or other similar businesses, because services are largely covered by insurance or paid out-of-pocket by the patient*
- *None. I think this administration is doing an excellent job.*
- *People may be less inclined (or able) to travel for pleasure if it becomes too expensive an option for the use of their time and resources.*
- *Higher prices and executive orders that make NO SENSE if the goal is to save federal dollars. Our school is ready to make drastic reductions due to federal cuts via executive order instead of congress being the ones who hold the purse strings. This is an affront on the democratic process. The balance of power is being disrupted, and chaos is ensuing. Positives are Alaska being able to manage her own resources, but this takes time, government oversight for permitting purposes (these people have all been laid off), and infrastructure. There seems to be no organized plan.*
- *NMFS is short staffed and is making mistakes in calculating IFQ shares and has already made corrective reports on season timings. I don't trust that there won't be more mistakes overall.*

- *Cost of health insurance for myself thru the Affordable Healthcare act and cost of utilities, software subscriptions and supplies for my business are all on the rise*
- *Continued strained US border country relations are not good for Alaska since we are separated by a country from our country. Everyone seems cautious at this time.*
- *I don't do a lot of business with Federal employers. So I don't expect anything to change.*
- *Loss of federal jobs will hopefully open up the market for private businesses. Private businesses cannot compete with subsidized (federal and state) organizations.*
- *Foreign travelers are not coming to America*
- *Lack of funds for existing programs and services. We project no job growth.*
- *Fortunately I got a grant before the National Endowment for the Arts cut funding. So I can do my arts program in Wrangell. But now the Feds want you to sign an anti-diversity waiver so that they can pull funding if you promote diversity. Again, fortunately I did not have to sign this because my arts program is targeting diverse writers. This policy will endanger many cultural programs for Alaska Native peoples. Visitors are already deciding NOT to come to the US for vacations. The Tariffs will and are hurting our businesses.*
- *Government efficiency is necessary and important. We are all for it.*
- *Things will get worse before they get better, but I support the federal changes.*

Wrangell Visitor Economy 2025



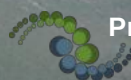
June 2025

Prepared for



CITY & BOROUGH OF

Wrangell



Prepared by
Rain Coast Data

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Wrangell Visitor Economy Summary

Wrangell's 2024 tourism season brought in 3% fewer tourists than in 2023, despite original projections for a larger number of visitors. However, Wrangell's 2025 tourism season is expected to be its biggest in terms of visitor volume in twenty years as large cruise ships visit the community. Wrangell is expected to attract 40,000 to 45,000 tourists, depending on how full the cruise ships are.

Total Tourist Arrival and Spending: In 2024, visitors spent an estimated \$5.9 million in Wrangell. Based on current visitor projections, tourists are likely to spend \$7.6 million in Wrangell during the summer of 2025 (assuming 88% capacity for the cruise ships).

\$5.9 million
tourist spending
in Wrangell in
2024

Overnight Visitors in Commercial

Accommodations: In 2024, an estimated 2,000 overnight guests stayed in Wrangell at hotels, inns, bed & breakfasts, and short-term rentals. These visitors spent \$1.38 million on lodging. Including other local expenditures, their total estimated spending in Wrangell reached \$2.4 million.

2,000
Hotel, short-term rental and
other overnight
visitors in
2024

Cruise Projections: Wrangell welcomed 21,207 cruise passengers in 2024. If ships run at full capacity in 2025, 41,968 cruise ship passengers would visit the community, a 74% capacity increase from 2024. In 2025, Wrangell is scheduled to receive 117 port calls from 20 ships. Cruise passengers are expected to make up 92% of the community's tourists in 2025. Based on the current schedule, in 2026 Wrangell is expected to have a record breaking tourism season with nearly 80,000 cruise visitors.

74%
Projected
increase in cruise
ship passenger
capacity in
2025

Positive Outlook: The 2025 business climate survey of Wrangell's visitor industry indicates strong optimism, with 89% of respondents holding a positive economic outlook for the upcoming year, including 44% of Wrangell's business leaders that expect their prospects to be better or much better over the next year.

89%
positive outlook
for 2025 visitor
season

Overview of Tourism in Wrangell

In summer 2024, Wrangell welcomed just over 25,000 air, cruise, ferry and yacht visitors—about a 800 less than in 2023— and well short of the originally projected 35,000.

The shortfall resulted from losing 15 cruise visits. The cancellations were due to the bankruptcy of American Queen Voyages; three vessels opting to visit Klawock instead of Wrangell; and the Westerdam cancelling its 4th of July visit because of staffing concerns associated with the holiday.

As of June 2025, seven scheduled Wrangell visits have been canceled, with those ships choosing Klawock over Wrangell.

While Wrangell briefly experienced an influx of large cruise ships in the early 2000s, its tourism model over the past two decades has centered on ferry passengers, smaller cruise ships, and independent travelers. While that model had success, the market has changed. Deep reductions in Alaska Marine Highway System service resulted in an 92% decline in ferry-based independent tourism over the past decade. At the same time cruise numbers are increasing. Wrangell is scheduled to receive four port calls from large cruise ships in 2025, in addition to a strong number of visitors on small and mid-sized ships. In 2026, for the first time in more than two decades, Wrangell is expected break tourism visitation records as nearly 80,000 cruise ship passengers are scheduled to visit the community.

Wrangell is an attractive port, known for its authentic “working waterfront” atmosphere, offering visitors an experience distinct from ports with a stronger retail focus. Situated at the mouth of the Stikine River, the area is rich in wildlife and cultural heritage with historical significance, such as Chief Shakes Island, Petroglyph Beach State Historic Park—home to the largest concentration of rock engravings in Southeast—and the Stikine-LeConte Wilderness. Wrangell’s nature-based attractions are world-class. The Anan Wildlife Observatory is renowned for its bear viewing; however the area’s July–August peak access is limited, meaning that attraction has very little room for the large-scale growth needed. To fully benefit from shifting visitor patterns, Wrangell must adapt its tourism strategy.

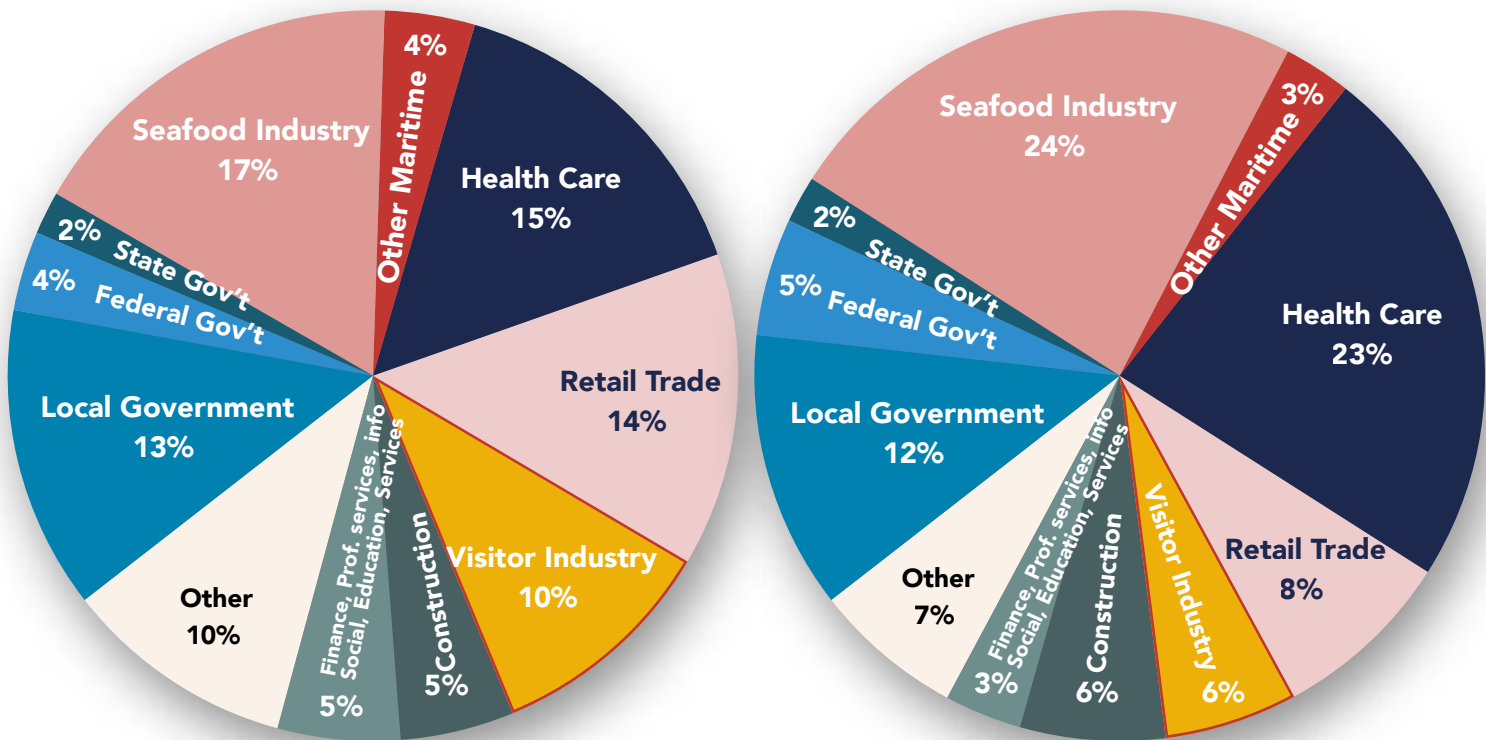
To fully be successful Wrangell must present itself as a competitive port, as other tourism-friendly destinations vie for the same customers. Developing more shore-excursions that appeal to higher-volume cruise markets presents both a challenge and a critical opportunity for Wrangell’s tourism future.

Visitor Industry Employment

Wrangell had 1,052 year-round equivalent jobs and nearly \$60 million in workforce earnings in 2023. In 2023, visitor industry employment made up 10% of all private sector employment in Wrangell, accounting for 108 annual average jobs with associated workforce earnings of \$3.5 million.¹ The visitor industry accounted for 6% of total Wrangell workforce earnings in 2023. All four quarters of 2024 data is not yet available.

Annualized **Jobs**
1,052 Total Jobs
108 **Visitor** Sector Jobs

Employment **Earnings**
Total Earnings \$59 million
Visitor Sector \$3.5 million



Wrangell’s visitor sector is smaller than the region as a whole; the Southeast Alaska visitor industry represented 18% of all jobs and 13% of all employment earnings in 2023.

¹ **Sources:** Alaska Department of Labor Employment & Wage data; US Census Nonemployer (self-employment) Statistics. **Notes:** Due to data confidentiality, some figures are estimates by Rain Coast Data, based on all available inputs. Since annual average employment measures monthly jobs on an annual basis, a visitor industry job that lasts three months counts as one-quarter of an annual average job. Therefore total people employed by the visitor industry last year is a much higher number. 2024 data is not yet fully available.

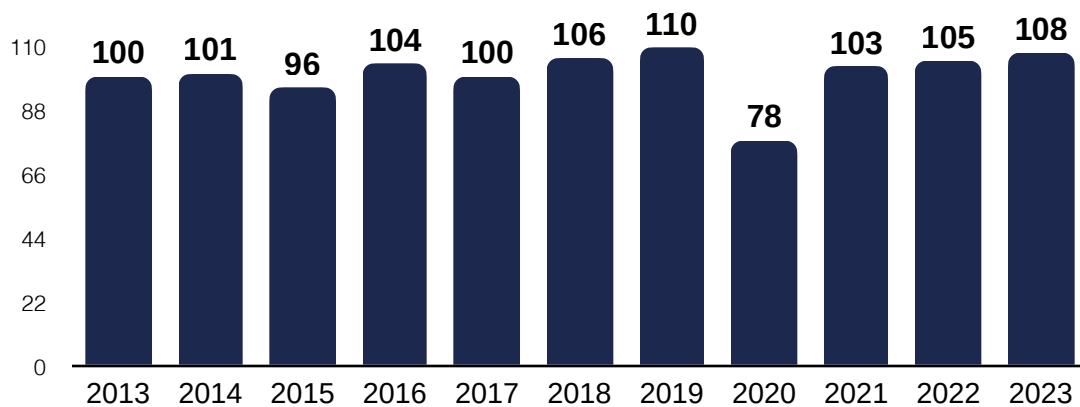
Annual Visitor Industry Employment 2014-2023

Visitor sector employment in Wrangell has been remarkably steady (with the exception of pandemic year 2020) at just over 100 annualized jobs over the past decade. While peak worker count is significantly higher, using an annualized count (year-round equivalent job analysis) allows tourism jobs to be compared across sectors, and is a better way of making annual comparisons.

The average visitor sector wage increased by 4% between 2022 and 2023, while total workforce earnings in that sector increased by 3%.

	Year 2014	Year 2017	Year 2018	Year 2019	Year 2021	Year 2022	Year 2023	% Change 2022-2023
Average Visitor Industry Wage	\$22,227	\$24,066	\$27,259	\$31,955	\$30,961	\$31,293	\$32,520	4%
Total Visitor Industry Employment	101	100	106	110	103	105	108	3%
Total Visitor Workforce Earnings in millions	\$2.24	\$2.40	\$2.89	\$3.52	\$3.19	\$3.29	\$3.51	7%

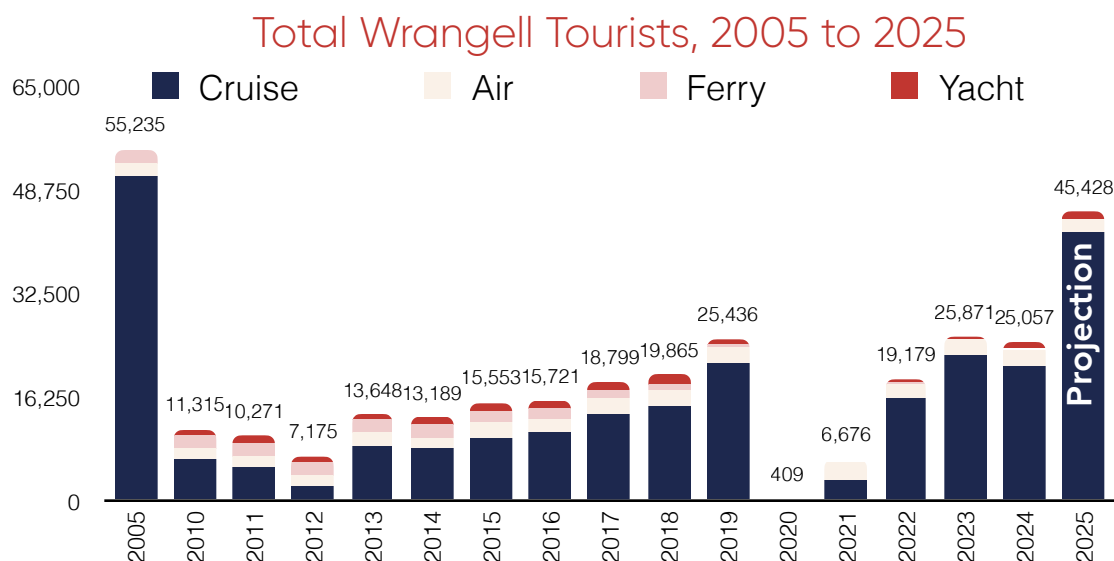
Wrangell Visitor Sector Jobs, Annualized: 2013 to 2023



Note: Annualized employment (or year-round employment) tracks total workers each month of the year, sums the monthly total, and divides that number by twelve. **Source:** Alaska Department of Labor and US Census Nonemployer (self-employment).

Change in the Visitor Industry

Total Tourist Arrivals



In 2025, Wrangell is projected to host 45,428 tourists in the community, assuming ships are at full capacity, and 40,400 if they are at 88% capacity, as they were in 2024. Either way, it will be Wrangell's biggest tourism year since 2005. Wrangell receives tourists from cruise ships, airplanes, ferries, and yachts.

Wrangell has developed a boutique visitors sector, supporting just over 100 annualized jobs - a number that does not change much over time. The tourism industry in Wrangell has long focused on Anan. Because the number of people allowed to visit Anan each year is capped by Forest Service permits, and the season for Anan is quite limited, tourism growth in Wrangell has been partially capped as well.² The community had focused on ferry tourism—visitors who would spend multiple days and nights in the community, taking several high-end tours—but reduced and unattractive ferry schedules due to budget cuts have all but eliminated ferry tourism. Wrangell's current challenge is how to monetize growth once the boutique tours are fully booked.

² The Forest Services caps the permits due the bears' natural behavior and tolerance for human interaction while fishing. Before the permits were regulated by the Forest Service, Wrangell guides worked together to manage visitor/bear interactions safely.

Estimated Summer Tourists to Wrangell 2010-2025

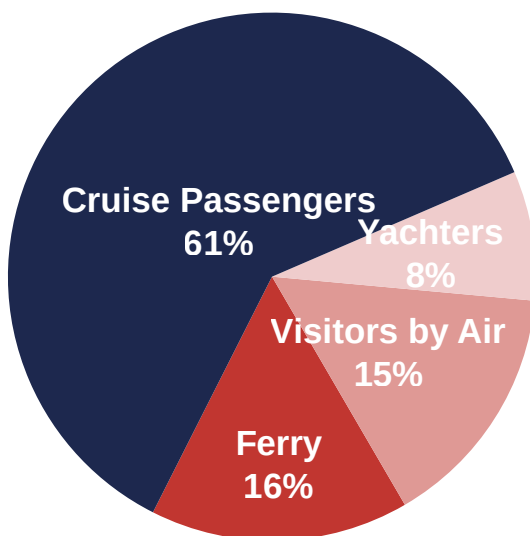
Summer Visitors to Wrangell	2010	2014	2024	2025	% Change 2024-2025
Total Visitors	11,907	13,256	25,057	45,428	73%
Cruise	6,779	8,096	21,207	41,968	98%
Air	1,768	2,008	2,600	2,300	-12%
Ferry	2,000	2,100	170	160	-6%
Transient Vessels (includes yachts)	960	1,052	1,080	1,000	-7%

Air: US Bureau of Transportation Statistics RITA arriving passengers. **Cruise Passengers:** Cruise Line Agencies of Alaska. Small cruise ship schedules with research regarding total capacity. **Alaska Marine Highway System:** Annual Traffic Volume Reports and direct data request. ***Yacht** counts provided by City and Borough of Wrangell. Due to a change in the counting process, these figures are no longer comparable to past years. "Summer tourists" are calculated in a variety of ways. All yacht and cruise passengers are considered "tourists." Air and ferry passengers are calculated by subtracting October to April average passenger arrivals from monthly summer passenger arrivals. From this number total seafood processing workers in Wrangell per summer is subtracted.

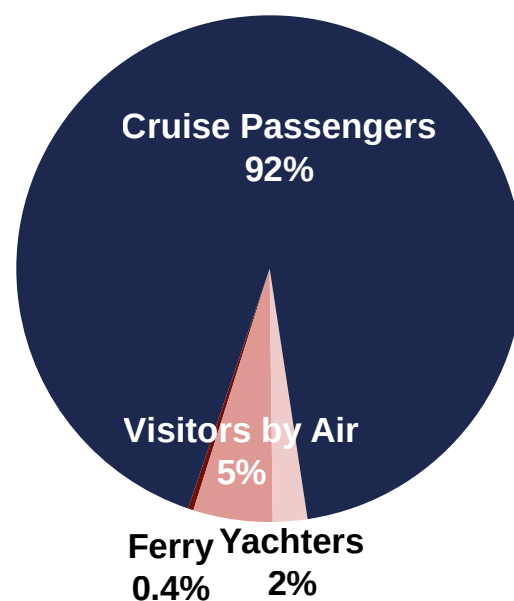
Summer Tourists by Mode of Arrival

In 2025, 92% of all tourists are expected to arrive via cruise ship, while 5% will arrive by air. Based on current ferry schedules, less than 1% of all tourists will arrive via ferry. In 2014, 61% of all tourists were from cruise ships, and 16% arrived by ferry.

Summer Tourists by Mode of Arrival
in Wrangell 2014



Summer Tourists by Mode of Arrival
in Wrangell 2025



Summer Visitation and Spending Analysis

In 2024, summer tourists spent nearly \$6 million in the Wrangell economy. The visitor spending analysis was conducted using a full accounting of visitor spending through the City and Borough of Wrangell sales tax receipts for businesses serving visitors. Depending on the category, total sales tax receipts for winter months were subtracted from summer months to determine "visitor spending." Accommodation tax and short term rental sales figures were also used. Using this analysis, Wrangell's visitors spent \$5.9 million in 2024.

Total Tourist Spending, 2024

Summer Spending by Visitors by Category	2024
Total estimated summer tourist spending	\$5,914,820
Food, Beverages	\$1,969,159
Excursions and Transportation	\$1,602,187
Accommodation	\$1,383,618
Visitor Retail Spending	\$959,854

Note that Wrangell has a sales tax cap of \$3,000 that applies both to goods and services. Sales may have been missed by this analysis if they were over \$3,000; however only for the portion over \$3,000.

Using this analysis, and combining it with how many days each type of visitor stayed, depending on mode, and estimates of much spending per person occurred per spending category, estimates of spending by visitor type can be established.

Tourists by Mode of Arrival and Expenditures in Wrangell 2024 Estimates

	2024	Total Estimated Spending Per Passenger	Total Estimated Summer Visitor Spending 2024
Total Tourists	26,307	\$238	\$5,914,820
Cruise Passengers	21,207	\$146	\$3,098,947
Visitors by Air	2,600	\$954	\$2,480,761
Yacht and Ferry	1,250	\$268	\$335,116

If the assumptions from analysis are applied to 2025 projections, it is estimated that tourists will spend approximately \$7.6 million in the Wrangell economy this year, based on 88% capacity of cruise ships.

Summer Tourists by Mode of Arrival and Expenditures in Wrangell 2025 Projections

	2025	Total Estimated Spending Per Visitor	Total Estimated Summer Visitor Spending 2025
Total Tourist Projections	40,392	\$189	\$7,618,017
Cruise Passengers	36,932	\$146	\$5,396,818
Visitors by Air	2,300	\$827	\$1,901,163
Yacht and Ferry	1,160	\$276	\$320,036



Cruise Passengers

Southeast Alaska cruise passenger arrivals hit a new regional record in 2024 of 1.73 million cruise passengers, surpassing the 2023 record by 4%. Wrangell's cruise numbers declined by 8% in 2024 to 21,207 passengers. The projection had been for a capacity of 31,437 cruise passengers. Several things occurred.

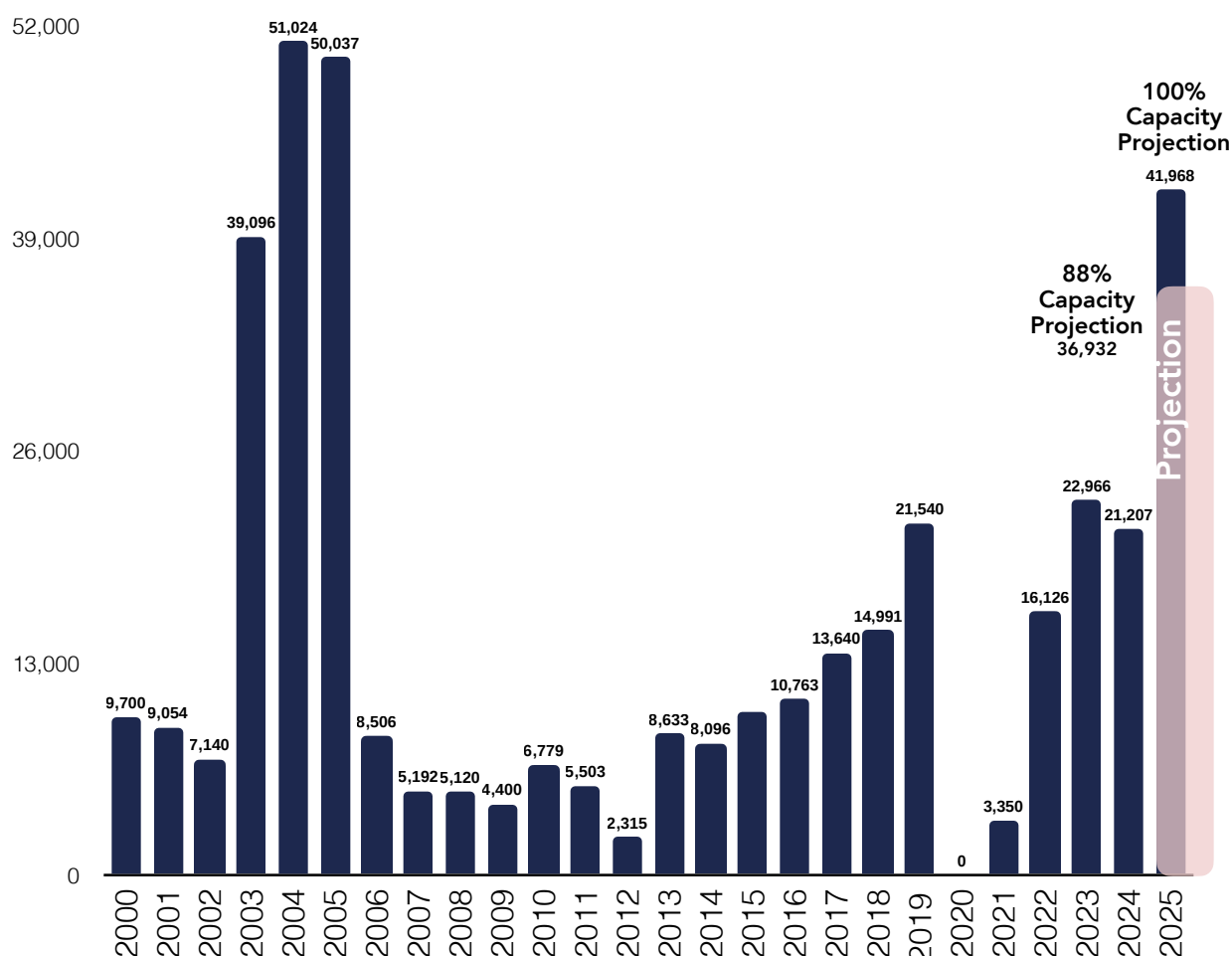
The ships visiting Wrangell in 2024 were 88% full. Wrangell lost 14 cruise visits from the 186-passenger Ocean Victory following the bankruptcy of American Queen Voyages. Wrangell lost another combined three visits from the 746-passenger Seven Seas Explorer and the 670-passenger Regatta, which chose to send the ships to Klawock instead.

Cruise Ship Passengers 2024

2024 Ships	Total Visitors	Passenger Capacity	% Capacity
Alaskan Dream ships	1,420	1,420	assume 100%
NG Sea Bird	550	620	89%
NG Sea Lion	483	620	78%
American Constellation	2,502	2,720	assume 92%
Small Ships	4,955	5,380	92%
Crystal Serenity	574	740	78%
Seabourn Odyssey	3,278	3,600	91%
Silver Muse	2,115	2,384	89%
Silver Shadow	299	392	76%
Roald Amundsen	1,632	2,650	62%
Regatta	654	684	96%
Hanseatic Nature	400	460	assume 87%
Viking Orion	925	930	99%
Fridtjof Nansen	374	530	71%
Mid-Sized Ships	10,251	12,370	83%
Queen Elizabeth	4,008	4,162	96%
Nieuw Amsterdam	1,992	2,160	92%
Large Ships	6,000	6,322	95%
Grand Total	21,207	24,072	88%

Source: Cruise Line Agencies of Alaska; McKinley Research Group, LLC; City and Borough of Wrangell. **Note:** Arriving passenger numbers were not available for Alaskan Dream, American Constellation, or Hanseatic Nature.

Total Cruise Passengers in Wrangell 2000-2025



Source: Cruise Line Agencies of Alaska; City and Borough of Wrangell; McKinley Research.

While 2025 cruise passenger numbers are expected to represent a recent record for Wrangell, levels will still be far below 20 years ago when more than 50,000 passengers visited Wrangell. Also it will be about 5,000 short of earlier projections. From the Wrangell Sentinel in February 2025:

"Wrangell's potential summer cruise ship passenger count has dropped by about 5,000 with the loss of two mid-size ships to Klawock. The Prince of Wales Island community opened up a cruise ship port last summer to attract more visitors — and economic activity — to the town of about 700 residents which is on the island's extensive road system that links 10 communities. The 728-berth Sea Nova canceled six Wrangell stops May through August, switching to Klawock, and the 750-berth Silver Seas Explorer moved an August visit to Klawock while retaining one Wrangell stop in May."

In 2025, Wrangell is expected to have 117 port calls from 41,969 passengers, if all ships are entirely full. This represents a 74% capacity increase over 2024. If ships are at 88% capacity, as they were in 2024, the community would host approximately 37,000 cruise passengers.

Cruise Ship Projections 2025

2025 Ships	Port Calls	Passenger Capacity	Total Visitors
Alaskan Dream	15	40	600
Baranof Dream	15	49	735
NG Sea Bird	10	60	600
NG Sea Lion	8	60	480
American Constitution	15	170	2,550
American Constellation	16	170	2,720
Small Ships	79		7,685
Hanseatic Inspiration	2	230	460
Seabourn Quest	8	450	3,600
Nansen	1	530	530
Roald Amundsen	7	530	3,710
Silver Moon	1	623	623
Villa Vie Odyssey	1	650	650
Seven Seas Explorer	1	750	750
Viking Venus	4	930	3,720
Viking Orion	2	930	1,860
Riviera	7	1,250	8,750
Mid-Sized Ships	34		24,653
Westerdam	1	1,848	1,848
Nieuw Amsterdam	1	2,100	2,100
Grand Princess	1	2,600	2,600
Ruby Princess	1	3,082	3,082
Large-Ships	4		9,630
Grand Total	117		41,968

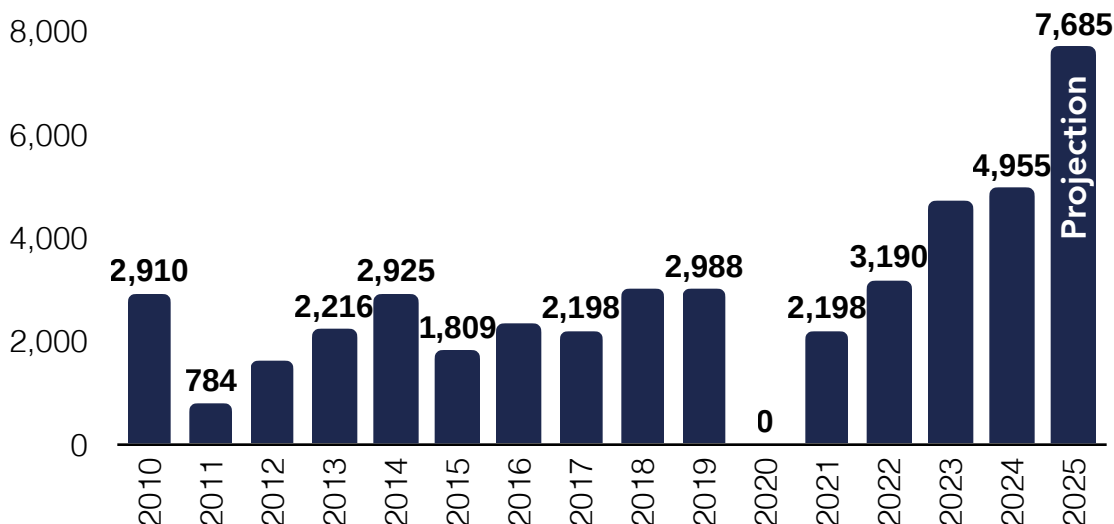
Cruise Line Agencies of Alaska; City and Borough of Wrangell.

For the purpose of this analysis, small cruise ships include those with 30 to 199 passengers per vessel; mid-sized cruise ships includes those with 200 to 1,299 passengers per vessel; and large ships have 1,300 passengers or more.

Small Cruise Ships

In 2025, 6 small cruise ships with an average capacity of about 90 passengers are expected to make 79 port calls, potentially bringing 7,685 passengers to Wrangell. This represents a 55% increase in the total number of visitors on small cruise ships compared to 2024.

Wrangell Small Cruise Capacity 2010 to 2025



Note: For consistency, 2021 capacity numbers are included for small cruise ships, although actual travelers were likely lower. For the purposes of this analysis, small cruise ships are defined as those with 30 to 199 passengers per vessel.

Wrangell's small cruise ship sector experienced disruptions in 2010 when Cruise West ceased operations at the end of the summer season, and again during the pandemic years of 2020 and 2021.

Mid-Sized Cruise Ships

In 2025, 10 mid-sized cruise ships with an average capacity of about 700 passengers are expected to make 34 port calls, potentially bringing 24,653 passengers to Wrangell if the ships are at full capacity.

Large Cruise Ships

Four ships, Nieuw Amsterdam, Grand Princess, Ruby Princess, and Westerdam are scheduled to one port call each. At full capacity, they would bring a combined 9,630 visitors. This will represent only the third year since 2005 that large cruise ships have visited Wrangell. The Noordam made an unscheduled visit to Wrangell in September 2022, and 2024 was the first year with scheduled large cruise ships in two decades.

Cruise Projections 2026

In 2026, based on the draft schedule, Wrangell is expected to have more than 150 port calls from nearly 80,000 passengers, if all ships are at 100% capacity - nearly doubling the number of expected ship passengers for 2025. The projection assumes a similar number of visits by small cruise ships. Based on the 2026 schedule, passengers from mid-sized ships are projected to nearly double, while passengers visiting by large cruise ship could be three times higher than in 2025. The 2026 schedule includes 47 visits from 8 ships not on Wrangell's 2025 schedule (indicated below in all capital letters).

Cruise Ship Projections 2026

2025 Ships	Port Calls	Passenger Capacity	Total Visitors
Small Ships	79		7,685
Hanseatic Inspiration	2	230	460
SEABOURN ENCORE	9	600	5,400
Nansen	1	530	530
Roald Amundsen	1	530	530
SILVER NOVA	1	728	728
Viking Venus	5	930	4,650
Viking Orion	6	930	5,580
Riviera	10	1,250	12,500
WORLD OF RESIDENSEA	3	1,046	3,138
AZAMARA PURSUIT	3	700	2,100
CRYSTAL SYMPHONY	4	600	2,400
LUMINARA	6	450	2,700
STAR SEEKER	13	224	2,912
Mid-Sized Ships	64		43,628
ZAANDAM	1	1,432	1,432
Nieuw Amsterdam	1	2,100	2,100
QUEEN ELIZABETH	8	2,081	16,648
Ruby Princess	2	3,082	6,164
Large-Ships	13		28,316
Grand Total	156		79,629

Cruise Line Agencies of Alaska; City and Borough of Wrangell.
Ships that are capitalized were not the on the Wrangell schedule for 2025.

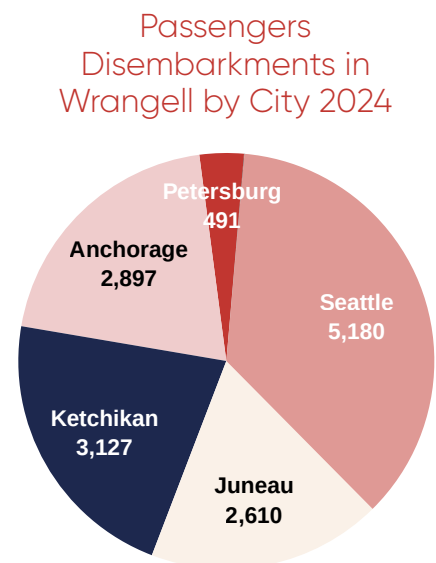
Air Passengers

The number of air passengers arriving in Wrangell gradually increased through 2019. Passenger traffic fell steeply, and then rebounded strongly following the pandemic. Further growth occurred in 2023 as Trident Seafoods restarted local operations. In 2024, an estimated 14,297 air passengers arrived in Wrangell, a 2% increase over 2023 levels.



To estimate how many of these summer travelers were tourists (rather than locals traveling home or people traveling to work in Wrangell), average off-season monthly travel numbers were subtracted from high-season monthly travel numbers, along with summer labor estimates. Approximately 2,600 summer air travelers are estimated to have visited Wrangell for the purpose of recreation in 2024.

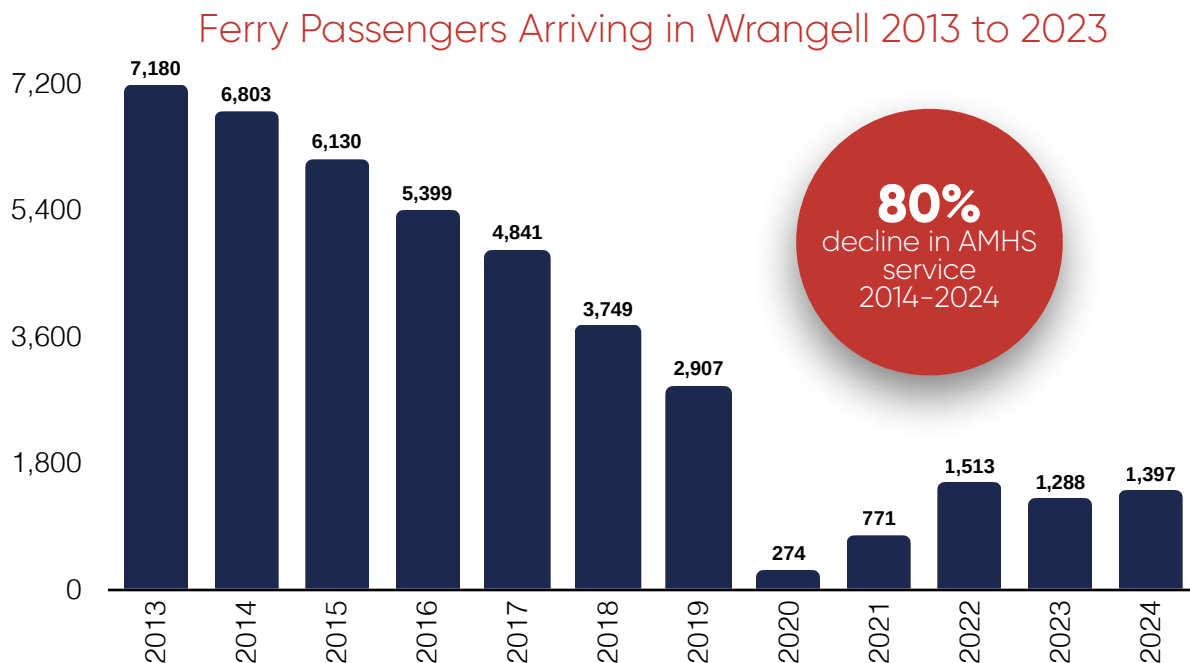
Looking at a full year of passenger data, the greatest percentage of passengers arrived in Wrangell via Seattle (36%), while 22% arrived from Ketchikan, 20% arrived from Anchorage, 18% arrived from Juneau, and 3% came from Petersburg.



Ferry Passengers

In 2023, nearly 1,400 Alaska Marine Highway (AMHS) ferry passengers arrived in Wrangell. Just over half of these arrived during the summer (May through September).

Since 2014, the number of passengers disembarking in Wrangell has decreased by 80% — a nearly five-fold decrease — due to service cuts and reduced sailings. However, in 2024, the number of passengers disembarking increased by about 100 passenger over 2023 levels. Wrangell received 97 port calls in 2024, down from 354 port calls in 2014.



AMHS has been hit hard by state budget reductions, yet Wrangell has been disproportionately impacted by service and port call cuts. Visitor-focused businesses built around serving ferry passengers have been further impacted by the unreliability of ferry services.

The MV Kennicott was sent to a shipyard in November of 2024 and is scheduled to be out of service until the end of 2025, while the MV Matanuska has been out of service since 2022, leaving just the MV Columbia to provide weekly summer service to Wrangell.

Ferry Passenger Arrivals

Year	Total Arriving Ferry Passengers	Summer Tourist Passengers (Estimated)
2024	1,397	170
2023	1,288	225
2022	1,513	280
2021	771	143
2020	274	NA
2019	2,907	815
2018	3,749	961
2017	4,841	1,364
2016	5,399	1,365
2013	7,180	2,010
Change 2013-2024	-81%	-92%

The 2025 Alaska Marine Highway System schedule has a similar level of service for Wrangell as in the past several years: one ship serving the mainline route, with one stop northbound and one southbound each week in the summer.

Accommodations Visitation and Spending Analysis

Total Accommodation Spending Impact Summary

In 2024, 2,000 overnight guests are estimated to have stayed in Wrangell, including hotel, motel, and short-term rental (AirBNB). These visitors booked more than 5,200 accommodation nights. Overnight visitors spent \$1.38 million on accommodation last year.

Those staying overnight in Wrangell spent an estimated additional \$1 million in 2024, on all other costs, including excursions, food, alcohol, coffee, tips, donations, retail purchases, etc.

Altogether overnight visitors in Wrangell are estimated to have spent \$2.4 million in 2024.

Total Accommodation Spending Impact, Wrangell 2024

Accommodation Type	Estimated Guests	Estimated Nights Booked	Total Accommodation Costs	Estimated Spending (excluding hotel costs)	Total Estimated Spending
Hotel, Motel, Traditional B&B (excludes short-term-rentals)	1,549	2,846	\$1,056,463	\$808,499	\$1,864,962
Short-Term Rentals	454	2,362	\$327,155	\$214,838	\$541,993
Total	2,003	5,208	\$1,383,618	\$1,023,337	\$2,406,955

Note: All figures presented in this report are based on the best available data at the time of analysis. Estimates were developed using a combination of accommodation tax records, visitor counts, historical trends, industry benchmarks, survey data, and sources such as AirDNA and the Alaska Department of Labor. Where exact data was unavailable, carefully considered assumptions and proxy data from comparable communities were used to model visitation and spending patterns.

Accommodation Inventory

In 2025, Wrangell had 26 overnight accommodation businesses, with 109 total rooms.³ The Sourdough Lodge opened in 2023, after an extended closure, significantly increasing the accommodation capacity for the community.

Wrangell Overnight Rentals Inventory by Rooms/Units

Accommodation Name	2025
Stikine Inn	34
Sourdough Lodge	16
Wrangell Extended Stay	8
A Suite Spot	5
Chrome Chasers, LLC	4
Forget Me Not Lodging	3
Grand View Bed & Breakfast	3
Heritage Harbor Boathouse	3
ARED LLC	2
Mt. Dewey Sunset Bed & View	2
Reeves Guesthouse	2
NorthStar Reflections Guest Suite	1
Harbor Heights	1
Below Deck Apt, LLC	1
Ritchie, Bonnie & Chad	1
Maxmo Rentals	1
Huckleberry Hill Cottage	1
Love Shack	1
Fort Wrangell	2
B&B One Block from Town	4
Historic Tugboat	2
MV Adak	2
Reliance Harbor	2
Cozy Wrangell	2
Other short-term rentals	6
Total Rooms/Units	109

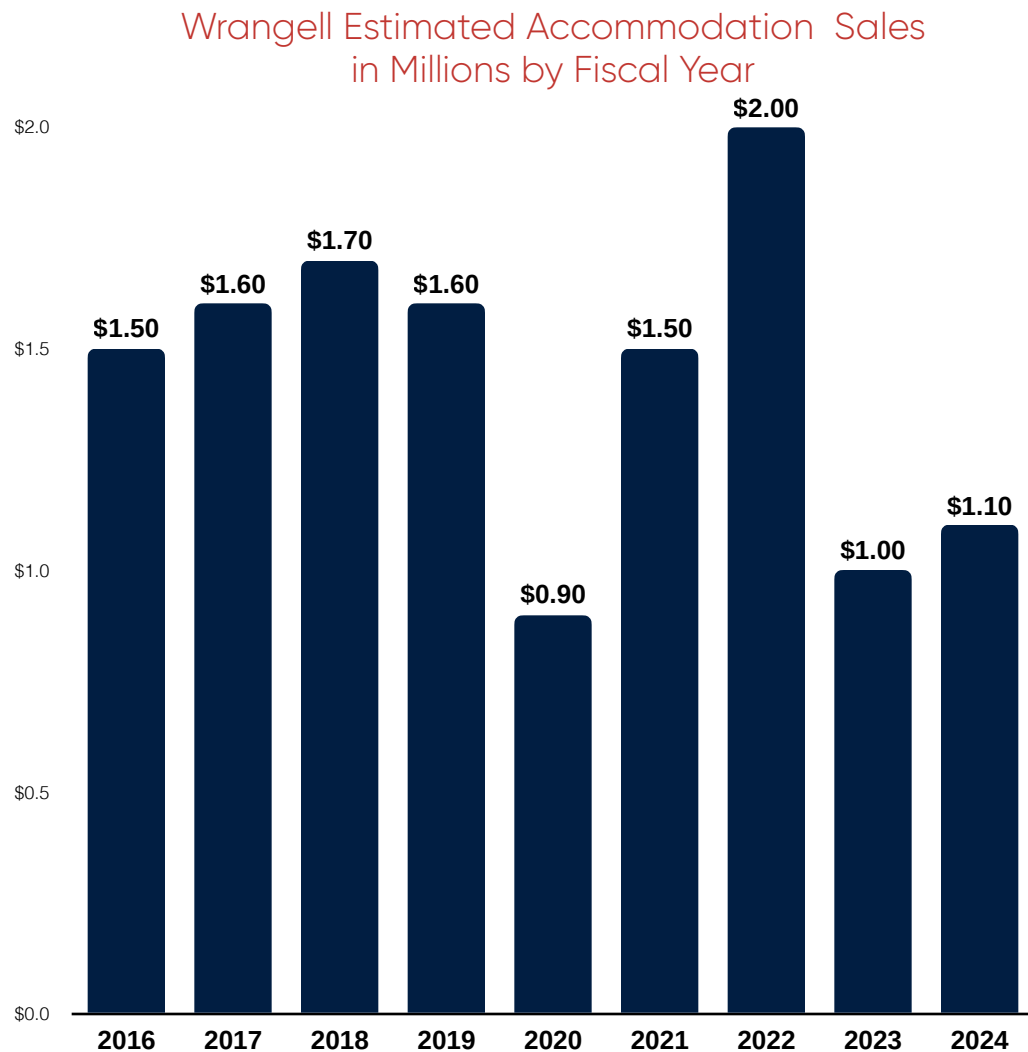
³ Many of these rooms are available in summer only and a handful of the AirBNBs have very limited availability.

Accommodation Tax

The City and Borough of Wrangell imposes a 6% transient occupancy tax on the rental of temporary lodging, including hotels, bed and breakfasts, and short-term rentals.

Based on tax collections, 12 short-term rental businesses with 20 combined rooms or units are also not currently paying local accommodation tax.

Still, the accommodation tax data is incredibly useful, because it represents a consistent group of taxpayers. For the past 9 years, excluding 2020, average Wrangell accommodation sales has been \$1.5 million.



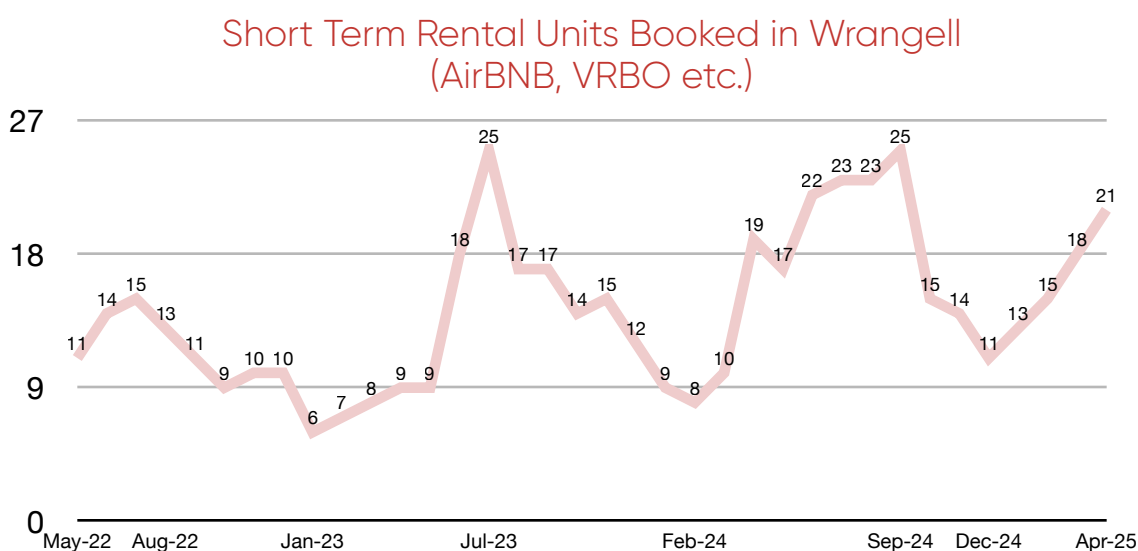
Source: City and Borough of Wrangell

Short Term Rentals (STRs)

A total of 32 Wrangell units or rooms are currently registered with either Airbnb or VRBO, although many are inactive.

Use of short-term rentals, like Airbnb and Vrbo, remained flat at 25 peak bookings in the summers of 2023 to 2024. In April of 2025, 21 short term rental units had bookings.

The average price per night in 2024 was \$145 per night (this is a fully loaded rate that includes the cleaning fee, Airbnb fee, and taxes). Properties range from \$67 to \$1,400 per night. Half of the listings offer an "entire home," while the other half offer a single room within a home or more traditional Bed and Breakfast.



Half of the active short-term housing listings offered availability on a seasonal basis only (available for a few days to six months of the year only). Just 16% of Wrangell listings were available all or most of the year (more than 270 days). The average length of stay at a STR in Wrangell in 2024 was 3.2 days.

An analysis of the data identifies no rental housing units that are being diverted to short-term rentals year-round.

STR Revenue

In 2024, the short term rentals in Wrangell collectively earned \$327,155, a 21% increase over 2023 when the STRs earned \$269,722. The City and Borough of Wrangell has a 6% Public Accommodation Tax which applies to short term rentals, which would have conceptually brought in \$22,900 in tax revenue for the community, if these were fully collected.

Revenue by STR Unit Type, Wrangell 2024

Month Registered (not all active)	Unique 6	B&Bs 6 Rooms	Apts 7	Houses 13	Total Revenue	Total Nights
January	\$3,071	\$952	\$406	\$2,666	\$7,095	46
February	\$1,797	\$1,066	\$141	\$6,131	\$9,135	64
March	\$609	\$2,251	\$	\$8,683	\$11,543	102
April	\$2,808	\$9,073	\$5,320	\$18,056	\$35,257	253
May	\$3,594	\$6,354	\$2,202	\$13,562	\$25,712	217
June	\$2,797	\$9,321	\$6,161	\$17,588	\$35,867	275
July	\$9,288	\$12,295	\$11,291	\$21,186	\$54,060	364
August	\$4,435	\$13,878	\$6,883	\$28,485	\$53,681	361
September	\$6,036	\$8,804	\$4,768	\$22,378	\$41,986	276
October	\$1,608	\$9,036	\$4,862	\$7,816	\$23,322	182
November	\$6,266	\$1,909	\$1,652	\$6,231	\$16,058	99
December	\$2,026	\$6,013	\$2,125	\$3,275	\$13,439	123
Total Short Term Rental Revenue 2024					\$327,155	2,362

Note: Unique rentals include boats, tents, and tiny homes, for example.

A total of 2,362 room nights were booked in Wrangell in 2024 using AirBNB or VRBO, (the equivalent of a 6 to 7-room hotel being fully booked for a year). The total revenue for these stays was \$327,155, a figure that includes cleaning, but excludes the Wrangell accommodation tax.

STR Visitation and Spending Analysis

In Wrangell in 2024 there were 196 STRs units booked, resulting in 2,362 room nights (see previous table), and resulting in \$327,155 in total spending to these local accommodation providers. AirDNA also provides the total length of stay by month for Wrangell. An analysis of people per booking was developed to understand total visitors. Based on available data an estimated more than 450 visitors stayed at STRs in Wrangell in 2024. In addition to spending on accommodation, they spent an additional estimated \$214,838 on food, excursions, shopping, and transportation. Based on the full analysis, visitors using STRs spent \$542,000 in Wrangell in 2024.

Total STR Economic Impact, Wrangell 2024

Month	Length of Stay	STR Units booked	People Per Booking	Total people	Total Room Costs	Estimated Visitor Spending (excluding STRs)	Total Estimated Visitor Spending in Wrangell by STR users
January	2.19	9	1.0	9	\$7,095	\$1,833	\$8,928
February	4.45	8	1.2	10	\$9,135	\$3,984	\$13,119
March	5.38	10	1.5	15	\$11,543	\$7,355	\$18,898
April	3.85	19	2.4	46	\$35,257	\$16,577	\$51,834
May	2.97	17	1.9	32	\$25,712	\$17,061	\$42,773
June	3.1	22	2.1	46	\$35,867	\$26,003	\$61,870
July	2.77	23	3.7	84	\$54,060	\$42,034	\$96,094
August	3.23	23	3.1	71	\$53,681	\$41,239	\$94,920
September	3.69	25	1.6	39	\$41,986	\$25,936	\$67,922
October	2.94	15	4.7	70	\$23,322	\$19,093	\$42,415
November	3.78	14	1.6	23	\$16,058	\$8,098	\$24,156
December	5.61	11	1.0	11	\$13,439	\$5,627	\$19,066
Totals		196	2.14	454	\$327,155	\$214,838	\$541,993

Sources: Length of Stay; STR Units booked; and Total Room Costs provided by AirDNA. People Per Booking used AirDNA STR data. Estimated Visitor Spending (excluding STRs) was developed using hotel guest spending in Wrangell Alaska. All analysis is developed by Rain Coast Data.

Hotel Visitation and Spending Analysis

Wrangell has 82 traditional hotel and bed and breakfast rooms across 12 establishments (that are not double counted by the short-term rental data). In 2024, these traditional establishments booked nearly 3,000 hotel room nights, hosting an estimated 1,423 visitors to Wrangell who spent just over a million dollars for their rooms. To understand additional spending by lodging guests, the analysis below is based on averages, and a known amount of dollars spent in Wrangell in 2024 due to sales tax remittance by spending category. The averages include those who spend nothing in the categories as well. Not every hotel guest participates in excursions or rents a vehicle, for example.

- Visitors spent an average of \$101 per person for food each day (including food, coffee, bars, restaurants, grocery, etc.)
- Visitors spent an average of \$16 per person for shopping each day (including souvenirs, fishing related purchases, etc.)
- Visitors spent an average of \$16 per person for transportation each day (including vehicle rentals, fuel, taxis, and other paid transportation options).
- Visitors spent an average of \$10 per person for excursions each day (including tours and activities).

Based on this analysis, hotel visitors spent an estimated \$1.7 million in Wrangell last year.

Total Hotel Economic Impact, Wrangell 2024

Estimated Visitors	Estimated Nights Booked	Total Room Costs	Estimated Spending (excluding hotel costs)	Total Estimated Spending
1,423	2,850	\$1,056,463	\$644,129	\$1,700,592

Anan, Stikine, LeConte Tours

Anan Wildlife Observatory, the Stikine River, and LeConte Glacier are three of Wrangell's most significant water-based visitor attractions. The Anan Wildlife Observatory, managed by the U.S. Forest Service, is accessible only by boat or plane and requires a permit during peak season (July 5 to August 25), with daily access limited to 60 commercially guided and 12 independent visitors. In 2023, the site welcomed a record 2,905 visitors—2,357 guided and 548 independent. Not all accessed the site from Wrangell. The Stikine River, known as “the great river” in Tlingit, flows 400 miles from British Columbia and is popular for jet boat tours that explore its rich history, geology, and wildlife; more adventurous visitors may opt for canoeing or kayaking. Nearby, LeConte Glacier—the southernmost tidewater glacier in North America—sits 20 miles from the Stikine River's mouth and offers dramatic calving displays. Tours to the glacier typically last four hours and are also conducted by jet boat.

In 2024, the 8 businesses that provide these tours earned a combined \$1.36 million, 19% more than they earned for the tours in 2023 (\$1.15 million).

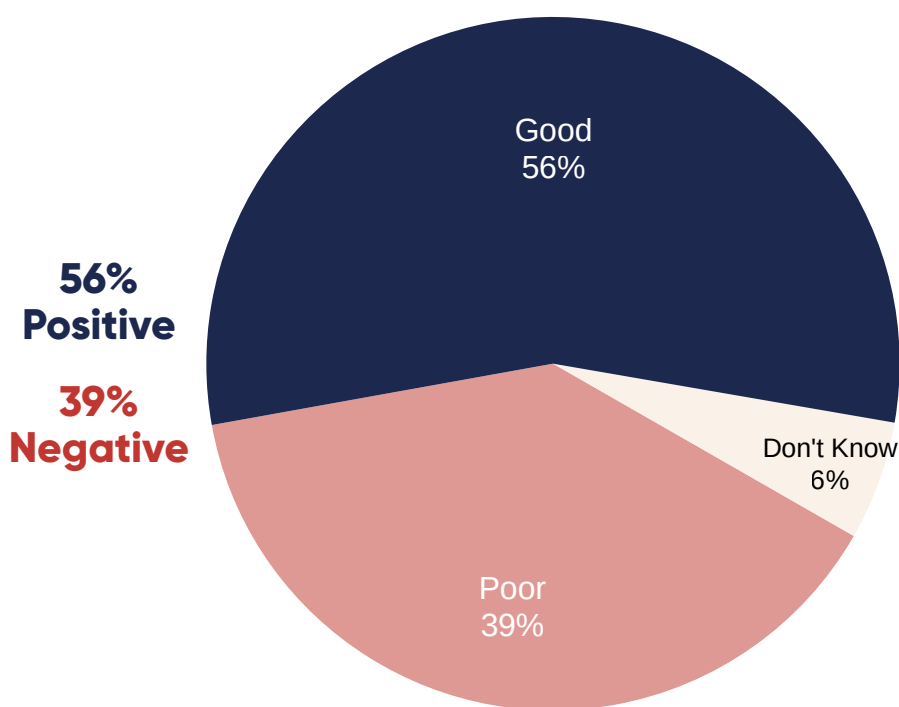


2025 Visitor Business Climate Survey

Current Business Climate

In the spring of 2025 a total of 18 Wrangell business owners and operators in visitor related industries (tourism, restaurants, other food and beverage businesses, accommodation, excursion providers, and others providing services to visitors) responded to the Southeast Conference Business Climate survey, representing a total workforce of 175.

How do you view the overall business climate right now?



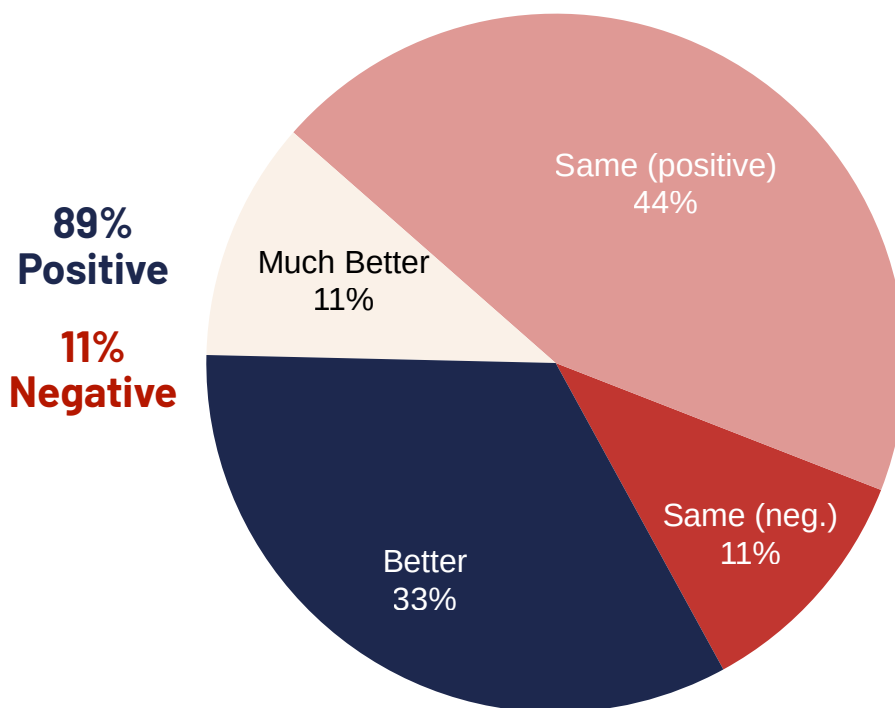
Wrangell Visitor Economy Now: How do you view the overall business climate right now?

In 2025, Wrangell visitor industry business leaders were divided as to the state of the Wrangell business climate. Just over half (56%) of visitor industry business leaders called the business climate good or very good; while 39% called it poor.

An additional 6% said they did not know, however, a lack of business certainty regarding the economy is primarily a negative response when it comes to business.

Wrangell Visitor Sector Economic Outlook

What is the economic outlook for your business/industry over the next year (compared to the previous year)?



Wrangell Visitor Economy Outlook: What is the economic outlook for your business/industry?

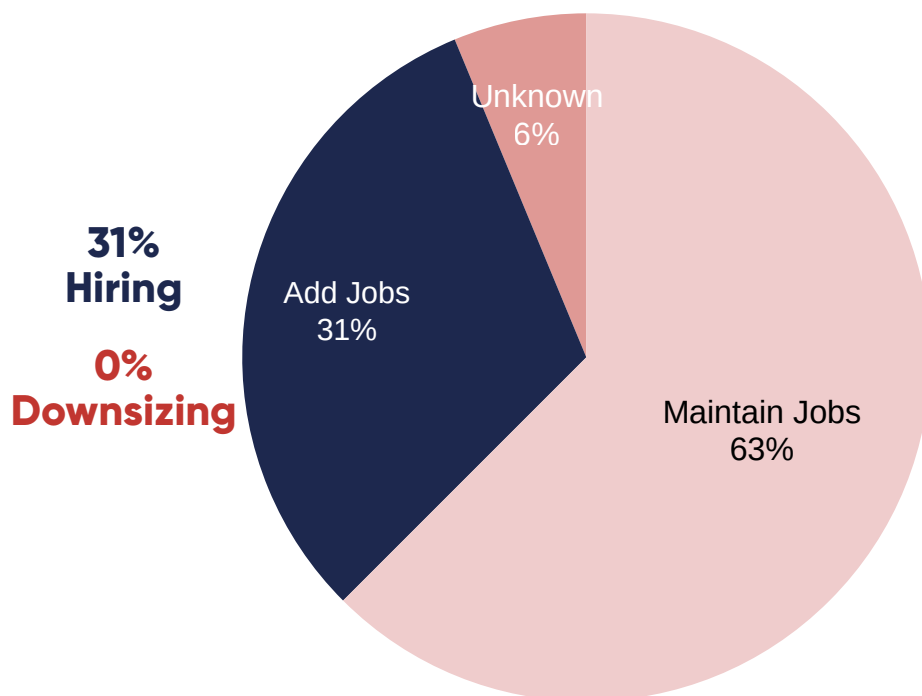
Economic Future: In 2025, 89% of respondents describe the economic outlook for their business or industry over the next 12 months as positive; while 11% have a negative outlook.

Nearly half (44%) of survey respondents expect their prospects to be better or much over the next year, an additional 44% of tourism business leaders say their business outlook is similar to current operations — in a positive way.

No tourism business leaders expect the outlook to worsen over the coming year; while 11% say that operations are already going poorly and no change is expected.

Wrangell Visitor Sector Hiring Projections

Over the next 12 months, do you expect your organization to add jobs, maintain jobs, reduce jobs, or are you unsure?

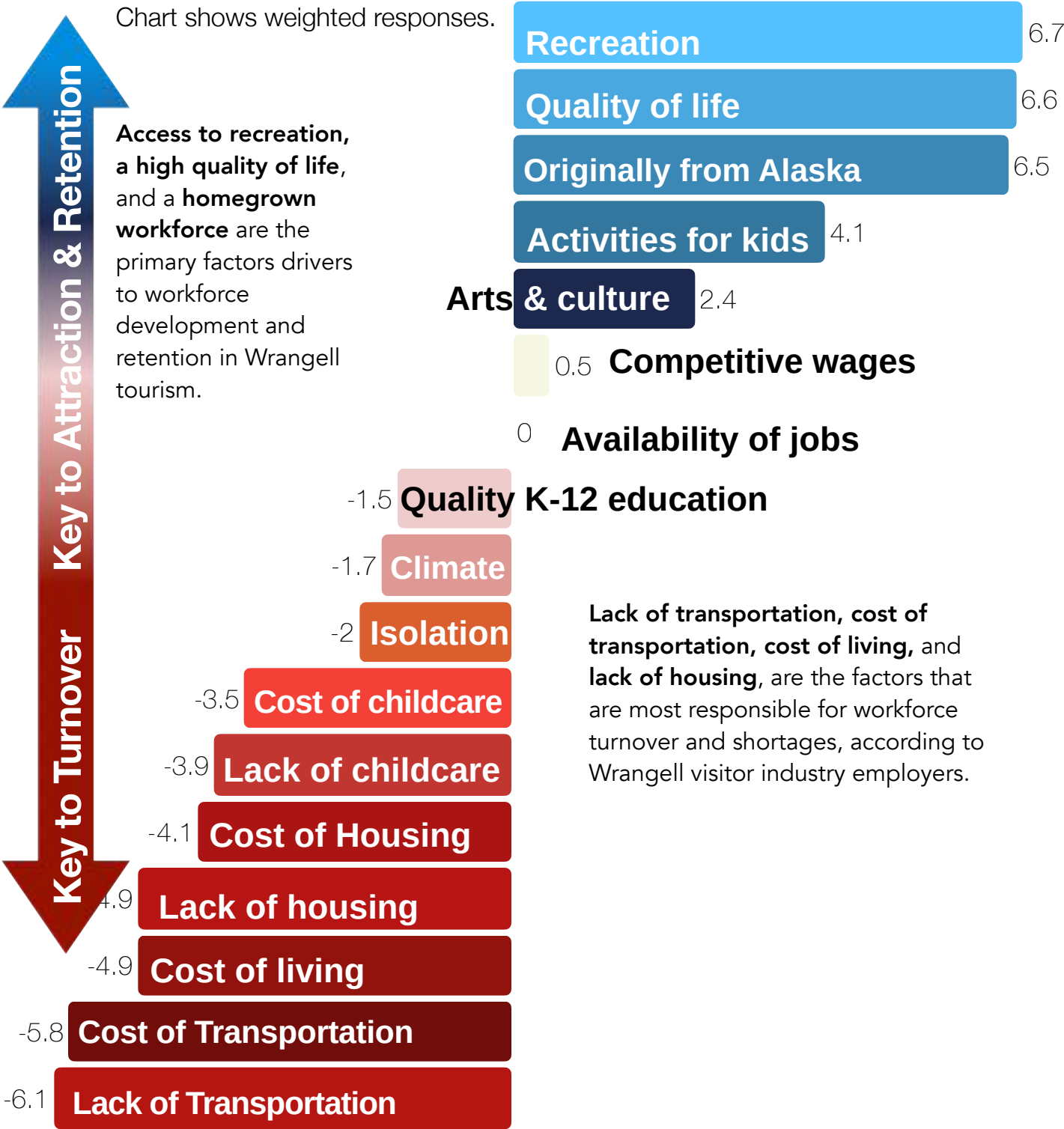


Employment changes in the next year

When asked about staffing expectations, about a third (31%) anticipate adding new jobs over the next year, and nearly two-thirds of visitor sector business leaders (63%) expect to maintain job levels in the coming year. No business leaders expect to reduce staffing levels.

Retention & Turnover: How do these factors impact worker attraction & retention?

Wrangell tourism business leaders were asked to rank the impact of 17 elements on workforce attraction, retention, and turnover. This is a weighted ranking of their responses.



Wrangell Visitor Sector Economic Outlook: Open-Ended Responses

In the spring of 2025, Wrangell visitor industry business leaders were asked to describe their economic outlooks in their own words. These comments were primarily regarding their expectations of the 2025 season.

Tourism is driving strong seasonal growth in Wrangell, but businesses face challenges including workforce shortages, limited ferry and other transportation access, regulatory burdens for sport fishers and guides, and decreasing federal and state investments in infrastructure. Cruise traffic is growing, while independent travelers are seen as more valuable than cruise passengers. Business leaders are optimistic about job creation, visitor demand, and Wrangell's tourism offerings.

- *Tourism is our sector, and we will effectively double in business this year from last. We have added two new employees this year and are anticipating the season to grow significantly again next year and in 2027. So with that, we have been preemptively making plans to create more jobs. The only concerns I have will be not being able to find those employees. But I guess that's a good problem to be facing in the shadow of growth!*
- *The growth we need for stability in our business is dependent on independent travelers. Current dependance on cruise ship traffic is much like expecting every year to have a great fish return. It's the independent traveler that stays longer, spends more money in town and helps promote our community as they travel to other places. Wrangell is a difficult place to visit. Although we have Alaska Airlines flights twice a day, there is a finite number of seats and with stops in Ketchikan and Petersburg northbound, and Juneau, Petersburg and Ketchikan southbound, seats are often not available. If there are seats, they are cost prohibitive. Why fly to Wrangell for \$250 when you can fly to Ketchikan, Juneau or even Sitka for \$99. Our current ferry service is limited to one northbound and one southbound run each week. Although this is scheduled to improve over the next many years, it might help to have a ferry that operates more often from Ketchikan to Hollis, to Coffman Cove to Wrangell and maybe the Petersburg terminal for the IFA. Another ferry can run from Juneau to Petersburg. We are also concerned that the current changes and reduction in the USFS will be detrimental to small businesses if the Federal Government decides to use concessionaires for various venues. Small businesses cannot compete with larger corporations, and we may lose our access and ergo opportunities. This would be catastrophic.*

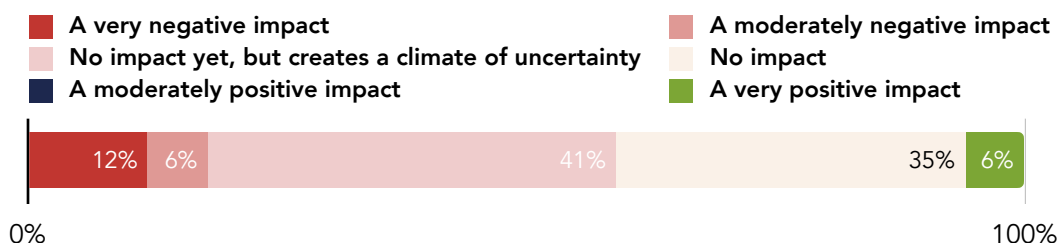
- Tourism has been the primary driver of financial growth for the business I manage. With Wrangell anticipating a 35% surge in visitors this year and further growth projected for 2026, our focus is on maximizing revenue capture from this increased tourism. Additionally, we aim to boost conference reservations, attracting groups from within Southeast Alaska and beyond to utilize our rental space, thereby fostering broader economic development in Wrangell.
- Our business is solid. The cruise industry grows in Wrangell. Sadly as the cruise industry grows the city of Wrangell doesn't have the money to build the infrastructure to maintain the growth. Not enough tour operators to meet the needs of the ships. Operators are aging out and just a few companies will survive into the future. Catch 22. Tourism is the only viable growth industry in town and not enough entrepreneurs are embracing it as an opportunity. We have an average age of 50 years plus as our population. We have a terrific opportunity with the cruise industry if we can get people to step up.
- Lack of foreign travel due to the current Presidential travesty is a huge concern for us. We are also bracing for huge increases in fuel and materials
- Government regulation with the Forest Service and Fish and Game and regulations with Sport Fishing for Halibut and other species make it very hard to sell trips to our area, Wrangell. Every year, more regulations make operating our business harder and harder. Because of all the limits on sport fishing for guests being "guided," it is difficult to meet guests' needs and expectations. They feel they are better off in a "do it yourself" fishing environment where their fish are not as limited as in a "guided" situation. This is especially true for guided, sport halibut fishing. We also guide guests for fly fishing experiences, and the Prince of Wales Forest Service recently shut down guided fishing in their district for the entire month of May for guided fishing. This affects our business greatly. Not only that, but our guests book trips with us up to a year or more in advance, and Prince of Wales Forest Service shut down guided fishing in May only two months before the season. This drastic and last-minute closure creates stress for our guides who need to make changes to our typical fishing areas last minute. We cannot apply for and get new areas added to our Operating Plan in only two months. In our business of guiding sport fishing guests, we are getting more regulations that limit us more every year. The noose is constantly closing in tighter and tighter until we can no longer sell trips to guests because we will have nothing to offer them. It seems that government agencies are trying to limit sport fishing to have an effect on

the fish populations when the commercial fishing has so much more of an impact. But commercial fishing is not being regulated like sport fishing is. I believe this is because lobbyists pay off government officials to promote their industry. Sport fishing doesn't have the money to lobby politicians. NOAA is there for the commercial industry. They do not consider the money sport fishing brings to Alaska.

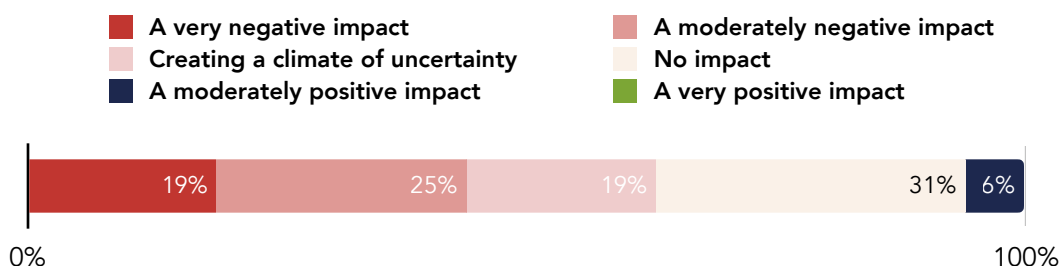
- We need employees to support the 120 days of summer tourism. Biz needs support in customer service training, marketing and signage. Bringing back a Main Street type of program would help to create a more welcoming environment.
- With more cruise ships scheduled to make port in Wrangell over the next two years, we anticipate growth as long as local workforce can fill the seasonal positions we need to operate at higher capacity.
- My only challenge is wanting to invite longer-term occupants (Airbnb), but the Website allows multiple, short-term reservations in a given month. I don't have an easy way to manage this any differently. It only affects me and would not alter the outlook for the community, as a whole.
- new tariffs and discourse with the US admin have possibly had a negative impact on potential travelers to Alaska... inquiries have slowed down considerably the last couple weeks.
- We are a B&B and Charter Company. We are located in Wrangell. We do not believe the cruise ship or tourism will sustain our community. We need industry. We are concerned about overregulating the Charter Fishing Industry.
- I believe regionally, Southeast Alaska is struggling to remain united. As smaller communities without infrastructure connecting our economies seeing increased costs and aging populations, we need to be able to open up our economic landscapes not only regionally, but nationally (domestically) in order to encourage local and non-local investment.

Wrangell Visitor Sector Federal Impacts

Have the federal job or spending cuts impacted your business?



How do you expect federal changes in Wrangell to impact your business over the next few months?



18% of Wrangell tourism businesses say they have already been negatively impacted by the early federal job and spending cuts that hit the region.

Asked about the business impacts (positive or negative) of the federal changes (i.e. tariffs, executive orders, regulatory, staffing changes, etc.), nearly half (44%) of Wrangell tourism businesses said they expected negative business impacts, including 19% who expect the impacts to be very negative. Another 6% are expecting positive impacts.

Businesses were asked to describe the impacts in their own words: Please describe the impact (positive or negative) you expect the federal changes to have on your business or sector over the coming months (i.e. tariffs, executive orders, regulatory, staffing changes, etc.). Several businesses report negative impacts or concerns from federal changes, including reduced bookings, uncertainty from tariffs, and fewer foreign visitors. Others cite reliance on federal grants or US Forest Service staffing, with potential funding cuts affecting operations. A few see no direct impact, while some support the changes despite expected short-term challenges.

All responses are presented below:

Wrangell Visitor Sector Federal Impacts: Open-Ended Responses

- *We will see decreased revenue with less federal employees traveling.*
- *We work with private, for profit companies whose clients are ones able to afford vacations. I don't see that we will face any impact from current federal changes.*
- *We are already seeing a dramatic pause in bookings of tours on cruise ships. Historically, our sales to non-cruise passengers increases in March and April, however these bookings have also trickled down to almost zero.*
- *We utilize grants administered by federal agencies to enhance our museum. The lack of funding could impact us in a negative way, especially since we do not have an operating expenditure currently to add & maintain our museum.*
- *Things will get worse before they get better, but I support the federal changes.*
- *Negative due to tariffs, uncertainty, lack of foreign travelers due to fear and mistrust of the USA, uncertain staffing with the USFS and other agencies.*
- *In working with employees in the Forest Service, they are upset and concerned with the budget cuts and employee reduction. We do not feel the effect in our business personally. The government is slow and difficult to work with. Rather than simplify and make processes efficient, they complicate a simple situation and create a bunch of extra paperwork for each scenario. Less funding for the nonsense is good in our opinion and for the business experience.*
- *The important jobs & money will return once this initial process is fully complete.*
- *Layoffs of Federal employees would cause private industries to have to find ways around all the Federal Permitting Processes and Policies. This will negatively impact our environment and the total visitor experience.*
- *Foreign visitors have begun to cancel their cruise trips or independent bookings because of travel concerns with entering and exiting the US. We depend on USFS seasonal staff to maintain rec sites used by tourists. Increased cost of goods essential to this industry (aluminum etc.) make*

predicting future costs difficult. We have to lock in prices on contracts often two years in advance.

- People may be less inclined (or able) to travel for pleasure if it becomes too expensive an option for the use of their time and resources.*
- We have a big Alaska Native population. As the administration cancels grants and federal funding it adversely impacts our business and our community.*
- Continued strained US border country relations are not good for Alaska since we are separated by a country from our country. Everyone seems cautious at this time.*



EXTRA MILE DAY PROCLAMATION

WHEREAS, Wrangell, Alaska, is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, Wrangell, Alaska, is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

WHEREAS, Wrangell, Alaska, is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

WHEREAS, Wrangell, Alaska, acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2025.

NOW THEREFORE, I, Patricia Gilbert, Mayor of the City and Borough of Wrangell, Alaska, do hereby proclaim November 1, 2025, to be:

Extra Mile Day

And I urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

Signed and sealed on behalf of the City and Borough of Wrangell, Alaska, this 28th day of October, 2025.

Patricia Gilbert, Borough Mayor

Attest: _____
Kim Lane, MMC, Borough Clerk

CERTIFICATE OF SERVICE

The City & Borough of Wrangell, Alaska
Presents this Certificate of Service to:

Brenda Schwartz-Yeager

for her service and dedication on the Wrangell Convention & Visitors Bureau from:
October 2001 through October 2025

Patricia Gilbert, Borough Mayor

ATTEST: Kim Lane, MMC, Borough Clerk

Dated this 28th day of October 2024

CERTIFICATE OF SERVICE

The City & Borough of Wrangell, Alaska
Presents this Certificate of Service to:

Matt Nore

for his service and dedication on the Parks & Recreation Board from:
October 2023 through October 2025

Patricia Gilbert, Borough Mayor

ATTEST: Kim Lane, MMC, Borough Clerk

Dated this 28th day of October 2024

Emailed Correspondence from James Freeman (October 20, 2025)

Please forward this email to all Assembly Members for their attention.

There seems to be a lot of proposed changes both to Plats, grants and bonds as well as economic development centering around ACL, AML, Samson, barge ramp and the 6 mile Mill Site.

A number of months ago it was requested by Mike Lockabey and Sylvia to provide numbers on the financial impact and costs associated with the barge ramp, Mill Site and ACL. There were also comments by Winston and other concerned citizens. All of the projects that are on the board right now may be great projects in the long run and if the timing is right may really help Wrangell. However, without a feasibility study or cost benefit analysis on ROI that can be provided to the public, it seems as if many of these projects are getting the "cart before the horse" since there are many concerned citizens, both residents and businessmen, that have not seen a business plan as to how this all works together and the timing for which to execute these projects. It seems more of a "shotgun" approach than that of a professional business plan that shows both costs and the return on investment in an estimated given period of time.

I would highly recommend that before moving forward any further that a feasibility study be done and a general business plan provided connecting the dots for the public as to how these "investments" are going to move Wrangell forward and what the additional costs to the residents of Wrangell are going to be - which we all know there will be.

In addition, the largest industry in Wrangell (fishing) and services for residents seem to be being ignored while new projects are coming on-line. The plan should include finishing off infrastructure projects already in place and providing help to all the businesses that are currently in Wrangell, not just one sector.

I look forward to discussing this further and more transparency to the public.

James Freeman

Jimboy's North America

Dear Mr. Freeman,

Thank you for taking the time to share your thoughts. I appreciate your engagement and the opportunity to clarify several important points.

The Borough is indeed committed to conducting the detailed analyses you referenced, including a return-on-investment assessment for the proposed American Cruise Lines (ACL) port expansion project and a cost-benefit analysis for the barge ramp selected alternative. However, it is important to recognize that such analyses cannot be effectively completed before an agreement is in place between the parties. Without mutually agreed-upon terms and conditions, it is impossible to quantify potential benefits, costs, or impacts to the Wrangell community. My responsibility as Borough Manager is to bring opportunities forward for Assembly consideration. Any proposed agreement, once negotiated in concept, must be publicly reviewed and formally approved by the Assembly before it can take effect. Only at that point that something is agreed upon and negotiated can the Borough evaluate tangible financial, operational, and community outcomes. Far too often, the conversation turns to opposition before a decision has even been framed. The current process ensures that information will be developed, analyzed, and shared publicly before any commitments are finalized. This has been reiterated at every Assembly meeting and in numerous public forums throughout the past year.

With respect to the fishing industry, I must respectfully disagree with your assessment that this sector is being ignored. In fact, the Borough has taken an increasingly active role in supporting Wrangell's commercial fisheries and subsistence harvesters—often well beyond what has been seen in the past or relative to other municipalities. Earlier this year, the Borough testified before the Alaska Board of Fisheries opposing Proposal 156, which sought a 25% reduction in pink and chum salmon egg take across Southeast Alaska, and we supported Proposal 159 to amend the Wrangell Narrows–Blind Slough Terminal Harvest Area Salmon Management Plan to ensure sufficient king salmon broodstock for the Crystal Lake Hatchery and the Anita Bay Terminal Harvest Area. We have also led regional advocacy regarding sea otter predation by adopting a formal resolution, encouraging similar action by other Southeast communities, and engaging with U.S. House Natural Resources Committee staff on potential amendments to the Marine Mammal Protection Act, including reintroducing elements of the Murkowski–Begich legislation from 2011. On November 13th, the Borough is convening a meeting with commercial shellfish harvesters to assist in forming a Southeast Shellfish Harvesters Association or coalition to further strengthen this sector's voice. Additionally, we have worked closely with seafood processors on production incentives and deferred rate increases for commercial fishermen during difficult years. These actions reflect a deliberate and sustained effort to support Wrangell's foundational industries.

If the perception persists that the Borough is neglecting the fishing and maritime economy, I would encourage a closer review of the record. Many of the initiatives currently underway are in direct response to Assembly planning, direction, and community priorities established through past public processes. The Administrative team is implementing these directives, not inventing them. It is through this framework that Wrangell continues to balance investments in economic diversification, infrastructure renewal, and support for traditional industries.

Finally, I want to emphasize that transparency should not be mistaken for a lack of engagement with the information provided. The Borough's work is discussed in open Assembly meetings, outlined in my manager's reports, detailed in department updates, and published in the Borough's newsletter and agendas. I strongly encourage you and other residents to engage directly by attending meetings, subscribing to the newsletter, and reaching out to Borough staff with questions or input. Constructive participation strengthens the process and helps ensure Wrangell continues to move forward with clarity and purpose.

Thank you again for taking the time to write and for your continued interest in Wrangell's future.

Mason Villarma,
Borough Manager

Minutes of Regular Assembly Meeting Held on October 21, 2025

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 7:00 p.m., October 21, 2025, in the Borough Assembly Chambers. Assembly Member DeBord led the pledge of allegiance.

PRESENT – GILBERT, DALRYMPLE, POWERS, DEBORD, MACH (via zoom), POWELL, OTTESEN

ABSENT -

Borough Manager Villarma and Clerk Lane were also present.

CEREMONIAL MATTERS

A Proclamation for the Cross Country Team was presented.

A Proclamation for Alaska Native Heritage Month was presented.

PERSONS TO BE HEARD

Mike Lockabey, resident, spoke regarding the transfer of the freight service to the Mill Site; provided a view board with figures that showed his figures of what it would cost for freight services if the freight service went to the Mill Site.

AMENDMENTS TO THE AGENDA

CONFLICT OF INTEREST

Mach declared a conflict of interest to item 13g since he is the General Manager for Trident. Gilbert agreed that he has a conflict of interest. There were no objections from the Assembly.

CONSENT AGENDA

- 6a** Minutes from the September 23, 2025 Regular Assembly meeting
- 6b** Minutes from the October 9, 2025 Special Assembly Meeting
- 6c** Final Plat review of a Replat of Lot A (APN 02-021-500) of the Presbyterian Reserve Replat, zoned Open Space Public, according to Plat No. 2019-7, creating Lots A-1 and A-2 of the Presbyterian - CBW Replat requested by Kim Covalt and the City and Borough of Wrangell.
- 6d** CORRESPONDENCE: School Board Minutes (9/10/25 & 9/18/25)

M/S: Powell/Ottesen to approve the consent agenda, as submitted. Motion approved by polled vote.

BOROUGH MANAGER'S REPORT

Manager Villarma provided his borough manager's report.

The Harbormaster's report was provided.

The Library Director's report was provided and spoke about the IMLS grant that was awarded to the library.

The Harbor & Utilities AR for September 2025 was provided

BOROUGH CLERK'S REPORT

Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS

Gilbert requested that the Assembly endorse the ongoing goals of the borough.

The Assembly agreed with the ongoing goals with an addition of Education being added to the list.

Powell thanked Luke Shilts and Charlie Hazel for their work at the shooting range.

Gilbert thanked Todd White for his work at the ball fields.

MAYOR AND ASSEMBLY APPOINTMENTS

Annual Vice-Mayor Appointment

M/S: Ottesen/Dalrymple to appoint Dave Powell for Vice-Mayor for 2026.

Annual Board and Committee Appointments

With the consent of the Assembly, Mayor Gilbert made the following appointments, with terms to end October 2028. There were no objections from the Assembly.

Board/Committee	Member Appointed
Planning & Zoning Commission (2 avail.)	• Terri Henson • Apryl Hutchinson
Parks & Recreation Advisory Board (1 avail.)	• 1 - open
Wrangell Convention & Visitors Bureau (2 avail.)	• Kimberly Ottesen • Olivia Strano
Economic Development Board (2 avail.)	• Bob Dalrymple • Austin O'Brien

PUBLIC HEARING

11a ORDINANCE No. 1090 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO LOT 7A OF THE MITCHELL-BUHLER REPLAT, FROM INDUSTRIAL TO RURAL RESIDENTIAL I

Gilbert called the Public Hearing to order and asked for an administrative report. Villarma stated that this Ordinance would change the zoning for this lot from industrial to rural residential.

Gilbert asked if there was anyone who wanted to speak on this item.

Hearing none, Gilbert closed the Public Hearing and asked for a motion.

M/S: Powell/Ottesen to approve Ordinance No. 1090. Motion approved by polled vote.

11b ORDINANCE No. 1091 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO LOT 6A OF THE MITCHELL-BUHLER REPLAT, FROM INDUSTRIAL TO RURAL RESIDENTIAL I

Gilbert called the Public Hearing to order and asked for an administrative report. Villarma stated that this Ordinance would change the zoning for this lot from industrial to rural residential.

Gilbert asked if there was anyone who wanted to speak on this item.

Hearing none, Gilbert closed the Public Hearing and asked for a motion.

M/S: Powell/Powers to approve Ordinance No. 1091. Motion approved by polled vote.

11c ORDINANCE No. 1092 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTIONS OF CHAPTER 5.04 – PROPERTY TAX, TO DEFINE DIFFERENTIAL TAX ZONES, IN THE WRANGELL MUNICIPAL CODE

Gilbert called the Public Hearing to order and asked for an administrative report. Villarma stated that this Ordinance would allow the borough assembly to assign differential tax zones for certain areas in the borough.

Gilbert asked if there was anyone who wanted to speak on this item.

Jim Colier, resident stated that people out-the-road should receive the same services that in-town people receive.

Gilbert closed the Public Hearing and asked for a motion.

M/S: Powell/Ottesen to approve Ordinance No. 1092. Motion approved by polled vote.

UNFINISHED BUSINESS

12a RESOLUTION No 10-25-1988 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, FOR LOTS 12 AND 13, BLOCK 12A, TO BRETT WOODBURY, DBA BW ENTERPRISES

M/S: Powell/DeBord to approve Resolution No. 10-25-1988. Motion approved by polled vote.

NEW BUSINESS

13a RESOLUTION No. 10-25-1984 A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING SEVERAL AMENDMENTS TO NON-UNION JOB DESCRIPTIONS AND AMENDING THE NON-UNION WAGE AND GRADE TABLE FOR THE POLICE DEPARTMENT AND PROVIDING FOR AN EFFECTIVE DATE

M/S: Powell/Powers to approve Resolution No. 10-25-1984. Motion approved by polled vote.

13b RESOLUTION No. 10-25-1986 OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2026 BUDGET IN THE GENERAL FUND BY ACCEPTING GRANT FUNDS IN THE AMOUNT OF \$150,000, THROUGH WRANGELL COOPERATIVE ASSOCIATION FROM THE INSTITUTE OF MUSEUM AND LIBRARY SERVICES FOR A NATIVE AMERICAN LIBRARY SERVICES ENHANCEMENT GRANT, APPROPRIATING THESE FUNDS TO THE LIBRARY BUDGET, AND AUTHORIZING THEIR EXPENDITURE OVER A TWO-YEAR PERIOD TO ENHANCE LIBRARY PROGRAMMING

M/S: Powell/Dalrymple to approve Resolution No. 10-25-1986. Motion approved by polled vote.

13c RESOLUTION No. 10-25-1987 OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING ADDITION OF THE LIBRARY PROGRAMMING COORDINATOR AND AMENDMENDING THE NON-UNION WAGE AND GRADE TABLE FOR THE LIBRARY PROGRAMMING COORDINATOR, AND PROVIDING FOR AN EFFECTIVE DATE

M/S: Powell/DeBord to approve Resolution No. 10-25-1987. Motion approved by polled vote.

13d RESOLUTION No. 10-25-1991 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY2026 BUDGET BY ACCEPTING A GRANT IN THE AMOUNT OF \$300,000 FROM THE DENALI COMMISSION FOR THE ALDER TOP VILLAGE SUBDIVISION - PHASE 1 ROADWAY AND UTILITIES PROJECT

M/S: Powell/DeBord to approve Resolution No. 10-25-1991. Motion approved by polled vote.

13e RESOLUTION No. 10-25-1992 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE BOROUGH TO ISSUE WATER REVENUE BONDS TO FINANCE IMPROVEMENTS TO THE WATER TREATMENT PLANT; FIXING CERTAIN DETAILS OF SUCH BONDS; AND AUTHORIZING THEIR SALE

M/S: Powell/DeBord to approve Resolution No. 10-25-1992. Motion approved by polled vote.

13f RESOLUTION No. 10-25-1993 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADOPTING THE SOUTHEAST CONFERENCE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs) AS THE REGIONAL ECONOMIC DEVELOPMENT PLAN AND RECOGNIZING THE BOROUGH ASSEMBLY'S LOCAL PRIORITIES OF ECONOMIC DEVELOPMENT, INFRASTRUCTURE AND MAINTENANCE, QUALITY OF LIFE, AND COMMUNICATIONS

M/S: Powell/DeBord to approve Resolution No. 10-25-1993. Motion approved by polled vote.

13g Approval of Second Lease Extension to Trident Seafoods for a Portion of the Old Mill Dock

M/S: Powell/Powers to approve the second Lease Modification to Trident Seafoods for a Portion of the Old Mill Dock. Motion approved by polled vote.

ATTORNEY'S FILE – Available for Assembly review in the Borough Clerk's office

EXECUTIVE SESSION

15a Executive Session: Discussion on the update on the potential land exchange with the City and Borough of Wrangell

M/S: Powell/Powers pursuant to AS 44.62.310(c)(1), that we recess into executive session to discuss matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the Borough, and to specifically discuss with the Borough Manager, update on the potential land exchange with the City and Borough of Wrangell. Motion approved by polled vote.

Meeting recessed into Executive Session at 9:05 p.m.

Meeting reconvened back into Regular Session at 9:55 p.m.

Regular Assembly meeting adjourned at 9:55 p.m.

Patricia Gilbert, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	6

Approval of the Jail Contract between the State of Alaska and the City and Borough of Wrangell for Calendar Year 2026

<u>SUBMITTED BY:</u> Mason Villarma, Borough Manager	<u>FISCAL NOTE:</u> Expenditure Required: \$ XXXX FY 26: \$ Amount Budgeted: FY26\$ Account Number(s): Account Name(s): Unencumbered Balance(s) (prior to expenditure):
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<u>Reviews/Approvals/Recommendations</u>	
☐	Commission, Board or Committee
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

ATTACHMENTS: Jail Contract.

This item is being considered under the Consent Agenda. Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion on these items.

If the Mayor, and Assembly Member, the Manager or Clerk requests discussion and/or consideration on an item under the Consent Agenda, that item will be removed from the Consent Agenda and will be considered under Unfinished Business.

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to approve the Jail Contract between the State of Alaska and the City and Borough of Wrangell for Calendar Year 2026.

SUMMARY STATEMENT

This is the annual approval of the Calendar Year 2026 Jail Contract. The contract is for \$354,425.72.

STANDARD AGREEMENT FORM FOR PROFESSIONAL SERVICES

Item b.

The parties' contract comprises this Standard Agreement Form, as well as its referenced Articles and their associated Appendices.

1. Agency Contract Number 260002901	2. Contract Title Regional and Community Jail: Wrangell	3. Agency Fund Code 1004	4. Agency Appropriation Code JCOJ01004-1600000002-3020-5024
5. Vendor Number CUW84559	6. IRIS GAE Number (if used) 260002901	7. Alaska Business License Number Not Applicable	
This contract is between the State of Alaska,			
8. Department of Corrections		Division Pretrial, Probation and Parole	hereafter the State, and
9. Contractor City of Wrangell, Police Department hereafter the contractor			
Mailing Address P.O. Box 531	Street or P.O. Box 431 Zimovia Hwy	City Wrangell	State AK
ZIP+4 99929			
10. ARTICLE 1. Appendices: Appendices referred to in this contract and attached to it are considered part of it. ARTICLE 2. Performance of Service: 2.1 Appendix A (General Provisions), Articles 1 through 16, governs the performance of services under this contract. 2.2 Appendix B sets forth the liability and insurance provisions of this contract. 2.3 Appendix C sets forth the services to be performed by the contractor. ARTICLE 3. Period of Performance: The period of performance for this contract begins <u>July 1, 2025</u>, and ends <u>June 30, 2026</u>. ARTICLE 4. Considerations: 4.1 In full consideration of the contractor's performance under this contract, the State shall pay the contractor a sum not to exceed <u>\$354,425.72</u> in accordance with the provisions of Appendix D. 4.2 When billing the State, the contractor shall refer to the Authority Number or the Agency Contract Number and send the billing to:			
11. Department of Corrections		Attention: Division of Pretrial, Probation and Parole	
Mailing Address P.O. Box 112002, Juneau, Alaska, 99811		Attention: Administrative Officer (ph. 907-465-1013)	
12. CONTRACTOR			
Name of Firm City of Wrangell		14. CERTIFICATION: I certify that the facts herein and on supporting documents are correct, that this voucher constitutes a legal charge against funds and appropriations cited, that sufficient funds are encumbered to pay this obligation, or that there is a sufficient balance in the appropriation cited to cover this obligation. I am aware that to knowingly make or allow false entries or alternations on a public record, or knowingly destroy, mutilate, suppress, conceal, remove or otherwise impair the verity, legibility or availability of a public record constitutes tampering with public records punishable under AS 11.56.815-.820. Other disciplinary action may be taken up to and including dismissal.	
Signature of Authorized Representative <i>Mason F. Villarma</i>	Date 10/13/25		
Typed or Printed Name of Authorized Representative Mason Villarma			
Title Borough Manager (ph. 907-874-2381; fax 907-874-2173)			
13. CONTRACTING AGENCY			
Department/Division Corrections / Division of Pretrial, Probation and Parole		Signature of Head of Contracting Agency or Designee	Date
Date			
Signature of Project Director		Typed or Printed Name	
Typed or Printed Name of Project Director Dusty Dumont		Title Procurement Specialist	
Title Department of Corrections, Director of Pretrial, Probation and Parole			

NOTICE: This contract has no effect until signed by the head of contracting agency or designee.

APPENDIX A**GENERAL PROVISIONS****Article 1. Definitions.**

- 1.1 In this contract and appendices, "Project Director" or "Agency Head" or "Procurement Officer" means the person who signs this contract on behalf of the Requesting Agency and includes a successor or authorized representative.
- 1.2 "State Contracting Agency" means the department for which this contract is to be performed and for which the Commissioner or Authorized Designee acted in signing this contract.

Article 2. Inspections and Reports.

- 2.1 The department may inspect, in the manner and at reasonable times it considers appropriate, all the contractor's facilities and activities under this contract.
- 2.2 The contractor shall make progress and other reports in the manner and at the times the department reasonably requires.

Article 3. Disputes.

- 3.1 If the contractor has a claim arising in connection with the contract that it cannot resolve with the State by mutual agreement, it shall pursue the claim, if at all, in accordance with the provisions of AS 36.30.620 – 632.

Article 4. Equal Employment Opportunity.

- 4.1 The contractor may not discriminate against any employee or applicant for employment because of race, religion, color, national origin, or because of age, disability, sex, marital status, changes in marital status, pregnancy or parenthood when the reasonable demands of the position(s) do not require distinction on the basis of age, disability, sex, marital status, changes in marital status, pregnancy, or parenthood. The contractor shall take affirmative action to insure that the applicants are considered for employment and that employees are treated during employment without unlawful regard to their race, color, religion, national origin, ancestry, disability, age, sex, marital status, changes in marital status, pregnancy or parenthood. This action must include, but need not be limited to, the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship. The contractor shall post in conspicuous places, available to employees and applicants for employment, notices setting out the provisions of this paragraph.
- 4.2 The contractor shall state, in all solicitations or advertisements for employees to work on State of Alaska contract jobs, that it is an equal opportunity employer and that all qualified applicants will receive consideration for employment without regard to race, religion, color, national origin, age, disability, sex, marital status, changes in marital status, pregnancy or parenthood.
- 4.3 The contractor shall send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding a notice advising the labor union or workers' compensation representative of the contractor's commitments under this article and post copies of the notice in conspicuous places available to all employees and applicants for employment.
- 4.4 The contractor shall include the provisions of this article in every contract, and shall require the inclusion of these provisions in every contract entered into by any of its subcontractors, so that those provisions will be binding upon each subcontractor. For the purpose of including those provisions in any contract or subcontract, as required by this contract, "contractor" and "subcontractor" may be changed to reflect appropriately the name or designation of the parties of the contract or subcontract.
- 4.5 The contractor shall cooperate fully with State efforts which seek to deal with the problem of unlawful discrimination, and with all other State efforts to guarantee fair employment practices under this contract, and promptly comply with all requests and directions from the State Commission for Human Rights or any of its officers or agents relating to prevention of discriminatory employment practices.
- 4.6 Full cooperation in paragraph 4.5 includes, but is not limited to, being a witness in any proceeding involving questions of unlawful discrimination if that is requested by any official or agency of the State of Alaska; permitting employees of the contractor to be witnesses or complainants in any proceeding involving questions of unlawful discrimination, if that is requested by any official or agency of the State of Alaska; participating in meetings; submitting periodic reports on the equal employment aspects of present and future employment; assisting inspection of the contractor's facilities; and promptly complying with all State directives considered essential by any office or agency of the State of Alaska to insure compliance with all federal and State laws, regulations, and policies pertaining to the prevention of discriminatory employment practices.
- 4.7 Failure to perform under this article constitutes a material breach of contract.

Article 5. Termination.

The Project Director, by written notice, may terminate this contract, in whole or in part, when it is in the best interest of the State. In the absence of a breach of contract by the contractor, the State is liable only for payment in accordance with the payment provisions of this contract for services rendered before the effective date of termination.

Article 6. No Assignment or Delegation.

The contractor may not assign or delegate this contract, or any part of it, or any right to any of the money to be paid under it, except with the written consent of the Project Director and the Agency Head.

Article 7. No Additional Work or Material.

No claim for additional services, not specifically provided in this contract, performed or furnished by the contractor, will be allowed, nor may the contractor do any work or furnish any material not covered by the contract unless the work or material is ordered in writing by the Project Director and approved by the Agency Head.

Article 8. Independent Contractor.

The contractor and any agents and employees of the contractor act in an independent capacity and are not officers or employees or agents of the State in the performance of this contract.

Article 9. Payment of Taxes.

As a condition of performance of this contract, the contractor shall pay all federal, State, and local taxes incurred by the contractor and shall require their payment by any Subcontractor or any other persons in the performance of this contract. Satisfactory performance of this paragraph is a condition precedent to payment by the State under this contract.

Article 10. Ownership of Documents.

All designs, drawings, specifications, notes, artwork, and other work developed in the performance of this agreement are produced for hire and remain the sole property of the State of Alaska and may be used by the State for any other purpose without additional compensation to the contractor. The contractor agrees not to assert any rights and not to establish any claim under the design patent or copyright laws. Nevertheless, if the contractor does mark such documents with a statement suggesting they are trademarked, copyrighted, or otherwise protected against the State's unencumbered use or distribution, the contractor agrees that this paragraph supersedes any such statement and renders it void. The contractor, for a period of three years after final payment under this contract, agrees to furnish and provide access to all retained materials at the request of the Project Director. Unless otherwise directed by the Project Director, the contractor may retain copies of all the materials.

Article 11. Governing Law; Forum Selection

This contract is governed by the laws of the State of Alaska. To the extent not otherwise governed by Article 3 of this Appendix, any claim concerning this contract shall be brought only in the Superior Court of the State of Alaska and not elsewhere.

Article 12. Conflicting Provisions.

Unless specifically amended and approved by the Department of Law, the terms of this contract supersede any provisions the contractor may seek to add. The contractor may not add additional or different terms to this contract; AS 45.02.207(b)(1). The contractor specifically acknowledges and agrees that, among other things, provisions in any documents it seeks to append hereto that purport to (1) waive the State of Alaska's sovereign immunity, (2) impose indemnification obligations on the State of Alaska, or (3) limit liability of the contractor for acts of contractor negligence, are expressly superseded by this contract and are void.

Article 13. Officials Not to Benefit.

Contractor must comply with all applicable federal or State laws regulating ethical conduct of public officers and employees.

Article 14. Covenant Against Contingent Fees.

The contractor warrants that no person or agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee except employees or agencies maintained by the contractor for the purpose of securing business. For the breach or violation of this warranty, the State may terminate this contract without liability or in its discretion deduct from the contract price or consideration the full amount of the commission, percentage, brokerage or contingent fee.

Article 15. Compliance.

In the performance of this contract, the contractor must comply with all applicable federal, state, and borough regulations, codes, and laws, and be liable for all required insurance, licenses, permits and bonds.

Article 16. Force Majeure:

The parties to this contract are not liable for the consequences of any failure to perform, or default in performing, any of their obligations under this Agreement, if that failure or default is caused by any unforeseeable Force Majeure, beyond the control of, and without the fault or negligence of, the respective party. For the purposes of this Agreement, Force Majeure will mean war (whether declared or not); revolution; invasion; insurrection; riot; civil commotion; sabotage; military or usurped power; lightning; explosion; fire; storm; drought; flood; earthquake; epidemic; quarantine; strikes; acts or restraints of governmental authorities affecting the project or directly or indirectly prohibiting or restricting the furnishing or use of materials or labor required; inability to secure materials, machinery, equipment or labor because of priority, allocation or other regulations of any governmental authorities.

**ALASKA DEPARTMENT OF CORRECTIONS
CONTRACT FOR REGIONAL AND COMMUNITY JAILS SERVICES
July 1, 2025 through June 30, 2026**

**Appendix C
General Terms**

Parties

The parties to this contract are the Alaska Department of Corrections, and the Borough/City of Wrangell, herein referred to as the "Borough/City".

1. Services

Provide short-term Regional and Community Jail confinement of persons held under **State** law.

This is a contract for the Borough/City to operate a jail facility and hold prisoners in accordance with this contract and The Standards for Jail Operations adopted by the Governor's Task Force on Community Jails (November 18, 1994 edition), hereafter referred to as "The Standards".

The Standards and the final report of the Governor's Task Force are attached as Appendix E to this contract. As adopted by the Governor's Task Force, and as explained in the Document, Chapter 13, sec. 13.05 of Appendix E, these standards were not, and are not, intended to be used in any legal proceeding to establish a "duty of care", or evidence of a legal duty to any person or entity. Rather, these standards were and are intended:

- a. as a statement of professional goals to be achieved;
- b. to promote recognition of needed improvements, both as to facilities and operations;
- c. to promote efficiency; and
- d. to encourage professionalism in the operations of Alaska jails.

Please note that an updated version of The Standards is currently under review and may be issued during this fiscal year. As such, please continue to abide by the current Standards.

As used in this contract, "Community Jail Administrator", "DOC Oversight Officer" and "State Regional & Community Jail Coordinator" has the meaning given in Chapter 13 of The Standards.

As used in this contract, "prisoner" has the meaning given in AS 33.30.901(12), and specifically excludes persons detained under authority of AS 47. This contract allows the Borough/City to hold persons detained under AS 47 in its jail facility, however the Department is authorized to, and will not, compensate the Borough/City for any direct or indirect costs related as AS 47 detainees, including medical or transportation costs.

2. Sole Agreement

This contract is the sole agreement between the parties relating to jail services. There are no other agreements, express or implied. This contract represents the Department's sole obligation for payment for the care and custody of prisoners held at the jail participating in the Regional and

Community Jails Program during the term of the contract. It is the intention of the parties that no other sums will be billed to or owed by the Department for jail services.

3. Effective Date/Termination/Amendments

This contract is effective **July 1, 2025** and continues in force through **June 30, 2026** except that it may be terminated by either party upon ninety (90) days written notice from the terminating party. This will be a one-year contract.

Contract amendments for additional work can be incorporated through appendices or attachments mutually agreed upon and signed by both parties.

4. Responsibilities of the Parties

General Responsibilities of the Borough/City

The Borough/City Shall

- a. Immediately notify the Department of Corrections Jail Administrator of any facility operational or security issues relating to the jail operations that directly impact the care and confinement of prisoners as outlined and required under the Jail Standards. This includes but is not limited to any issues associated with the daily operations such as: facility closures, infrastructure issues, heating or water issues, staffing shortages, etc.
- b. Operate a facility for the care and confinement of prisoners in accordance with this contract and with goals set out in The Standards, including any additions or deletions to The Standards by the Commissioner of Corrections following notice to all Community Jail Administrators and an opportunity to comment.
- c. Comply with the U.S. Civil Rights Act of 1964, as amended (P.L. 88-35-42 USC secs. 2000e-2 and 2000e-3) and Federal regulations implementing the act in the hiring and treatment of its employees and will not subject any prisoner to discrimination on the grounds of race, creed, color, religion, national origin, sex.
- d. Permit reasonable visitation for prisoners as set out in The Standards. A record or log of all prisoner visitors will be kept indicating date, time and identity of each visitor.
- e. Protect prisoner property by taking proper precautions and providing the necessary policies and procedures to protect the property from loss or destruction.
- f. Not accept a prisoner into the facility under this contract if the person is unconscious or in immediate need of medical attention. The Borough/City shall not be entitled to reimbursement for immediate medical services provided to such a person. The Borough/City shall provide necessary medical care for prisoners accepted into the facility under this contract and shall be entitled to reimbursement by the Department for the cost of such care, per Section C6 of this contract.
- g. Immediately notify the Department of Corrections, the nearest post of the Alaska State Troopers, and any police agencies in the general vicinity of the jail facility if a prisoner escapes or leaves the premises of the facility without authority. The Borough/City shall make every reasonable effort to return the prisoner to the facility without cost to the Department of Corrections as long as there are reasonable grounds to believe the

prisoner is within the Borough/City limits.

- h. Adopt and enforce rules concerning smoking by prisoners and staff consistent with State statutes and regulations, keeping in mind the health and welfare of all prisoners and staff personnel.
- i. Maintain prisoner records showing the prisoner's time served, the date and time the prisoner was booked in, the date and time of changes to custody, notations about the prisoner's institutional adjustment, and records of medical and dental treatment. Enter prisoner information into the Alaska Corrections Offender Management System (ACOMS) within 24 hours of admission into the jail facility. These prisoner records must be in a prisoner's file when they are transferred from the Regional and Community Jail facility to another state correctional facility.
- j. Immediately, but, in no event more than 24 hours following receipt of notice, report to the Department of Corrections all claims concerning the jail facility that could foreseeably affect the legal liability of either party to this contract and cooperate with the Department of Corrections in the defense and/or settlement of the claim.
- k. Purchase and maintain in force at all times during the performance of services under this agreement the policies of insurance listed in the contract. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the Borough's/City's policy contains higher limits, the State shall be entitled to coverage to the extent of such higher limits.
- l. Certificates of Insurance must be furnished to the contracting officer prior to beginning work and must provide for a notice of cancellation, non-renewal, or material change of conditions in accordance with policy provisions. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach of this contract and shall be grounds for termination of the Borough's/City services. All insurance policies shall comply with and be issued by insurers licensed to transact the business of insurance under AS21.
- m. The Borough/City shall provide and maintain, for all employees engaged in work under this contract, coverage as required by AS 23.30.045, and where applicable, any other statutory obligations including but not limited to Federal U.S.L.&H. and Jones Act requirements. This policy must waive subrogation against the state. The Borough/City shall be responsible for ensuring that any subcontractor who directly or indirectly provides services under this contract will maintain Worker's Compensation Insurance.
- n. Provide and maintain comprehensive general liability insurance, with a combined single limit per occurrence of not less than \$1,000,000.00 covering activities associated with or arising out of this contract, to include jail keeper's legal liability coverage. The State shall be added as an additional insured under such policies. The Borough/City shall be solely responsible for the payment of claims or losses to the extent they fall within the deductible amount of such insurance. This insurance shall be primary to any other insurance or self-insurance carried by the State.
- o. Hold that the Borough/City shall indemnify, hold harmless, and defend the contracting agency from and against any claim of, or liability for error, omission or negligent act of the Borough/City under this agreement up to the Borough/City policy limits as noted in Section 4(m). The Borough/City shall not be required to indemnify the contracting

agency for a claim of, or liability for, the independent negligence of the contracting agency. If there is a claim of, or liability for, the joint negligent error or omission of the Borough/City and the independent negligence of the Contracting agency, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis. "Borough/City" and "Contracting agency", as used within this and the following article, include the employees, agents and other Borough/City who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the Contracting agency's selection, administration, monitoring, or controlling of the Borough/City and in approving or accepting the Borough/City work.

- p. Provide and maintain comprehensive automobile liability insurance, covering all owned, hired and non-owned vehicles used during the provision of services under this contract with coverage limits not less than \$100,000.00 per person, \$300,000.00 per occurrence bodily injury and \$50,000.00 property damage.
- q. The Regional and Community Jail must use an accounting system that records all expenditures on an ongoing basis and must provide a record of these expenditures to the oversight agency on a quarterly basis in a format prescribed by the oversight agency.
- r. The Regional and Community Jail must prepare and present an annual operational budget that reflects the necessary resources required for facility operations. Operational budget will be prepared in the manner and detail prescribed by the oversight agency and will include a staffing plan showing in detail staff assignments and the number of full and part-time positions.
- s. Annual operational budget for each fiscal year is due to the Department's State Regional and Community Jail Administrator on July 15 of each year.
- t. Annual budget request for each fiscal year is due to the State Regional and Community Jail Administrator on October 1 of each year for inclusion in the annual Department of Corrections' fiscal year operating appropriations request annually. For example: Fiscal year 2027 is due to the State Regional and Community Jail Administrator on October 1, 2025 for inclusion in the annual Department of Corrections' fiscal year 2027 operating budget request.
- u. By October 1 of each fiscal year, the Regional and Community Jail Administrator must provide their request for the next fiscal year capital project request. Failure to meet this deadline may result in no capital project request for the next fiscal year.
- v. Quarterly financial reports are due to the State Regional and Community Jail Administrator on the following dates of each fiscal year:

July – September – quarterly and year-to-date financial statement due on October 31.

October – December – quarterly and year-to-date financial statement due on January 31.

January – March – quarterly and year-to-date financial statement due on April 30.

April – June– quarterly financial and year-to-date financial statement due on July 31.

- w. Provide a monthly accounting of prisoner statistics by the 15th day of the month following the monthly period covered on forms provided by the Department of Corrections. The forms shall include specific information on each prisoner housed during the reporting period to include the prisoner's name, the number of man-days, the charge or reason for incarceration, the dates of incarceration, the arresting agency and other information as requested on the forms.

"Man-day" indicates a prisoner was confined for more than four (4) hours in one twenty-four hour calendar day. If a prisoner had been confined for less than or equal to (4) hours in one calendar day, the accounting shall indicate one-half man-day.

The Regional and Community Jail shall send all annual budget reports, quarterly reports, and monthly "man-day" reports to the following email address: doc.communityjailsunit@alaska.gov.

- x. Not operate furlough or release programs for pre-sentenced prisoners held, unless ordered by a court. The Borough/City shall not permit a furlough or release for any sentenced prisoners without the consent of the Department of Corrections.
- y. Regional and Community Jails accessing the Alaska Corrections Offender Management System (ACOMS) will require all jail personnel using the ACOMS System to undergo a DOC background security check. The Regional and Community Jail Administrator will submit the following information for each person accessing the ACOMS System for security review by DOC:
1. Full name
 2. Residence Address
 3. Telephone
 4. Date of birth
 5. Valid driver license and state of issue, or other photo identification
 6. Social Security number

The Jail Administrator, with assistance from the State Regional and Community Jail Administrator, will develop Policy and Procedures for monitoring jail staff to ensure system security, confidentiality and the use of the ACOMS System only for Regional and Community Jail business. The Jail Administrator will immediately notify the Regional and Community Jail Coordinator if jail staff with access to the ACOMS System leave their employment.

Regional and Community Jail will be responsible for ongoing telecommunications costs such as line charges, connection fees and internet service provider fees, etc.

- z. The Contractor shall comply with the national standards to prevent, detect, and respond to prison rape under the Prison Rape Elimination Act (PREA), Federal Rule 28 C.F.R. Part 115. The Contractor shall also comply with all Department policies and procedures that relate to PREA to include, but not limited to, conducting investigations, background checks, audits and training. The Contractor is responsible for all costs

associated with PREA compliance, to include certification by an accredited auditor.

- aa. Public information requests to include, but not limited to, media inquiries, Freedom of Information Act (FOIA), and Alaska Public Records Act regarding state persons held in a Regional or Community Jail will be directed to and coordinated by the DOC Public Information Officer (PIO). The Department and Jail Administrator will coordinate to identify necessary documents and meet requested deadlines. No information shall be released without the DOCs Jail Administrator and PIO's approval.
- bb. If a person(s) is held in a jail facility under a qualifying charge/conviction and DNA was not already collected for that specific qualifying offence by the arresting entity, staff shall collect DNA prior to being released from custody. DOC will collect DNA samples for prisoners transported to a DOC facility.

Once DNA has been collected, the completed kit will be sent to the crime laboratory via certified mail. This may be done individually or in batch mailing and must be mailed within 5 business days.

The date of collection, date of mailing, and certified mail tracking number must be entered and verified in the Alaska Corrections Offender Management System (ACOMS).

If a prisoner refuses to voluntarily submit to DNA collection, immediate notification to the Jail Administrator is required.

- cc. Make beds available for sentenced prisoners releasing from DOC custody up to 30 days, the maximum number of days a person is allowed to be held.

5. General Responsibilities of the Department of Corrections

The Department of Corrections shall:

- a. Reimburse the Borough/City for necessary medical care under section C6 of this Contract.
- b. Not be responsible for the management of local jail facility prisoner population. It is the policy of the Department of Corrections to detain and confine only prisoners from the normally serviced region of the respective facilities. However, in the case of an emergency or for necessary population or security management purposes, prisoners may be transferred from other areas of the State.
- c. Be permitted to inspect, at all reasonable times, any facility used by the Borough/City to house prisoners that are confined, in order to determine if that facility is complying with The Standards and with this agreement.
- d. Provide on-going technical assistance and training for Regional and Community Jails requesting access to the ACOMS System. The Department of Corrections will conduct security checks, with information provided by the Jail Administrator, for all jail staff requesting access to the ACOMS System. All related telecommunications charges (such as telephone company lines fees or tolls and internet service provider fees, or special charges for initial line installation) will be the responsibility of the Community Jail.

- e. Throughout the contract term, the DOC Oversight Officer will perform audits to ensure that the Borough/City are following PREA guidelines.

6. Medical and Dental Care and Reimbursement

The Borough/City shall:

- a. Provide necessary medical care to prisoners accepted into the Regional and Community Jail facility under this contract. Prisoners who require medical attention are to be provided treatment as soon as possible, taking into consideration the nature of the illness or injury. If medical care is provided outside of the jail facility, the Regional and Community Jail Administrator shall provide transport to the off-site medical facility and necessary security as required by paragraph 7a of this contract.

As used in this contract, “necessary medical care” has the meaning given in Chapter 13 of The Standards. If requirements of this definition are otherwise met, the following are included within the term “necessary medical care” and subject to reimbursement:

- (1) psychological or psychiatric care; and
- (2) dental care to:
 - i. control bleeding;
 - ii. relieve pain;
 - iii. eliminate acute infection;
 - iv. prevent pulp decay and imminent loss of teeth through operative procedures; and
 - v. treat injuries to teeth or repair supporting dental structures, caused by accident or injury.
- b. Maintain control of and dispense medicines to prisoners in compliance with The Standards and directions specified by a physician or other qualified health care provider and take reasonable steps to guard against misuse or overdose of medicines by prisoners.
- c. Adopt emergency medical procedures and make available telephone numbers for medical, psychiatric, or other health services, so that staff will have ready access to such information.
- d. Obtain approval from the Department before incurring liability for medical care which reimbursement is sought, except in the case of emergency care that must be provided to the prisoner before approval from the Department of Corrections can be obtained. The Borough/City shall make a reasonable effort to obtain approval from the Department of Corrections and shall promptly, but in no event later than the next working business day, notify the Department of Corrections of any emergency for which medical care was provided before such approval could be obtained. Approval from the Department of Corrections will not be unreasonably withheld.

To obtain approval, Borough/City staff should contact the Department of Corrections

Health and Rehabilitation Services (HARS) Office (24 hours a day, 7 days a week) at (888) 411-8942.

- e. Be entitled to reimbursement from the Department of Corrections for expenses of necessary medical care provided under paragraph 6a and approved under paragraph 6d. In applying for reimbursement, the Borough/City must follow the procedure set out in paragraph 6f. The Borough/City will not be entitled to reimbursement for the hiring of emergency guards or other medically related security costs, or for medical care for persons

- (1) held under the authority of AS 47,
- (2) accepted into the facility while unconscious or in immediate need of medical attention,
- (3) receiving medical services for elective, cosmetic or other medical services that are unnecessary medical care, or

Medical services provided to prisoners who have been properly accepted into the Borough/City jail facilities under this contract shall not, however, be challenged by the Department merely because they were rendered immediately or shortly after the prisoner was accepted.

- f. Request reimbursement by submitting to the Department of Corrections a properly certified accounting containing:

- (1) a copy of the medical bill with the prisoner's name and a description of the services rendered,
- (2) a copy of the monthly booking form showing the prisoner's date and time of booking, and
- (3) a copy of the medical payment request form.

The Regional and Community Jail Administrator will make reasonable effort and take appropriate steps to assure that the Department of Corrections is billed only for necessary and required medical services beyond the payment limits of the prisoner or any insurance carrier or other third-party payer.

7. Transfers and Transportation of Prisoners

The parties agree that:

- a. The Borough/City shall provide transportation and supervision for medical care provided within local boundaries as required by paragraph 6(a). Supervision must be adequate to prevent escapes, prevent inappropriate contact with others, prevent possession of contraband and provide security for the prisoner and the public.
- b. The Borough/City shall immediately notify the Department of Public Safety to request that a prisoner be transferred from the facility to one outside of local boundaries because;

- (1) a court has ordered the transportation;
 - (2) the prisoner has been incarcerated in the facility for 30 consecutive days, unless a court has ordered that the prisoner remain in the facility or the prisoner has signed a written waiver requesting to remain in the facility; or
 - (3) the Regional and Community Jail Administrator believes a transfer is necessary for security or population management reasons.
- c. The Borough/City shall continue to hold prisoners, notwithstanding the existence of grounds for a transfer, until the Department of Public Safety arranges transportation for the prisoner.
 - d. The City shall, when the prisoner leaves the facility, furnish the transporting officer with the prisoner's file described in paragraph 4h of this agreement.

8. Sentenced Electronic Monitoring

The Borough/City has the option to use electronic monitoring. If the Borough/City is interested in electronic monitoring, please contact DOC to coordinate an Amendment to this contract and utilization of the DOC BI, Inc. Electronic Monitoring contract.

Sentenced Electronic Monitoring:

The Department will provide additional funds if the Borough/City will take Sentenced EM placements and supervise them. The Department will provide \$10,000 for the first 1-5 prisoners and \$5,000 for each additional 5 prisoners annually. If a Borough/City has any number between 1-5 at any given time during a fiscal year, example 7/1/25 through 6/30/26, they will receive the full \$10,000. If the Borough/City exceeds 5 and has any number between 6-10, they will receive the full \$5,000, for any number between 11-15 at any given time during the fiscal year they will receive another \$5,000 in full and so on for each additional 5 Sentenced EM placements, they will receive another \$5,000.

To further illustrate, by way of example, if a Borough/City had for any particular month in a fiscal year 26 Sentenced EM placements they would receive \$35,000 for that fiscal year. The breakdown of the \$35,000 is: 1-5 Sentenced EM \$10,000 + 6-10 Sentenced EM \$5,000 + 11-15 Sentenced EM \$5,000 + 16-20 Sentenced EM \$5,000 + 21-25 Sentenced EM \$5,000 + 26th Sentenced EM \$5,000 = a total of \$35,000.

If a Borough/City elects to participate in the Sentenced Electronic Monitoring, they will automatically receive \$10,000 and it will be added to Appendix D. If at any time throughout the contract they exceed 5 Sentenced EM placements, they will receive an additional \$5,000 for each additional 5 Sentenced EM placements. The Department is not going to prorate this by day or period of time, it will add the additional \$5,000 for every additional 5 Sentenced EM placements when either notified by the Borough/City through their monthly count sheets or the DOC recognizes the additional Sentenced EM placements on the monthly count sheets. The DOC will exercise a unilateral amendment and automatically add the funds to their contract. The unilateral amendment will be used to expedite the

amendment process for both parties, only as it applies to this Section 8 Sentenced Electronic Monitoring.

If a prisoner has been sentenced and only has 20-30 days they can go to Sentenced EM, stay in their community and not have to be housed in the jail or transported out of their community to a prison. If prisoners on Sentenced EM run away or violate the conditions of their EM placements, they will go to prison.

9. Pretrial Program Services

a. Electronic Monitoring:

Electronic monitoring (EM) plays a crucial role toward monitoring compliance and accountability for pretrial defendants who have been released under AS 12.30 on bail conditions. By using advanced tracking technologies, the Department of Corrections (DOC) can monitor the movements and activities of individuals, reducing the risk of flight and providing a deterrent against reoffending. This system provides a balanced approach, allowing defendants to maintain their daily responsibilities while adhering to legal requirements. The contracted agency will be tasked with assisting the Regional Pretrial Office responsible for the oversight of the community supervision. Assistance will include the following: Complete training and comply with DOC policies for the following program services:

Installing Electronic Monitoring (EM) Equipment

Installing EM equipment requires careful preparation and adherence to standard operating procedures. At the request of the Regional Pretrial Office, the contract agency will follow step-by-step instructions to securely install the electronic monitoring equipment, ensuring all devices are securely installed and functioning properly. The contracted agency shall confirm the functionality of the device and address any issues prior to allowing defendants to leave the agency facility.

At the request of the Regional Pretrial Office, contract agencies may be asked to obtain signatures on forms completed during the installation process as well. This is to ensure defendants are fully aware and acknowledge their rights and responsibilities during the installation process, as well as their time while on supervision. All documents shall be collected and provided to the Regional Pretrial Office upon completion of the install. Copies shall be made available to defendants.

In conjunction with the forms, the staff member with the most direct knowledge of the install shall provide the regional office with a brief summary of the install process. This should include but is not limited to acknowledgement of the following: overview of the device, how to properly maintain the device, procedures if there are issues with the device, and overview of conditions of release.

All EM releases will be completed at the request of the Regional Pretrial Office. Releases should only be completed during business hours, Monday through Friday, 08:00 a.m. through 04:30 p.m. In the event a release needs to occur outside of business hours, the Regional Pretrial Office shall be contacted for authorization.

Routine Maintenance on EM Equipment

Ensuring the longevity and efficiency of EM equipment requires regular maintenance. The contracted agency, at the request of the Regional Pretrial Office, will assist by inspecting all devices for general wear and tear. This may include routine maintenance and inspections of devices. The contract agency will help with replacement of SL testing tubes, Loc8XT strap replacements, charger replacements for both the SL and Loc8XT, or complete device exchanges.

The contract agency will be partially responsible for maintaining EM equipment on site. The contract agency shall submit a weekly inventory log to the Regional Pretrial Office. The Regional Pretrial Office will be responsible for ordering equipment to be provided to the contract agency.

The contracted agency will also be asked to inspect devices for detection of tampering. This may look like, but is not limited to, abnormal wear and tear on Loc8XT straps, tool marks on clips that hold the Loc8XT in place, loose straps, signs of wrapping the device to block signal, tampering with SL device straws, blocking cameras on the SL device, etc.

Assisting with EM Violations

The request of the Regional Pretrial Office, the contract agency will provide assistance with electronic monitoring violations. This may include, but is not limited to the following:

- Exclusion zone enter/leave alerts
- Positive SL tests
- Removed Loc8XT devices
- House arrest/curfew violations
- Device tampering (covering the camera on the SL device, tampering with the testing tubes on the SL device, bracelet issues such as attempts to remove the device or wrap the device to block signal)
- Tracker Missed Callback (TMC – letting the device lose power)
- Law violations for damaging or failing to return devices (i.e. criminal mischief, theft, etc.)
- Escape charges
- Notification for failing to report

Any of the above-mentioned violations may require an arrest. The contract agency will provide assistance when available to detain and conduct a remand for a new law violation, which may be on behalf of the Regional Pretrial Office. The Regional Pretrial Office may be responsible for completing all remand slips and charging documents, unless the violation constitutes a new criminal charge beyond a Violation of Condition of Release (VCOR). The contracted agency will, at their discretion, complete charging documents for any new additional charges.

Additionally, the Regional Pretrial Office operates 24/7 due to the use of electronic monitoring equipment. The contracted agency will, from time to time, be requested to assist in after-hours remands for emergent situations.

*****Service currently included in the contract. Price included for this service is \$8,258.15*****

b. Pretrial Supervision:

Effective supervision of pretrial defendants who have been released by the court under AS 12.30 to standard bail conditions requires adherence to established protocols and thorough documentation. The general supervision and oversight of caseloads will be managed by the Regional Pretrial Office. Periodically, the Regional Pretrial Office will request assistance from the contracted agency. Supervision assistance will include, but is not limited to, the following:

Documentation

At the request of the Regional Pretrial Office, the contracted agency will ensure all necessary forms are filled out and signed. This includes, but is not limited to, the following:

- Pretrial Defendants' Rights Notice
- Pretrial Intake Form
- Electronic Monitoring Rules and Overview (if applicable)
- BI Monitoring Contract (if applicable)
- House Arrest/Curfew Rules and Overview (if applicable)
- SL3 Testing Rules and Overview (if applicable)
- Address Verification Form (if applicable)
- UA/PBT Testing Rules and Overview (if applicable)

All forms should be collected and provided to the Regional Pretrial Office. Copies should be made available to defendants.

Drug and/or Alcohol Testing

In cases where the court has ordered a defendant to PED supervision with testing at the PED office for alcohol and/or illegal drugs and, if specified, THC, the contracted agency, at the request of the Regional Pretrial Office, will assist in the following:

- Conduct tests for defendants for the presence of alcohol and/or illicit/prohibited substances upon the request of the regional Pretrial office. No client on DOC Pretrial shall be tested for drugs and/or alcohol without a specific court order authorizing such testing.
- The frequency of randomized testing will be at the discretion of the Regional Pretrial Office. This frequency will be universally applied to all orders regardless of whether a defendant is tested for alcohol only, illegal drugs only, or both alcohol and illegal drugs. The Regional Pretrial Office will coordinate with the contracted agency to provide adequate testing dates/times so as not to overburden the contracted agency.
- Using best practices, the contracted agency will obtain an observed, testable urine sample from the defendant. All observed urine tests shall be conducted by a staff member of the same sex, unless exigent circumstances exist.
- The contracted agency shall document and preserve all urine samples that have tested presumptively positive in a manner that maintains the integrity of the evidence for later testing and/or analysis. This includes maintaining accurate and complete chain-of-custody records and securely storing the evidence in a manner that prevents tampering, contamination, damage, or

destruction of the evidence. Samples that have been retained as evidence shall not be disposed without authorization from the Regional Pretrial Office.

- The contracted agency will maintain a log for all testing conducted, positive or negative, which will be provided to the Regional Pretrial Office weekly. This log should include the following:
 - Defendant Name, DOB, and offender number
 - Date and time of the request for UA/PBT
 - Substances tested for
 - Time of collection
 - Staff member who collected the sample
 - Results

In the event that a defendant tests positive for the presence of alcohol and/or illegal substances, the contracted agency shall contact the Regional Pretrial Office for further instructions.

The Regional Pretrial Office will be responsible for providing all urinalysis (UA) testing supplies. The contracted agency is responsible for notifying the regional office when supplies are low and an order needs to be placed.

All portable breath testing (PBT) devices shall be maintained and calibrated regularly by the contracting agency.

Courtesy Supervision

At the request of the Regional Pretrial Office, contracted agencies may be asked to conduct routine check-ins to ensure compliance with Conditions of Release, including non-EM cases. This may include random contacts at the reported residence, employment, treatment, etc. This shall only occur at the request of a Pretrial Service Officer or their designee.

In the event that a remand is necessary for violating conditions of release, the contracted agency will provide assistance by conducting a courtesy remand at the request of the Regional Pretrial Office. The Regional Pretrial Office will be responsible for completing a remand to custody form as well as the charging document. Upon request of the regional Pretrial office, the contracted agency's officer who completed the remand may be asked to provide documentation of any observations made during the arrest, such as, but not limited to, behaviors of the defendant, any evidence of tampering with devices, any evidence of violations of conditions of release, and any associated photographs of evidentiary value.

*****Service currently included in the contract. Price included for this service is \$6,756.67*****

**ALASKA DEPARTMENT OF CORRECTIONS
CONTRACT FOR REGIONAL AND COMMUNITY JAIL SERVICES
July 1, 2025 through June 30, 2026**

**Appendix D
Payment Provisions**

1. The base contract amount for the Borough/City of Wrangell is **\$339,410.90**. The Pretrial Services contract amount is **\$15,014.82** (Pretrial Electronic Monitoring **\$8,258.15** + Pretrial Supervision **\$6,756.67**). The total contract amount is **\$354,425.72** for the period from **July 1, 2025 through June 30, 2026** and represents the total payment due for FY26. This will be a one-year contract that includes Pretrial Services programs and the option to add Sentenced Electronic Monitoring to the contract. 12 Beds.
2. It is specifically agreed by the parties that the Department of Corrections will not provide funding for annual in-service training as set out in Section 10.01 of The Standards, unless funding is provided by the Alaska Legislature or the City.
3. The Borough/City shall be prohibited from utilizing funds received under this contract for any purpose other than operation of Regional and Community Jail facility. Any funds received by the Borough/City under this contract that are utilized for purposes other than those authorized by this contract shall be reimbursed to the State and deposited to the general fund.

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Appendix List:

- A General Provisions
- B Not used
- C General Terms and Indemnity and Insurance related language
- D Payment Provisions
- E State of Alaska, Community Jails Program: Standards for Jail Operation
As produced and adopted by the Governor's Task Force on Community Jails,
November 1994

CITY & BOROUGH OF WRANGELL

The Nolan Center REPORT

October 28th 2025



MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY OF CITY AND BOROUGH OF WRANGELL

CC: MASON VILLARMA, BOROUGH MANAGER

FROM: The Nolan Center

SUBJECT: MONTHLY Nolan Center REPORT DATE: Oct. 28th, 2024

October Events Summary

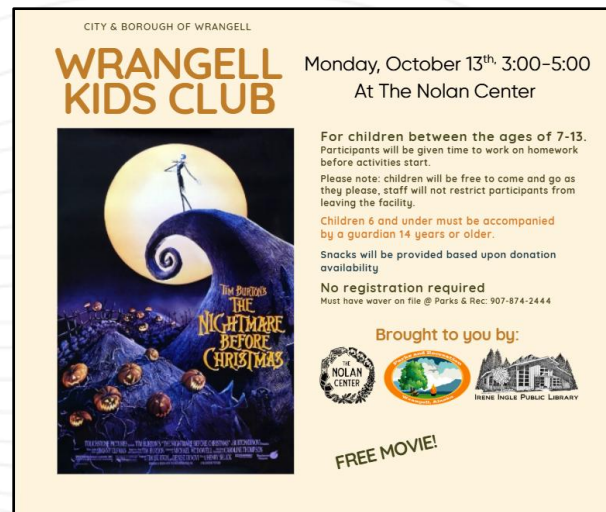
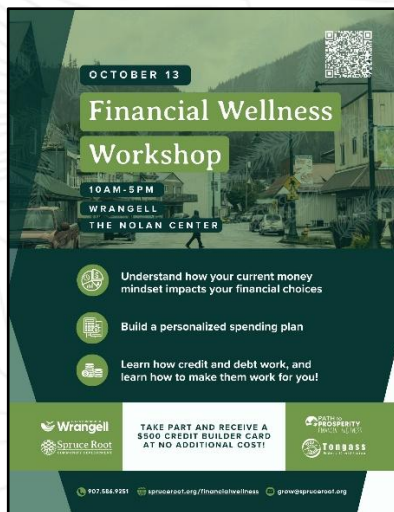
The Nolan Center had an active October, successfully hosting a wide range of community, civic, and regional events. This diverse schedule highlights the Center's role as a vital hub for the Wrangell community and Southeast Alaska.

- **ANB/ANS Grand Camp (Oct. 1-4):** The Alaska Native Brotherhood and Alaska Native Sisterhood held their Grand Camp, a significant regional gathering and their first in-person event in several years.
- **Local Election (Oct. 7):** The Civic Center successfully served as the polling location for the Wrangell Local Election.
- **SEARHC Wellness Fair (Oct. 11):** This important health event provided the community with access to affordable blood tests, flu shots, and various health and community resources.
- **Spruce Root Financial Wellness Workshop (Oct. 13):** Hosted a financial wellness workshop for local residents.
- **Pumpkin Patch & Harvest Festival (Oct. 25):** The Nolan Center partnered with St. Frances Animal Shelter to host a community Market, followed by the popular Pumpkin Patch and Harvest Carnival, a successful event for the entire family.
- **Additional Community Programming:** The Center hosted multiple free movie events throughout the month, including the **Parent Teacher Community Club** movie ("Bad Guys 2"), the **Island of Faiths'** monthly free movie ("Roman Holiday"), and several free movie afternoons with snacks hosted by the **Wrangell Kids Club**.
- **Private Rental:** Hosted a private wedding ceremony (Oct. 18).

M/V Chugach Update:

The MV Chugach shelter construction is currently on hold, even though the necessary funding is ready. This pause is due to the federal shutdown, which has stopped the U.S. Forest Service from completing the required review of the engineering specifications. Separately, the final

interagency agreement for long-term care is currently in formal review, and an assessment for small-scale maintenance is delayed until furloughed staff return to duty.



Upcoming Events

November 6th, 7th & 8th Wrangell's Community Theater's Production:
The Scarlet O'Hara Complex



Gratitude & Thanks:

This month's vibrant schedule provides a clear snapshot of the Nolan Center's vital role in our community. We are incredibly proud to see the building buzzing with activity and enriching the lives of our residents. Thank you as always to the City Council, Madame Mayor, and City Manager Villarma for your continued support, which allows us to keep this essential community hub thriving.

Sincerely,
Jeanie Arnold, Nolan Center Director

CITY & BOROUGH OF WRANGELL

BOROUGH CLERK'S REPORT

Office 907-874-2381 | Email: clerk@wrangell.com



TO: BOROUGH ASSEMBLY MEMBERS AND MAYOR GILBERT
 FROM: KIM LANE, MMC, BOROUGH CLERK
 SUBJECT: October 28th CLERK'S REPORT

Since we had an Assembly Meeting just last week, this Clerk's Report consists of the upcoming Assembly meetings only.

Upcoming Work Sessions (scheduled), Public Hearings (scheduled), Regular Assembly Meetings, and Other Meetings (scheduled)

DATE	MEETING TYPE/EVENT	WS? - TOPIC	TIME	NOTES
2025-10-28	REGULAR	WS Economic Report & Presentation (Director Thomas)	6PM WS 7PM REG	
2025-11-10	<i>JOINT WS WITH SCHOOL BOARD AND STAFF</i>	Annual Joint Work Session	6PM WS	This Work Session will take place at the Evergreen Elementary School – Room 101
2025-11-12	REGULAR	NO WS	6PM REG	
2025-11-24	SPECIAL		5:30PM	
2025-12-16	REGULAR (<i>rescheduled from 12-9</i>)	WS ??	6PM REG	
2026-01-13	REGULAR	WS ??	6PM REG	
2026-01-27	REGULAR	WS ??	6PM REG	
2026-02-10	REGULAR	WS ??	6PM REG	
2026-02-24	REGULAR	WS ??	6PM REG	
2026-03-10	REGULAR	WS ??	6PM REG	
2026-03-24	REGULAR	WS ??	6PM REG	
2026-04-14	REGULAR	WS ??	6PM REG	
2026-04-28	REGULAR	WS ??	6PM REG	

**CITY & BOROUGH OF WRANGELL, ALASKA
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	10

Parks and Recreation Advisory Board								
<u>SUBMITTED BY:</u> Kim Lane, Borough Clerk		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td></tr> </table>						
<u>ATTACHMENTS:</u>								

Appointment to be filled by the Mayor, with the consent of the assembly.

Mayor: If there are no objections, I will appoint _____ to fill the Parks & Recreation Advisory Board seat until October, 2028.

Letters of Interest received from:

- **Kim Wickman**

To Whom It May Concern,

I am writing this letter to express my interest in joining the Parks & Recreation Advisory Board. As a lifelong resident of Wrangell, I have personally witnessed and benefited from the vital role the Parks & Recreation Department plays in strengthening our community.

The Department's programs have been central to my family life for years. My two children and I have been dedicated participants in numerous offerings, from wrestling to basketball to enjoying the nature trail. This has given us a deep appreciation for the effort, resources, and dedication required to run these essential services.

This history gives me a valuable, ground-level perspective as a regular user of our parks and facilities.

It is now the right time to transition from a grateful participant to an active contributor. I am eager to give back to the organization that has meant so much to my family and neighbors. My primary goal in joining the Board is to provide the vital support and encouragement necessary for the Parks & Recreation team and staff. I want to help advocate for the resources they need to ensure our community's programming's continued success, maintenance, and growth.

I am committed to utilizing my long-standing connection to Wrangell and my intimate knowledge of the Department's offerings to serve as a dedicated and effective member of the Advisory Board.

Thank you for considering my interest

Sincerely,

Kim Wickman

CITY & BOROUGH OF WRANGELL, ALASKA ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

ORDINANCE No. 1092 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 5.08.130 – SALES TAX INSPECTOR – DUTIES, TO ENACT ENFORCEMENT, IN THE WRANGELL MUNICIPAL CODE

SUBMITTED BY:

Rob Marshall, Borough Controller

FISCAL NOTE:

Expenditure Required: \$XXX Total

FY 24: \$	FY 25: \$	FY26: \$
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Amount Budgeted:

	FY25 \$XXX
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Account Number(s):

	XXXXXX XXX XXXX
--	-----------------

Account Name(s):

	Enter Text Here
--	-----------------

Unencumbered Balance(s) (prior to expenditure):

	\$XXX
--	-------

Reviews/Approvals/Recommendations

☐

Name(s)

Name(s)

☐

Attorney

☐

Insurance

ATTACHMENTS: 1. ORD 1092.

RECOMMENDATION MOTION:

Move to Approve First reading of Ordinance No. 1092 and move to a Second reading with a Public Hearing to be held on November 12, 2025.

SUMMARY STATEMENT:

The purpose of this ordinance is to strengthen enforcement of sales tax compliance by requiring business owners to respond to the Sales Tax Inspector in a timely manner. Businesses that fail to

comply will be held responsible for any additional expenses incurred by the inspector as a result of such delays.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 1092

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 5.08.130 – SALES TAX INSPECTOR – DUTIES, TO ENACT ENFORCEMENT, IN THE WRANGELL MUNICIPAL CODE

SEC. 1. Action. The purpose of this ordinance is to amend section 5.08.130 – Sales tax inspector – Duties to add the word “and enforcement” and define enforcement, in the Wrangell Municipal Code.

SEC. 2. Amendment. Section 5.08.130 – Sales tax inspector – Duties, is hereby amended in the Wrangell Municipal Code as follows:

Sections:

...

5.08.130 Sales tax inspector – Duties and enforcement.

...

5.08.130 Sales tax inspector – Duties and enforcement.

A. The borough assembly shall from time to time designate a person to make investigations and inspections of the books and records of the persons, firms and corporations who are liable for taxes under this chapter. Such persons shall be the sales tax inspector of the borough.

B. The sales tax inspector is authorized and empowered to make inspections from time to time of all the books and records pertaining to purchases and sales, including services, made or performed by parties who are liable for the tax levied under this chapter. The sales tax inspector is granted the right to inspect all such books and records including the records of purchases made by retailers from wholesalers or other retailers, the ledger accounts of customers of the taxpayers, the sales slips made by taxpayers and all other books and records of the taxpayers which would in any way tend to prove or reveal information concerning the tax liability of the taxpayer under this chapter.

C. It shall be the duty of every person engaged in retail business or in furnishing services to the public in the borough to allow the sales tax inspector to examine such books and records during regular business hours at such times as the sales tax inspector shall require.

D. If a business or organization is selected by the sales tax inspector to provide support, they shall be required to furnish the requested support or documentation in a timely manner. Failure to provide the requested support or documentation within thirty (30) days of notice shall render the business or organization liable for the full hourly rate of additional work performed by

the sales tax inspector and as a direct consequence of the delay.

SEC. 3. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 4. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: ____, 2025

PASSED IN SECOND READING: __, 2025.

Patricia Gilbert, Borough Mayor

ATTEST:

Kim Lane, MMC, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

ORDINANCE NO. 1093 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 9.08.090, CERTAIN CONDITIONS DECLARED NUISANCES, IN CHAPTER 9.08, NUISANCES, TITLE 9, HEALTH AND SAFETY, OF THE WRANGELL MUNICIPAL CODE

SUBMITTED BY:

Kim Lane, Borough Clerk

FISCAL NOTE:

Expenditure Required: \$

FY ____: \$	FY ____: \$	FY ____: \$
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Amount Budgeted:

	FY ____ \$
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Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure):

Reviews/Approvals/Recommendations

☐	Commission, Board or Committee
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

ATTACHMENTS: 1. Ord 1093 2. Sec 9.08.090

RECOMMENDATION MOTION:

Move to approve First Reading of Ordinance No. 1093 and move to a Second Reading with a Public Hearing to be held on November 12, 2025.

SUMMARY STATEMENT

When Chapter 9.08 – Nuisances was amended in 2019, Section 9.08.090 was not amended to add the violations section. This ordinance corrects that oversight by adding the provision for violating Section 9.08.090 – Certain Conditions Declared Nuisances.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 1093

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 9.08.090, CERTAIN CONDITIONS DECLARED NUISANCES, IN CHAPTER 9.08, NUISANCES, TITLE 9, HEALTH AND SAFETY, OF THE WRANGELL MUNICIPAL CODE

BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

[The changes to the existing code are shown with tract changes.]

SEC. 1. Action - Amendment. The purpose of this ordinance is to amend Section 9.08.090, Certain conditions declared nuisances, in Chapter 9.08, Nuisances, Title 9, Health and Safety, in the Wrangell Municipal Code, as follows:

9.08.090 Certain conditions declared nuisances

...

Violations

Any person violating any provision of this chapter is guilty of an infraction and shall be punished by the fine established in the WMC 1.20.050 fine schedule if the offense is listed in that fine schedule or by a fine of up to \$500.00 if the offense is not listed in the WMC 1.20.050 fine schedule.

SEC. 3. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 4. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: _____, 2025.

PASSED IN SECOND READING: _____, 2025.

CITY & BOROUGH OF WRANGELL

Patricia Gilbert, Borough Mayor

ATTEST:

Kim Lane, MMC, Borough Clerk

§ 9.08.090. Certain conditions declared nuisances. (Ord. 683 § 4, 2000; Ord. 227 § 5, 1969; prior code § 42.60.080)

In addition to other public nuisances declared by other sections of this code, the nonexclusive following are declared to be public nuisances:

- A. The sale or offering for sale of unwholesome food or drink; or places where such sales or offerings are made;
- B. The exposure, display, sale, or distribution of obscene pictures, books, pamphlets, magazines, papers, documents, or objects;
- C. The public exposure of a person having a contagious disease;
- D. The keeping of an animal that causes a disturbance by noise after being informed that this noise is having that effect and the noise continues;
- E. The operation or use of any electrical apparatus or machine which materially and unduly interferes with radio or television reception by others;
- F. Any use of a street or sidewalk or a place adjacent thereto which causes crowds of people to gather so as to obstruct traffic on such street or sidewalk, or which otherwise obstructs traffic thereon, except as may be authorized by law or ordinance;
- G. All ditches, drains, wells, pools, cisterns, bodies, or containers of water in which mosquitoes breed or are likely to breed, or which are so constructed, formed, conditioned, or situated as to endanger the public health or safety;
- H. Rank weeds or grass; carcasses; accumulations of manure, refuse or other things, which are, or are likely to be, breeding places for flies, mosquitoes, vermin, or disease germs;
- I. Any pit, hole, or other thing which is so constructed, formed, conditioned, and/or situated as to endanger the public safety;
- J. Any fire or explosion hazard which endangers the public peace, health, safety, or welfare;
- K. Any occupation or activity which endangers the public peace, health, safety, morals, or welfare.

**CITY & BOROUGH OF WRANGELL, ALASKA
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

ORDINANCE NO. 1094 AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OFFENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, OF THE WRANGELL MUNICIPAL CODE

<u>SUBMITTED BY:</u>
Kim Lane, Borough Clerk

<u>Reviews/Approvals/Recommendations</u>	
☐	Commission, Board or Committee
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

<u>FISCAL NOTE:</u>		
Expenditure Required: \$		
FY ____: \$	FY ____: \$	FY ____: \$
Amount Budgeted:		
FY ____ \$		
Account Number(s):		
Account Name(s):		
Unencumbered Balance(s) (prior to expenditure):		

ATTACHMENTS: 1. Ord 1094

RECOMMENDATION MOTION:

Move to approve First Reading of Ordinance No. 1094 and move to a Second Reading with a Public Hearing to be held on November 12, 2025.

SUMMARY STATEMENT

This Ordinance amends the Fine Scheule in WMC 1.20.020 by adding the fine for violating Section 9.08.090.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 1094

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OFFENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, OF THE WRANGELL MUNICIPAL CODE

BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

[The changes to the existing code are shown with tract changes.]

SEC. 1. Action - Amendment. The purpose of this ordinance is to amend the Minor Offense Fine Schedule in Section 1.20.050 of Chapter 1.20, General Penalty, of the Wrangell Municipal Code to add to the fine schedule, the code section relating to nuisances in Section 9.08.090, Certain conditions declared nuisances, in the Wrangell Municipal Code, as follows:

Section	Offense	Penalty/Fine
...		
9.08.090	Certain conditions declared nuisances	\$100.00 fine for each offense.
...		

SEC. 3. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 4. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: _____, 2025.

PASSED IN SECOND READING: _____, 2025.

CITY & BOROUGH OF WRANGELL

Patricia Gilbert, Borough Mayor

ATTEST:

Kim Lane, MMC, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

RESOLUTION No. 10-25-1989 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING LAND COVENANTS FOR THE ALDER TOP SHOEMAKER BAY SUBDIVISION II

<u>SUBMITTED BY:</u> Kate Thomas, Economic Development Director	<u>FISCAL NOTE:</u> Expenditure Required: \$0 Total <table style="width: 100%;"> <tr> <td style="width: 50%;">Fiscal Year (FY): 26</td> <td style="width: 50%;">Amount: \$0</td> </tr> </table> Amount Budgeted: <table style="width: 100%;"> <tr> <td style="width: 50%;">FY:</td> <td style="width: 50%;">\$ 0</td> </tr> </table> Account Number(s): <table style="width: 100%;"> <tr> <td style="width: 50%;">XXXXXX XXX XXXX</td> <td style="width: 50%;"></td> </tr> </table> Account Name(s): <table style="width: 100%;"> <tr> <td style="width: 50%;">Not Applicable</td> <td style="width: 50%;"></td> </tr> </table> Unencumbered Balance(s) (prior to expenditure): <table style="width: 100%;"> <tr> <td style="width: 50%;">\$0</td> <td style="width: 50%;"></td> </tr> </table>	Fiscal Year (FY): 26	Amount: \$0	FY:	\$ 0	XXXXXX XXX XXXX		Not Applicable		\$0	
Fiscal Year (FY): 26	Amount: \$0										
FY:	\$ 0										
XXXXXX XXX XXXX											
Not Applicable											
\$0											

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☒	Attorney
☐	Insurance

ATTACHMENTS: 1. RES 10-25-1989 2. Covenants, Conditions, and Restrictions (CC&Rs)

RECOMMENDATION MOTION:

Move to approve Resolution No. 10-25-1989.

SUMMARY STATEMENT:

On April 25, 2025, the Assembly approved Resolution No. 04-25-1937, which established the terms for the sale of the Alder Top Village, Shoemaker Bay Subdivision II. The resolution included provisions that require successful bidders agree and comply with restrictive covenants, which shall be recorded with the plat, when the subdivision is complete.

The proposed Covenants, Conditions, and Restrictions (CC&Rs) for the Alder Top Village Subdivision establish uniform standards for property use, maintenance, and development to ensure orderly neighborhood growth and preserve long-term property values. The document outlines

requirements for land use, building type, driveway access, drainage, parking, refuse management, and general property upkeep. It also addresses standards for modular dwellings, prohibits unsightly storage, and reinforces environmental protections such as wetland and drainage preservation.

The CC&Rs are intended to provide a clear framework for residential development consistent with Borough zoning regulations and community objectives. Once recorded, these covenants will run with the land for a period of twenty-five (25) years and will be binding upon all current and future property owners within the subdivision.

Following Assembly approval, the final document will be recorded concurrently with the subdivision plat, anticipated for completion in November 2025 to align with the Alder Top Village utility installation and lot sale schedule.

CITY AND BOROUGH OF WRANGELL, ALASKA**RESOLUTION No. 10-25-1989****A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING LAND COVENANTS FOR THE ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II**

WHEREAS, the Assembly approved Resolution No. 04-25-1937 that authorized the Borough Manager to sell Borough owned real property located in Block 1, Shoemaker Bay Subdivision II commonly known as “Alder Top Village;” and

WHEREAS, Resolution No. 04-25-1937, Section 2, Paragraphs 6 and 8 Restrictions on Successful Bidders and Type of Deed provide that the winning bidders shall sign a Purchase and Sale Agreement that includes land Covenants, Conditions, and Restrictions (CC&Rs) that will be recorded with the subdivision plat upon completion; and

WHEREAS, the City and Borough of Wrangell, as the fee owner of all lots within the Alder Top Village, Shoemaker Bay Subdivision II, desires to ensure orderly development, compatible land use, and long-term neighborhood integrity through the adoption of Covenants, Conditions, and Restrictions (CC&Rs); and

WHEREAS, adoption of the CC&Rs supports the Borough’s goals for quality residential development, protection of property values, and long-term stewardship of Borough land; and

WHEREAS, the Borough finds that the Covenants, Conditions, and Restrictions are consistent with applicable provisions of the Wrangell Municipal Code and other Borough land-management policies; and

WHEREAS, the Borough intends to record the approved CC&Rs concurrently with the final subdivision plat, anticipated for completion in November 2025, aligning with the Alder Top Village utility installation and lot-sale schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, that the Alder Top Village, Shoemaker Bay Subdivision II Covenants, Conditions, and Restrictions are hereby approved and adopted as presented; and

BE IT FURTHER RESOLVED, that the Borough Mayor is authorized to execute and record said document concurrently with the Alder Top Village, Shoemaker Bay Subdivision II final plat and any associated conveyance documents; and

BE IT FURTHER RESOLVED, that these Covenants, Conditions, and Restrictions shall run with the land for a period of twenty-five (25) years from the date of recordation and shall be binding upon all current and future property owners within the subdivision as per the records of the Wrangell Recording District, State of Alaska.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 28th DAY OCTOBER, 2025.

Patricia Gilbert, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II

City and Borough of Wrangell, Alaska

I. PURPOSE AND INTENT

The CITY AND BOROUGH OF WRANGELL, an Alaska municipal corporation (“**Borough**”), being the fee owner of all Lots of that certain subdivision known as Alder Top Village, Shoemaker Bay Subdivision II, according to the plat thereof filed _____ as Plat No. _____, Records of the Wrangell Recording District, State of Alaska, and desiring to ensure the orderly development, use, and maintenance of said Lots and to prevent nuisances or impairments of the attractiveness or value of said Lots, does hereby declare, adopt, and record the following Declaration of Covenants, Conditions, and Restrictions (this “**Declaration**”) applicable to all Lots in the Alder Top Village, Shoemaker Bay Subdivision II (the “**Subdivision**”).

II. DEFINITIONS

- A. “**Building**” means any improvement constructed on a Lot for residential purposes, including the primary structure, attached garages, carports, or other attached structures. Detached accessory Buildings (such as storage sheds, gazebos, or similar minor structures) are included only if they exceed 150 square feet or are permanently affixed to the ground. Driveways, patios, and fences are not considered Buildings.
- B. “**Dwelling**” means a residential unit designed for occupancy by one family, including all interior living spaces, kitchens, bathrooms, and bedrooms, whether located in a single-family home, attached duplex, or other multi-unit structure.
- C. “**Lot**” means any parcel of land, together with all improvements thereon, shown and designated as a separate lot, tract, or parcel on a plat.
- D. “**Owner**” means the record owner, whether one or more persons or entities, of fee simple title to any Lot within the subdivision. “Owner” does not include persons or entities having an interest in a Lot merely as security for the performance of an obligation, such as a mortgagee or deed of trust beneficiary, unless and until such person or entity acquires title pursuant to foreclosure or deed in lieu of foreclosure.

III. LAND USE AND BUILDING TYPE

- A. All Lots shall be used only for residential purposes.

- B. No Building shall be erected, altered, placed, or permitted to remain on any Lot containing more than two (2) Dwellings.
- C. Accessory Buildings, such as garages or other buildings customarily incidental and subordinate to a place of residence, shall be of a permanent nature and of harmonious design and appearance with each other and with the Building containing the Dwelling(s).

IV. DRIVEWAY AND ROAD ACCESS

- A. All driveways shall provide safe and adequate access to the Lot and shall be constructed and maintained to prevent interference with drainage or road maintenance.
- B. Driveways shall be located to ensure proper sight distance and drainage and shall be constructed to maintain the continuous flow of roadside ditches. Installation of driveway culverts will be required where necessary to accommodate existing drainage patterns, and all culverts shall be installed to Borough standards.
- C. Each Lot shall be limited to one (1) driveway connection unless otherwise approved by the Borough. Driveways shall access the Lot from the public roadway along the front property line; side-yard access or driveways extending from side property lines are prohibited unless site conditions, Lot configuration, or topography make front-yard access impractical and the Borough approves an alternate driveway location.
- D. Lots that abut a State of Alaska right-of-way shall develop driveway access from within the Subdivision and shall not establish separate access directly onto the State of Alaska right-of-way.

V. PARKING

- A. Each Lot shall provide adequate off-street parking for residents and guests. Parking areas shall be located on the same Lot as the Dwelling they serve and shall not interfere with vehicle or pedestrian movement along public roadways or easements.
- B. No vehicle, trailer, or equipment shall be parked in a manner that obstructs traffic, hinders access to other Lots, or interferes with snow removal or maintenance.
- C. Long-term parking on public roadway or within public rights-of-way is prohibited. For purposes of this section, “long-term” shall mean any continuous period exceeding thirty (30) days.

- D. Long-term parking of inoperable, unlicensed, or commercial vehicles, a Lot is prohibited. For the purposes of this section, “long-term” shall mean any continuous period exceeding ninety (90) days. For the purposes of this section, “Commercial vehicles” means heavy trucks, dump trucks, semi-trailers, construction machinery, or similar equipment not typically associated with residential use. This does not include personal or employer-owned pickup trucks or vans used for daily transportation by residents.

VI. DRAINAGE DITCHES AND CULVERTS

- A. Existing drainage ditches and culverts within the Subdivision shall not be filled, covered, or altered in a manner that obstructs or redirects the natural flow of water. Site grading and landscaping shall maintain natural drainage patterns wherever practicable and direct surface water to approved drainageways or ditches within the Subdivision.
- B. Owners shall maintain all driveway culverts and drainage features located on or serving their Lots to ensure proper function and to prevent erosion, blockage, or flooding. Any modification to existing drainageways within easements or along public roads shall require prior Borough approval.

VII. WATER RUNOFF

- A. Each Owner shall be responsible for managing stormwater runoff generated from their Lot in a manner that prevents erosion, flooding, or discharge onto adjacent Lots or public rights-of-way. Site grading and landscaping shall maintain natural drainage patterns wherever practicable and direct surface water to approved drainageways or ditches within the Subdivision.
- B. Stormwater shall not be diverted or concentrated in a way that increases flow onto neighboring properties or damages roads or drainage facilities. Appropriate erosion control and stabilization measures shall be incorporated as needed to maintain stable drainage conditions.
- C. Groundwater collection systems, footing drains, roof drains, or stormwater discharge lines shall not be connected to the Lot’s sanitary sewer service. All such flows shall be diverted to the appropriate surface or subsurface stormwater conveyances, such as ditches or natural drainage areas.

VIII. SUBDIVISION OF LOTS

- A. No Lot within the Subdivision shall be further subdivided, reduced in size, or otherwise altered from its original configuration as recorded on the Subdivision plat. Each Lot shall contain not less than fifteen thousand (15,000) square feet, and

no action shall be taken to divide, replat, or adjust boundaries in a manner that creates a smaller parcel.

- B. Owners of two (2) contiguous Lots may consolidate their Lots to create a single, larger Lot, provided that such consolidation complies with Borough subdivision procedures and is recorded as an amended plat. The resulting consolidated Lot shall thereafter be considered a single Lot for all purposes of these covenants.
- C. Owners of three (3) or more contiguous Lots may reconfigure their Lot boundaries to divide the inner or middle Lot, provided that such action increases the size of the two adjoining Lots. The two resulting enlarged Lots shall thereafter be considered single Lots for all purposes of these covenants. Any such adjustment shall comply with Borough subdivision procedures and be recorded as an amended plat. No portion of any Lot shall be sold, conveyed, or transferred to another property owner if such action would result in either Lot being smaller than the minimum Lot size.

IX. GARBAGE AND REFUSE DISPOSAL

- A. No Lot, nor any part thereof, shall be used as a dumping or storage ground for refuse or rubbish of any kind. All garbage, trash, and waste shall be stored in appropriate containers and disposed of through regular collection or transport to an approved disposal facility.
- B. Refuse containers shall be kept in a clean and sanitary condition and stored out of public view except on collection days. Accumulation of junk, scrap materials, or debris is prohibited. Burning of garbage, household waste, or construction debris is not permitted.
- C. Property owners are responsible for maintaining their Lots in a neat and orderly condition free of litter or waste materials that may attract wildlife, create odors, or detract from the appearance of the Subdivision.

X. CONDITION OF PROPERTY

- A. Each property owner shall maintain their Lot, improvements, and landscaping in a clean, safe, and orderly condition. Yards shall be kept free of excessive weeds, brush, debris, and unsightly accumulations of materials.
- B. All structures, fences, and accessory Buildings shall be maintained in good repair and with exterior finishes consistent in appearance and quality with surrounding residences.

- C. Construction materials, equipment, or temporary structures shall not be stored on a Lot except during active construction, and any materials or equipment kept on-site shall be stored within a garage, enclosed building, or otherwise screened from public view.
- D. Outside storage of nets, gear, scrap, or equipment is prohibited. Nets, gear, and similar materials must be stored inside an enclosed building. Shipping containers and Conex vans shall not be used for storage or placed visibly on any Lot, either temporarily or permanently.
- E. No condition shall be permitted to exist on any Lot that constitutes a fire hazard, safety concern, or visual blight detrimental to neighboring properties or the overall appearance of the Subdivision.

XI. WETLANDS

Wetlands and natural drainage areas within or adjacent to the Subdivision shall be preserved to the greatest extent practicable. No filling, grading, or disturbance of wetland areas shall occur without all required permits or authorizations from the appropriate regulatory agencies. Owners are responsible for determining the presence and boundaries of wetlands on their Lots prior to any development or site alteration. Any activity that adversely affects wetland function, water quality, or drainage within the Subdivision is prohibited without necessary permits.

XII. MOBILE HOMES AND FACTORY-ASSEMBLED DWELLINGS

- A. No mobile home, travel trailer, recreational vehicle (RV) or any type of temporary structure shall be allowed as a permanent or temporary residence. For the purpose of this section, a “mobile home” means any structure built prior to 1979 or less than twenty-four (24) feet in width, designed or intended for human occupancy, and capable of being moved or transported on its own chassis.
- B. Manufactured and modular dwellings are permitted provided they meet the following conditions:
 - i. Manufactured homes shall comply with the Manufactured Home Construction and Safety Standards (HUD Code) and be constructed after 1979 with a minimum width of twenty-four (24) feet.
 - ii. Modular dwellings shall be constructed to meet all building codes adopted by the Borough for residential structures and be placed on a permanent foundation.

- C. All Dwellings shall be constructed on permanent foundations that meet or exceed the minimum standards of the Federal Housing Administration as of the year of construction.

XIII. NUISANCES

No noxious or offensive activity, including but not limited to excessive noise, odor, vibration, smoke, or disturbances caused by motorized vehicles, shall be carried out on any Lot, nor shall anything be done thereon which may become an annoyance, hazard, or nuisance to other Owners.

XIV. RUNS WITH THE LAND

This Declaration shall run with the land and shall be binding upon all parties having or acquiring any right, title, or interest in any Lot within the Subdivision, and upon their heirs, successors, and assigns. This Declaration is established for the benefit and protection of the present and future owners of Lots within the Subdivision. Any record owner of a Lot shall have the right to enforce this Declaration by appropriate proceedings in equity to restrain or enjoin violations, and by proceedings at law to recover damages arising from any such violations.

XV. DURATION

These protective covenants are to remain in effect for a period of twenty-five (25) years, commencing on the date of recordation hereof, but being subject to modification or renewal by written instrument executed by an affirmative vote of 100% of the Owners and recorded in the Wrangell Recording District.

XVI. RIGHTS OF MORTGAGE

No breach of any covenant, condition, or restriction contained herein, or any enforcement thereof, shall defeat or render invalid the lien of any mortgage or deed of trust now or hereafter executed upon the Subdivision, or any portion thereof. If any portion of the Subdivision is sold under a foreclosure of any mortgage or under the provisions of any deed of trust, the purchaser at such sale and its successors and assigns shall hold the property so purchased subject to all of the covenants, conditions, and restrictions contained in this Declaration.

XVII. ZONING

Notwithstanding the foregoing, should all or any portion of the Subdivision be affected by any zoning ordinance or regulation established by a competent authority that is more restrictive than the provisions contained herein, the more restrictive zoning provisions shall prevail. In no event is this Declaration intended to authorize or permit a less restrictive use of land within the Subdivision than that allowed by existing or future zoning.

XVIII. WAIVER AND SEVERABILITY

The failure to enforce any covenant, condition, or restriction contained herein shall not be deemed a waiver of the right to enforce the same thereafter, nor shall such failure be construed as consent to any continuing or future violation. Each provision of this Declaration is intended to be severable, and the invalidation or unenforceability of any single provision by judgment or court order shall not affect the remaining provisions, which shall remain in full force and effect.

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

RESOLUTION No. 10-25-1990 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY2026 BUDGET IN THE INDUSTRIAL CONSTRUCTION FUND BY ACCEPTING THE REVENUE FROM THE SALE OF INDUSTRIAL LOT 9, BLOCK 66 OF THE INDUSTRIAL REPLAT, TO ALAN MICHAUD

SUBMITTED BY:

Kim Lane, Borough Clerk

FISCAL NOTE:

Revenue:

Fiscal Year (FY): 26	Amount: \$39,165
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Amount Budgeted:

FY: 2026	\$ 0
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Account Number(s):

52000.000.7519

Account Name(s):

Industrial Construction Fund

Unencumbered Balance(s) (prior to expenditure):

\$0

Reviews/Approvals/Recommendations

☐	Commission, Board or Committee
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

ATTACHMENTS: 1. RES 10-25-1990

RECOMMENDATION MOTION:

Move to Approve Resolution No. 10-25-1990.

SUMMARY STATEMENT:

This resolution amends the Fiscal Year 2026 Budget by accepting \$39,165 into the Industrial Construction Fund. This is for the sale of Lot 9, Block 66 in the Industrial Park.

CITY AND BOROUGH OF WRANGELL

RESOLUTION No. 10-25-1990

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY2026 BUDGET IN THE INDUSTRIAL CONSTRUCTION FUND BY ACCEPTING THE REVENUE FROM THE SALE OF INDUSTRIAL LOT 9, BLOCK 66 OF THE INDUSTRIAL REPLAT, TO ALAN MICHAUD

WHEREAS, the Borough Assembly authorized the terms of the sale of the Industrial Lots 5a, 7, 8, 9, 10, 11, 12 & 13, by Resolution (10-24-1885); and

WHEREAS, the bidding ended on December 13, 2024; and

WHEREAS, Lots 9, 11, and 12 did not receive any bids; and

WHEREAS, the Borough Assembly approved Resolution 07-25-1961 that reduced the starting bid for Lots 9, 11, and 12; and

WHEREAS, Lot 9 sold to Alan S. Michaud for the reduced starting bid of \$39,165; and

WHEREAS, the FY26 Budget must be amended to accept this revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA THAT:

Section 1: Lot 9, Block 66, Industrial Replat, received a bid of \$39,165 from Alan S. Michaud and was paid in full.

Section 2: The FY26 Budget in the Industrial Construction Fund is amended to reflect an increase in revenue to account 52000-000-4650 Industrial Construction Fund - Revenue in the amount of \$39,165.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 28th DAY OF OCTOBER, 2025.

CITY & BOROUGH OF WRANGELL

Patricia Gilbert, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

RESOLUTION No.10-25-1994 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, EXPRESSING SUPPORT FOR ASSISTING ALASKANS DISPLACED BY TYPHOON HALONG AND AUTHORIZING COORDINATION WITH STATE AND FEDERAL PARTNERS TO PROVIDE TEMPORARY HOUSING AND SERVICES

<u>SUBMITTED BY:</u> Mason Villarma, Borough Manager	<u>FISCAL NOTE:</u> Expenditure Required: \$ 0 FY 26: \$ Amount Budgeted: FY26\$ Account Number(s): Account Name(s): Unencumbered Balance(s) (prior to expenditure):
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<u>Reviews/Approvals/Recommendations</u>	
☐	Commission, Board or Committee
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

ATTACHMENTS:

RECOMMENDATION MOTION:

Move to approve Resolution No. 10-25-1994.

SUMMARY STATEMENT

The attached resolution expresses the City and Borough of Wrangell's formal support for assisting Alaska families displaced by Typhoon Halong in Western Alaska. The resolution

authorizes the Borough Manager to coordinate with State and Federal agencies—including the Office of the Governor, the Alaska Division of Homeland Security and Emergency Management, and the Alaska Department of Education and Early Development—to identify housing, education, and workforce support for any displaced families temporarily resettled in Wrangell.

Wrangell and its community partners, including the Wrangell Public School District, SEARHC, Trident Seafoods, the U.S. Forest Service, Wrangell Cooperative Association, and others, have expressed capacity to accommodate 10–25 families through available housing and community services. The Borough’s outreach has been shared with the Governor, Alaska’s Congressional delegation, and relevant agencies to initiate coordination and explore Wrangell’s role in this humanitarian effort.

CITY AND BOROUGH OF WRANGELL, ALASKA**RESOLUTION NO. 10-25-1994**

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, EXPRESSING SUPPORT FOR ASSISTING ALASKANS DISPLACED BY TYPHOON HALONG AND AUTHORIZING COORDINATION WITH STATE AND FEDERAL PARTNERS TO PROVIDE TEMPORARY HOUSING AND SERVICES

WHEREAS, the City and Borough of Wrangell (the “Borough”) and its community partners recognize the devastation caused by Typhoon Halong in Western Alaska, which displaced numerous families and disrupted essential services and livelihoods across the region; and

WHEREAS, as Alaskans who have endured natural disasters firsthand, including the 2023 landslide tragedy that claimed lives within Wrangell, the Borough and its residents understand the hardship that follows such events and remain committed to helping other communities in their time of need; and

WHEREAS, the Borough has convened a coalition of local partners—including the Wrangell Public School District, Trident Seafoods, the U.S. Forest Service, the Wrangell Cooperative Association, SEARHC, and the Alaska Department of Transportation (local unit)—to explore Wrangell’s capacity to temporarily accommodate displaced families; and

WHEREAS, the Borough and its partners have determined that Wrangell has the potential capacity to host approximately 10 to 25 displaced families through available bunkhouse facilities, housing options, school capacity, and local support services; and

WHEREAS, Wrangell’s strong community network, subsistence lifestyle, and diverse population, including a significant Alaska Native presence, offer a culturally supportive and familiar environment for displaced Alaskans transitioning from Western Alaska communities; and

WHEREAS, long-term success in accommodating displaced families will require partnership and coordination with the State of Alaska, the Alaska Division of Homeland Security and Emergency Management, and federal agencies to ensure adequate housing support, education funding, and workforce development assistance;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, that:

Section 1: Expression of Support. The Assembly hereby declares its full support for assisting families displaced by Typhoon Halong and expresses Wrangell’s readiness to serve as a host community for Alaskans in need.

Section 2: Authorization to Coordinate. The Borough Manager is authorized to coordinate with the Office of the Governor, the Alaska Division of Homeland Security and Emergency Management, the Alaska Department of Education and Early Development, and relevant federal agencies to identify logistical, financial, and programmatic resources necessary to facilitate Wrangell's participation in this humanitarian effort.

Section 3: Community Partnerships. The Assembly supports continued collaboration with local entities—including the Wrangell Public School District, SEARHC, Trident Seafoods, Wrangell Cooperative Association, the U.S. Forest Service, and other local employers and nonprofits—to provide comprehensive support services to any displaced families who relocate to Wrangell.

Section 4: Advocacy. The Borough shall advocate for temporary and long-term housing assistance, Base Student Allocation adjustments to reflect additional student enrollment, and workforce integration programs to ensure sustainable outcomes for both relocated families and the community of Wrangell.

Section 5: Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 28th day of October, 2025.

CITY & BOROUGH OF WRANGELL, ALASKA

Patricia Gilbert, Mayor

ATTEST: _____
Kim Lane, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

RESOLUTION No. 10-25-1995 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE SANITATION OPERATOR JOB DESCRIPTION AND PROVIDING FOR AN EFFECTIVE DATE

<u>SUBMITTED BY:</u>
Tom Wetor, Public Works Director

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

<u>FISCAL NOTE:</u>	
Expenditure Required: \$0 Total	
Fiscal Year (FY): 26	Amount: \$0
Amount Budgeted:	
FY:	\$ 0
Account Number(s):	
	XXXXXX XXX XXXX
Account Name(s):	
	Not Applicable
Unencumbered Balance(s) (prior to expenditure):	
	\$0

ATTACHMENTS: 1. RES 10-25-1995 2. Sanitation Operator Job Description

RECOMMENDATION MOTION:

Move to approve Resolution No. 10-25-1995.

SUMMARY STATEMENT:

The only change to the revised job description for the Sanitation Operator position is specifically related to the schedule. A few years ago, when operations changed at the transfer station and a position was added, another day was added to the transfer station being opened. With 3 positions, (sanitation worker, operator and lead) the entry level worker position was identified as the position to work a Tuesday-Saturday schedule and the operator and lead positions worked a M-F schedule. A primary difference between the worker and operator position is having a CDL. Once a worker obtains a CDL they are eligible for promotion to Sanitation Operator (and upon satisfactory performance evaluations). The concern is the Sanitation operator position job description says M-F schedule. In an ideal world all 3 staff in this department have a CDL which allows for maximum coverage. If we don't amend the job description, technically the operator position doesn't have to work the T-S schedule.

As a result, this amendment changes the job description to say the operator may be required to work either schedule, and that determination is based on seniority within the department. Meaning, the employee with the least seniority, and with a CDL, will still work on the T-S schedule in order to maintain 6 day a week operation at the transfer station.

This amendment has been approved by the IBEW.

The amended description will be effective as of November 1st, 2025.

Approval of this amendment ensures that the position accurately reflects operational needs while maintaining alignment with the current wage schedule.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. 10-25-1995

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH
OF WRANGELL, ALASKA, AMENDING THE SANITATION
OPERATOR JOB DESCRIPTION AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, the City and Borough of Wrangell recognize the need to update the Sanitation Operator job description to better reflect scheduling for the position; and

WHEREAS, there is no change to the Union Wage & Grade Table; and

WHEREAS, the Sanitation Operator position will remain a Grade 17 on the Union Wage & Grade Table (currently ranging between \$23.99 to \$30.42 per hour); and

WHEREAS, the Borough Assembly approves the amended job description for the Sanitation Operator.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, THAT:

Section 1. The attached revised job description outlines the updated duties, responsibilities, qualifications, and wage type for the Sanitation Operator position.

Section 2. The amended job description for the Sanitation Operator position will be effective as of November 1st, 2025.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, THIS 28TH DAY OF OCTOBER 2025.

Patricia Gilbert, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk



Position	Sanitation Operator	Type	Permanent, Full-Time
Department	Public Works	Class	Non-Exempt
Supervisor	Director of Public Works and Sanitation Lead	Salary	Union /Grade # 17

Summary

The Sanitation Operator is responsible for the operation, maintenance, and repair of the City’s Waste Transfer Facility and for providing garbage collection services throughout the community. This position works independently and cooperatively under the supervision of the Public Works Director and Sanitation Lead.

Distinguishing Career Features

The Sanitation Operator plays a critical role in maintaining community cleanliness and in managing the City’s Waste Transfer Facility, an essential municipal asset.

Essential Duties and Responsibilities

- Operate, maintain, and repair the City’s Waste Transfer Facility and all sanitation department equipment, including garbage trucks, excavators, bulldozers, forklifts, tire shears, and balers.
- Maintain the closed municipal landfill in accordance with the post-closure plan.
- Perform scheduled sanitation collection for the community in all weather and road conditions.
- Operate transfer station activities, including weighing private loads, determining fees, and handling payments.
- Ensure safe and proper use and maintenance of all assigned equipment.
- Exhibit strong interpersonal skills to direct customers courteously and ensure compliance with local, state, and federal refuse regulations.
- Read and apply City ordinances, landfill post-closure plan, and the Transfer Station Operations Manual in daily operations.
- Separate and properly handle waste, recyclables, and hazardous substances; ensure recyclables are shipped to designated agents.
- Identify and remedy safety or maintenance issues promptly.
- Collect landfill leachate samples according to permit schedules; maintain materials and records and submit results to proper agencies.
- Recover refrigerants from discarded appliances in compliance with EPA regulations.



- Order supplies as needed following City purchasing guidelines.
- Participate in all job-related and safety training, promoting workplace safety and environmental best practices.
- Assist in improving sanitation department methods to enhance safety and operational efficiency.
- Ensure proper handling and disposal of burnable waste.
- Perform other related duties as assigned.

Qualifications

Knowledge, Skills and Abilities

The Sanitation Operator must have knowledge of sanitation and heavy equipment operation, recordkeeping, basic accounting procedures, and proper waste separation, recycling, and hazardous material handling practices. The position requires the ability to operate and maintain transfer station and sanitation equipment, read and interpret safety rules, operating manuals, and procedures, and communicate professionally with the public and coworkers. Employees must perform basic mathematical calculations, including volume estimation and weight determination, collect samples and perform minor lab testing on landfill leachate, and use Microsoft Word, Excel, and Outlook for reporting and communication.

Physical Abilities

- Regularly lift/move up to 50 pounds; occasionally lift/move up to 100 pounds.
- Frequently stand, walk, climb, balance, stoop, kneel, crouch, or crawl; use hands to operate tools and equipment.
- Close, distance, peripheral, and depth vision required.
- Sufficient auditory ability to carry on conversations in person and over the phone.

Education and Experience

- High school diploma or GED required.
- One year of related experience and/or training preferred, or an equivalent combination of education and experience.

Licenses and Certificates



- Must possess a valid Alaska Commercial Driver's License (CDL); this position is subject to the DOT-mandated random drug testing program.
- Must obtain an EPA Refrigeration License within one year to handle refrigerants from discarded appliances.

Working Conditions

- Regular exposure to moving mechanical parts and outdoor weather conditions.
- Occasional exposure to fumes, airborne particles, moderate heat, and extreme cold.
- Noise levels may require hearing protection.
- Direct contact with the public, sometimes in stressful situations.
- Typical schedule: Monday through Friday. Schedule is either Monday through Friday or Tuesday through Saturday and is based on seniority with other employees in the sanitation department.

This job description and classification outline the general nature of the work performed, representative duties, and the typical qualifications required for acceptable performance. It is not intended to be a complete list of all responsibilities, duties, work steps, and skills required of the job.



CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

RESOLUTION No. 10-25-1996 A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE JOB DESCRIPTION FOR THE CORRECTIONS SERGEANT POSITION, UPDATING THE NON-UNION WAGE AND GRADE TABLE, AND PROVIDING FOR AN EFFECTIVE DATE

<u>SUBMITTED BY:</u> Mason Villarma, Borough Manager	<u>FISCAL NOTE:</u> Expenditure Required: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; height: 20px;"></td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> </table> Amount Budgeted: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; height: 20px;"></td> <td style="width: 33%;">\$</td> <td style="width: 33%;"></td> </tr> </table> Account Number(s): <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; height: 20px;"></td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> </table> Account Name(s): <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; height: 20px;"></td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> </table> Unencumbered Balance(s) (prior to expenditure): See Agenda Statement <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; height: 20px;"></td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> </table>					\$										
	\$															

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

Attachments: 1. Res no. 10-25-1996 2. Exhibit A – Corrections Sergeant Job Description 3. Exhibit B – Non-Union Wage and Grade Table.

RECOMMENDATION MOTION:

Move to approve Resolution No. 10-25-1996.

SUMMARY STATEMENT:

In the prior agenda statement approving wage adjustments for Police Department personnel, the **Corrections Sergeant** position was inadvertently omitted. To maintain internal equity and reflect the same **\$2.00 per hour** increase applied to other Police Department positions, Borough

Administration recommends reclassifying the **Corrections Sergeant** position from **Grade 18 to Grade 19** on the Non-Union Wage and Grade Table. This adjustment aligns compensation within the department and ensures consistency across all law enforcement classifications.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. 10-25-1996

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE JOB DESCRIPTION FOR THE CORRECTIONS SERGEANT POSITION, UPDATING THE NON-UNION WAGE AND GRADE TABLE, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the proposed Non-Union Wage and Grade Table (Exhibit A), reflects the rate-of-pay adjustments for the Corrections Sergeant position in the Police Department; and

WHEREAS, the proposed Job Description (Exhibit A), reflects the changes in Grade for the Corrections Sergeant position; and

WHEREAS, the increases will be effective on October 1, 2025; and

WHEREAS, these changes affect the rate of pay that the listed Non-Union employees are paid; and

WHEREAS, the Non-Union Wage and Grade Table and the following job description for Corrections Sergeant position has been amended, as follows:

Position	Current Grade	New Grade
Corrections Sergeant	18	19

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, that:

Section 1. Effective Date. The Non-Union Wage and Grade Table (Exhibit B) reflecting this change is effective October 1, 2025.

Section 2. Job Description. The attached Exhibit “B” is the revised job description which states the new wage grade for the Corrections Sergeant position.

Section 5. Wage & Grade Table. The attachment Exhibit “B” is the Non-Union Wage and Grade Table, which repeals all previous Pay Plans for Union employees.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 28th DAY October, 2025.

CITY & BOROUGH OF WRANGELL

Patricia Gilbert, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

City of Wrangell

Position Description

Position: Corrections Sergeant	Type: Permanent, Full-Time
Department/Site: Public Safety Building	FLSA: Non-exempt
Reports to/Evaluated by: Lieutenant	Salary Grade: 18-19

Summary

Provides supervision and enforces rules to the inmates in the jail, work center and courthouse security to maintain order. Participates in the daily operation of the facilities by ensuring the safety and security of the inmates, staff, and the public. Processes inmates in and out of the facility; completes and processes reports and other paperwork; communicates with law enforcement staff, inmates and the public.

Distinguishing Career Features

The Corrections Supervisor is a first-line working supervisory position, responsible for the efficient and effective performance of the jail and corrections operations. Advancement to Corrections Sergeant requires the ability to train and supervise corrections and dispatch staff, give orders to inmates, and maintain security.

Essential Duties and Responsibilities

- Supervises corrections staff/dispatchers and inmates.
- Assure that all training for correctional staff is current and completed in a timely manner in accordance with Department of Corrections' Policies
- Insure that all staff is in compliance with all laws, rules, regulations, standards, and department policies and procedures.
- Oversees and maintain security of the facility and inmates by supervising adults and juveniles placed under arrest.
- Controls access to facilities, maintains key/equipment control, controls and inventories materials and equipment.
- Oversees and performs inmate body searches; conducts area searches; controls contraband/inmate property; conducts perimeter checks; transports inmates outside facility; conducts emergency drills.
- Manages inmates by supervising inmate movement; counsels inmates; provides procedural/activity information; supervises program activities; maintains inmate discipline.
- Reviews and adjusts classification/housing assignments of inmates to minimize harm; uses physical force and restraints as needed.
- Conducts inmate booking process by confirming identification; searches inmates and removes property; seizes evidence; searches and inventories property; confiscates illegal

property; obtains custody reports; completes required questioning; removes restraints and/or cell inmate.

- Completes fingerprinting and photographing; determines pre-classification; determines release status; issues clothing, bedding and hygiene items.
- Conducts inmate release process by establishing release validity; initiates inmate movement to release area; verifies inmates' identification; re-issues personal clothing and property; collects facility property; ensures proper completion of release agreement; collects security fees, and escorts from facility.
- Maintains jail standards by conducting periodic checks; ensures health standards; maintains activity schedule; provide menus for three meals daily; provides access to health care; ensures due process; classifies and maintains proper housing classification of inmates; ensures access to legal system; provides laundry exchanges; ensures access for religion.
- Oversees emergency dispatch activities and the work of corrections staff.
- Maintains job performance standards by reading and complying with policies and procedures of the Police Department; writes reports; reads and enforces inmate rules; participates in training. Conduct evaluations of subordinates' job performances.
- Compile Corrections/Dispatcher work schedules. Approve requested vacation time and adjust schedule as needed.
- Performs all dispatch and correctional duties as described in the Corrections Officer/Dispatch job description.
- Delegate responsibility for specific tasks to subordinates.
- Performs other duties as assigned that support the overall objective of the position.

Qualifications

▪ Knowledge and Skills

The position requires working knowledge of corrections practices governing the care and treatment of prisoners in correctional institutions. Requires working knowledge of criminal law, the judicial system, and statutes on jails. Requires working knowledge of booking and release procedures. Requires knowledge of and skill in operating fingerprinting and photographic equipment, and personal computers to access information from law enforcement databases and to prepare communications. Requires knowledge of and skill in the operation of defensive tactics. Requires sufficient human relations skills sufficient to train others on a one-on-one basis, resolve conflict, conduct interviews, work with disturbed or angry, or emotional individuals, and accomplish harmony and productivity with work team members. Requires sufficient writing skill to prepare complex reports, policies and procedures, and correspondence.

▪ Abilities

Requires the ability to carry out the full scope of the position. Requires the ability to plan and carry out the administrative and technical projects and work assignments. Requires an

understanding of all dispatch and corrections standard practices. Ability to train others. Ability to analyze law enforcement problems. Ability to maintain order in a corrections/jail environment. Ability to gain the cooperation of the inmates and to handle difficult prisoners with patience and firmness. Ability to exercise sound judgment when acting in urgent situations. Requires the ability to operate firearms, cameras, automotive, and radio equipment, to obtain information through interrogations and observation and to prepare information suitable for court cases.

▪ **Physical Abilities**

Requires the ability to maintain cardiovascular fitness to function well in stressful situations and to physically restrain individuals while processing arrests. Requires the ability to use speech and hearing for ordinary conversation, project voice into crowds, and to hear sound prompts from equipment. Must have near visual acuity to write and to read printed materials and computer screens and to observe moving objects at a distance such as is necessary to observe persons, operate a vehicle, and use restraint tactics. Must be able to utilize manual and/or finger dexterity to type/keyboard and/or utilize mouse to operate a computer and other office equipment; use a firearm, and operate stationary and mobile equipment. Requires sufficient physical strength to restrain an adult suspect.

▪ **Education and Experience**

The position typically requires an associate's degree in a justice/public safety discipline, completion of a recognized department of corrections program, and three years of experience as a Corrections Officer. Additional experience may substitute for some higher education.

▪ **Licenses and Certificates**

Valid driver's license. First Aid and CPR certificates. State of Alaska Corrections Officer certificate.

▪ **Working Conditions**

Work is performed indoors and outdoors where continuous safety considerations exist from physical labor and risk of harm, moving equipment and objects, dangerous situations, and temperature and noise extremes.

This job/class description, describes the general nature of the work performed, representative duties as well as the typical qualifications needed for acceptable performance. It is not intended to be a complete list of all responsibilities, duties, work steps, and skills required of the job.

Permanent Non-exempt Employee Pay Plan, City and Borough of Wrangell, Hourly Compensation

Resolution No. 10-25-1996

Effective October 21, 2025

Grade	Step	1	2	3	4	5	6	7	8	9	10	11	12	13
8		17.00	17.34	17.69	18.04	18.40	18.77	19.14	19.53	19.92	20.32	20.72	21.14	21.56
9		17.50	17.85	18.21	18.57	18.94	19.32	19.71	20.10	20.50	20.91	21.33	21.76	22.19
10		18.50	18.87	19.25	19.63	20.02	20.43	20.83	21.25	21.68	22.11	22.55	23.00	23.46
11		19.00	19.38	19.77	20.16	20.57	20.98	21.40	21.83	22.26	22.71	23.16	23.62	24.10
12		20.00	20.40	20.81	21.22	21.65	22.08	22.52	22.97	23.43	23.90	24.38	24.87	25.36
13		21.00	21.42	21.85	22.29	22.73	23.19	23.65	24.12	24.60	25.10	25.60	26.11	26.63
14		22.00	22.44	22.89	23.35	23.81	24.29	24.78	25.27	25.78	26.29	26.82	27.35	27.90
15		23.00	23.46	23.93	24.41	24.90	25.39	25.90	26.42	26.95	27.49	28.04	28.60	29.17
16		24.00	24.48	24.97	25.47	25.98	26.50	27.03	27.57	28.12	28.68	29.26	29.84	30.44
17		25.00	25.50	26.01	26.53	27.06	27.60	28.15	28.72	29.29	29.88	30.47	31.08	31.71
18		26.00	26.52	27.05	27.59	28.14	28.71	29.28	29.87	30.46	31.07	31.69	32.33	32.97
19		28.00	28.56	29.13	29.71	30.31	30.91	31.53	32.16	32.81	33.46	34.13	34.81	35.51
20		33.00	33.66	34.33	35.02	35.72	36.43	37.16	37.91	38.66	39.44	40.23	41.03	41.85
21		34.00	34.68	35.37	36.08	36.80	37.54	38.29	39.06	39.84	40.63	41.45	42.27	43.12
22		36.00	36.72	37.45	38.20	38.97	39.75	40.54	41.35	42.18	43.02	43.88	44.76	45.66
8	Custodian					14	Public Works Administrative Assistant			18	Administrative Assistant - Police			
9	Library Assistant I					15	Accounting Clerk				Corrections Sergeant			
12	Library Assistant II						Utility Accounts Clerk				Senior Staff Accountant			
	Library Programming Coordinator						Property & Sales Tax Clerk				Marketing and Community Development Coordinator			
	Nolan Center Attendant					16	Dispatch/Corrections Officer			19	Police Officer Probationary			
	Nolan Center Coordinator										Corrections Sergeant			
13	Recreation Coordinator					17	Police Officer Recruit			20	Police Officer			
										21	Fire/EMS Administrator			
										22	Police Sergeant			

Permanent, Salaried (Exempt) Employee Pay Plan, City and Borough of Wrangell, Monthly Compensation

Grade	Step	1	2	3	4	5	6	7	8	9	10	11	12	13
23		4,554.21	4,645.29	4,738.20	4,832.96	4,929.62	5,028.21	5,128.77	5,231.35	5,335.98	5,442.70	5,551.55	5,662.58	5,775.83
24		4,702.71	4,796.77	4,892.70	4,990.56	5,090.37	5,192.17	5,296.02	5,401.94	5,509.98	5,620.18	5,732.58	5,847.23	5,964.18
25		4,999.73	5,099.72	5,201.71	5,305.75	5,411.86	5,520.10	5,630.50	5,743.11	5,857.98	5,975.13	6,094.64	6,216.53	6,340.86
26		5,148.23	5,251.20	5,356.22	5,463.35	5,572.61	5,684.06	5,797.75	5,913.70	6,031.97	6,152.61	6,275.67	6,401.18	6,529.20
27		5,360.31	5,467.51	5,576.86	5,688.40	5,802.17	5,918.21	6,036.58	6,157.31	6,280.45	6,406.06	6,534.18	6,664.87	6,798.17
28		5,572.38	5,683.83	5,797.51	5,913.46	6,031.73	6,152.36	6,275.41	6,400.92	6,528.93	6,659.51	6,792.70	6,928.56	7,067.13
29		5,802.85	5,918.91	6,037.29	6,158.03	6,281.19	6,406.82	6,534.95	6,665.65	6,798.97	6,934.95	7,073.64	7,215.12	7,359.42
30		6,050.63	6,171.65	6,295.08	6,420.98	6,549.40	6,680.39	6,814.00	6,950.28	7,089.28	7,231.07	7,375.69	7,523.20	7,673.67
31		6,298.42	6,424.38	6,552.87	6,683.93	6,817.61	6,953.96	7,093.04	7,234.90	7,379.60	7,527.19	7,677.73	7,831.29	7,987.91
32		6,716.99	6,851.33	6,988.35	7,128.12	7,270.68	7,416.09	7,564.42	7,715.71	7,870.02	8,027.42	8,187.97	8,351.73	8,518.76
33		6,932.93	7,071.59	7,213.02	7,357.28	7,504.43	7,654.52	7,807.61	7,963.76	8,123.04	8,285.50	8,451.21	8,620.23	8,792.63
34		7,148.88	7,291.86	7,437.69	7,586.45	7,738.18	7,892.94	8,050.80	8,211.82	8,376.05	8,543.57	8,714.44	8,888.73	9,066.51
35		7,434.53	7,583.22	7,734.89	7,889.58	8,047.38	8,208.32	8,372.49	8,539.94	8,710.74	8,884.95	9,062.65	9,243.91	9,428.78
36		7,732.09	7,886.73	8,044.46	8,205.35	8,369.46	8,536.85	8,707.59	8,881.74	9,059.37	9,240.56	9,425.37	9,613.88	9,806.16
37		8,041.54	8,202.37	8,366.42	8,533.75	8,704.42	8,878.51	9,056.08	9,237.21	9,421.95	9,610.39	9,802.60	9,998.65	10,198.62
38		8,362.90	8,530.16	8,700.76	8,874.78	9,052.27	9,233.32	9,417.99	9,606.35	9,798.47	9,994.44	10,194.33	10,398.22	10,606.18
39		8,697.24	8,871.19	9,048.61	9,229.59	9,414.18	9,602.46	9,794.51	9,990.40	10,190.21	10,394.01	10,601.89	10,813.93	11,030.21
40		8,840.00	9,016.80	9,197.14	9,381.08	9,568.70	9,760.07	9,955.28	10,154.38	10,357.47	10,564.62	10,775.91	10,991.43	11,211.26
26	Library Director					32	Senior Project Manager			35	Capital Projects Director			
											Public Works Director			
28	Fire Chief					33	Economic Development			37	Finance Director			
	Nolan Center Director						Director							
	Construction and Facility Manager						Borough Controller			39	Police Chief			
30	Parks & Recreation/ Maintenance Director					34	Electrical Superintendent							
							Port & Harbor Director							

Temporary/Part-time/Seasonal Employees
Hourly Compensation

Grade	Step	1	2	3	4	5	6	7	8	9	10	11	12	13
7		14.00	14.28	14.57	14.86	15.15	15.46	15.77	16.08	16.40	16.73	17.07	17.41	17.76
8		16.00	16.32	16.65	16.98	17.32	17.67	18.02	18.38	18.75	19.12	19.50	19.89	20.29
9		19.00	19.38	19.77	20.16	20.57	20.98	21.40	21.83	22.26	22.71	23.16	23.62	24.10
10	Fixed hourly rate of \$20.00 per hour													
7	Nolan Center Theater Temporary Worker					9	Election Chair and Co-Chair Person			10	Intern Position			
							Parks Maintenance Temporary Worker							
8	Aquatics & Recreation Temporary Worker						Port & Harbor Maintenance Temporary Worker							
	Election Worker						Maintenance/Custodian Temporary Worker							
	Library Technician													

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

Approval of the Professional Services Agreement with LCG Lantech for the Architectural and Engineering Design Services for the Wrangell Schools Renovations – 3 Sites Project in the amount of \$797,192.50

SUBMITTED BY:

Amber Al-Haddad, Capital Projects Director

FISCAL NOTE:

Expenditure Required: \$797,192.50

Amount Budgeted:

Account Number(s):

11300-101-9999-XX-11022

Account Name(s):

Wrangell Schools Renovation – 3 Sites
CIP Fund

**Unencumbered Balance(s) (prior to
expenditure):**

Reviews/Approvals/Recommendations

☐	Commission, Board or Committee
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

ATTACHMENTS: 1. Fee Proposal from LCG Lantech dated 10-22-25; 2. CBW Scope of Work dated September 22, 2025; 3. Weighted Scoring Matrix Evaluation to Determine Proposer Ranking

RECOMMENDATION MOTION:

Move to Approve the Professional Services Agreement with LCG Lantech for the Architectural and Engineering Design Services for the Wrangell Schools Renovations – 3 Sites Project in the amount of \$797,192.50.

SUMMARY STATEMENT:

The CBW issued an RFQ for the Wrangell Schools Renovations – 3 Sites Design Project, for architectural and engineering design and construction management services. The purpose of the solicitation was to seek Statements of Qualifications from qualified firms to provide these services for various levels of improvements at each of the three Wrangell school facilities.

On August 21st, the CBW received two proposals and convened a four-person evaluation committee comprised of the Borough Manager, Capital Projects Director, School District Superintendent, and School District Maintenance Director. The evaluation committee evaluated and ranked the qualifications of the proposers based on the weighted criteria outlined in the RFQ and ranked the two firms as follows:

- LCG Lantech – Ranking #1
- NorthWind Architects – Ranking #2

As outlined in the Request for Qualifications (RFQ) competitive solicitation document, the highest ranked proposer, that being LCG Lantech, was invited to enter contract negotiations with the City and Borough of Wrangell. If an agreement cannot be reached with the highest ranked Proposer, the Borough shall notify the Proposer and terminate the negotiations. If Proposals are submitted by one or more other proposers determined to be qualified, negotiations may then be conducted with such other Proposers in the order of their respective rankings.

The Borough has engaged in negotiations with LCG Lantech and outlined a scope of work for which LCG Lantech has based their fee proposal, as attached, in the amount of \$797,192.50.

A copy of the evaluation committee rankings and the negotiated fee proposal from LCG Lantech have been shared with the Department of Early Education & Development (DEED).

Pending receipt of concurrence and approval from DEED, Borough staff seek Borough Assembly approval of the recommendations to enter into a Professional Services Agreement with LCG Lantech for the Wrangell Schools Renovations – 3 Sites Project Design with a lump sum contract amount of \$797,192.50.

WORK PLAN AND FEE PROPOSAL

LCG Lantech, Inc.

Item i.

Wrangell Schools Renovation Design Rev 1 - 10.22.25		Principal II (Arch) Wallace Swanson	Principal I Ryan Wrocklage	Architect III Urszula Dlugosz	Senior Engineer IV Dave Coolidge	Senior Engineer III Dale McCoy	Technician IV Curtis Smith	Technician III Sarai Carter	Office Tech I Holly Kelty	Amount
HOURLY LABOR RATES		225.00	190.00	170.00	185.00	165.00	120.00	110.00	110.00	
DESIGN SERVICES										
1	Project management & coordination	10	20	20	4	20	20	2	8	16,990.00
2	Kick-off meeting	2	2	2	2	2	2	2	2	2,550.00
3	Site Visit			30		30	30			13,650.00
4	45% Schematic Design	20	120	120	10	40	20	20	8	61,630.00
5	Outline Specifications	3	20	8	2	4	10	2	8	9,165.00
6	95% Detailed Design	20	160	180	20	80	40	40	8	92,480.00
7	Technical Specifications	10	60	40	10	20	20	10	20	31,300.00
8	100% Final Design	10	40	60	4	20	20	20	4	29,130.00
9	ASHRAE Compliance Checklist		2	2						720.00
10	Permit Coordination	2	30	30	4	12	8		2	15,150.00
11	Coordinate with cost estimator	1	16	8		2			2	5,175.00
	Expenses									6,860.90
	M&E Consultant: HZA									187,770.00
	Cost Estimating Consultant: HMS									57,010.80
	SUBTOTALS	78	470	500	56	230	170	96	62	529,581.70
BID SERVICES										
1	Project management and meetings		4	2		2			4	1,870.00
2	Lead Pre-bid meeting: include agenda and minutes		4	2		2			4	1,870.00
3	Assistance developing summary of work and bid form specifications.		4	2					2	1,320.00
4	Bid Services: assistance with questions		8	6		6			2	3,750.00
	Expenses									287.50
	M&E Consultant: HZA									3,300.00
	SUBTOTALS		20	12		10			12	12,397.50

WORK PLAN AND FEE PROPOSAL

LCG Lantech, Inc.

Item i.

Wrangell Schools Renovation Design Rev 1 - 10.22.25		Principal II (Arch) Wallace Swanson	Principal I Ryan Wrocklage	Architect III Urszula Dlugosz	Senior Engineer IV Dave Coolidge	Senior Engineer III Dale McCoy	Technician IV Curtis Smith	Technician III Sarai Carter	Office Tech I Holly Kelty	Amount
CA SERVICES: OFFICE TASKS										
1	Project management, coord; gen admin	20	20	40	16	10	16	4	16	23,830.00
2	Precon coord; conference; mtg	2	2	4	2	2	2	2	2	2,890.00
3	Contractor CA coord; telcon; mtgs, emails	6	36	36	10	10	16	8	4	21,050.00
4	DCVR; RFIs; ASI Prep; design revisions		50	70	20	30	30	20		35,850.00
5	Submittal Reviews; email coord		60	80	20	20	20	20		36,600.00
6	Review Pay Applications		8	8						2,880.00
7	Record Drawings; redline coord, closeout	6	12	30	4	4	10	10	12	13,750.00
	Expenses									575.00
	Subconsultant: M&E									39,325.00
	SUBTOTALS	34	188	268	72	76	94	64	34	176,750.00
CA SERVICES: SITE VISITS / INSPECTION SERVICES										
1	Foundation Inspection					24			2	4,180.00
2	Rough Framing Inspection					24			2	4,180.00
3	Civil Inspection				24				2	4,660.00
4	Roofing/Extra Inspection (as needed)					24			2	4,180.00
5	Extra Inspection (as needed)					24			2	4,180.00
6	Substantial Completion		24						2	4,780.00
7	Final Inspection		24						2	4,780.00
8	Observation Reports		4		2	8			7	3,220.00
	Expenses									13,503.30
	M&E Consultant: HZA									30,800.00
	SUBTOTALS		52		26	104			21	78,463.30
TOTAL										
		112	730	780	154	420	264	160	129	\$ 797,192.50

Wrangell Schools
Renovation Design
Rev 1 - 10.22.25

EXPENSE ITEM	UNITS	QUANTITY	UNIT COST	AMOUNT
REIMBURSABLE COSTS (Cost+15%)				
DESIGN SERVICES				
Airfare - ANC-Wrangell	round trip	3	\$ 1,200.00	\$ 3,600.00
Lodging in Wrangell	night	6	\$ 200.00	\$ 1,200.00
Food/meal allowance	day	6	\$ 95.00	\$ 570.00
Parking	night	6	\$ 16.00	\$ 96.00
Miscellaneous Expenses	job	1	\$ 500.00	\$ 500.00
Mark-up at Cost + 15%				\$ 894.90
SUBTOTAL				\$ 6,860.90
BID SERVICES				
Miscellaneous expense allowance	phase	1	\$ 250.00	\$ 250.00
Mark-up at Cost + 15%				\$ 37.50
SUBTOTAL				\$ 287.50
CA SERVICES: OFFICE TASKS				
Miscellaneous expense allowance	phase	1	\$ 500.00	\$ 500.00
Mark-up at Cost + 15%				\$ 75.00
SUBTOTAL				\$ 575.00
CA SERVICES: SITE VISITS / INSPECTION SERVICES				
Airfare - ANC-Wrangell	round trip	7	\$ 1,200.00	\$ 8,400.00
Lodging in Wrangell	night	7	\$ 200.00	\$ 1,400.00
Food/meal allowance	day	14	\$ 95.00	\$ 1,330.00
Parking	night	7	\$ 16.00	\$ 112.00
Miscellaneous Expenses	job	1	\$ 500.00	\$ 500.00
Mark-up at Cost + 15%				\$ 1,761.30
SUBTOTAL				\$ 13,503.30
TOTAL EXPENSES				\$ 21,226.70

October 20, 2025 (Revised)

LCG Lantech, Inc.
250 H Street
Anchorage, AK 99501

Attention: Ryan Wrocklage

Subject: Wrangell School Renovations – 3 project sites;
Evergreen Elementary, Stikine Middle School, and Wrangell High School

Dear Ryan:

Thank you for the opportunity to provide this proposal for mechanical and electrical engineering services for the referenced project. We understand the scope of work to be as follows:

1. General: Mechanical and electrical design associated with school renovations as indicated in the project RFP and associated RFP response dated August 21, 2025. We understand there are three different project sites for renovation. The project sites include Wrangell High school, Stikine Middle School, and Evergreen elementary. All three schools are located in Wrangell, Alaska. We understand the size of the schools are approximately as follows: Evergreen Elementary – 36,000 SF, Stikine Middle School - 20,000 SF, Wrangell High School - 69,000 SF
2. Kick-off meeting: The proposed fees do not include an onsite project kick-off meeting located in Wrangell, Alaska. We anticipate our participation in the project kick-off meeting will be virtually via Microsoft teams or similar.
3. Site Investigation: The proposed fees include a single site investigation trip for electrical and two site investigation trips for mechanical, to Wrangell Alaska during the design process to verify existing systems. We anticipate the site visit for mechanical and electrical will be a 4 day/3 night due to flight scheduling, with the second site visit for mechanical to be a 3 day/2 night trip. Site visit includes airfare and lodging accommodations in Wrangell, Alaska. We anticipate transportation will be provided for travel from the airport to the project sites. We do not anticipate providing a written report or electronic as-builts of our site observations.
4. Mechanical Design: We anticipate mechanical design will be limited to the following:

Evergreen Elementary

Roof Replacement: Plumbing and HVAC systems as applicable to roof replacement. We anticipate the majority of the roof mounted equipment will be removed and reinstalled to facilitate roof replacement. We do not anticipate design associated with replacement of roof mounted equipment unless specifically indicated.

DDC controls: Mechanical design for replacement of control system components and performance specification of control systems and equipment sequence of operations to accomplish replacement of the pneumatic control systems. The proposed fees do not include control system shop drawings, we anticipate actual control system design will be performed by the applicable control system contractor.

Stikine Middle School

Roof Replacement: Plumbing and HVAC systems as applicable to roof replacement. We anticipate the majority of the roof mounted equipment will be removed and reinstalled to facilitate roof replacement. We do not anticipate design associated with replacement of roof mounted equipment unless specifically indicated.

DDC controls: Mechanical design for replacement of control system components and performance specification of control systems and equipment sequence of operations to accomplish replacement of the pneumatic control systems. The proposed fees do not include control system shop drawings, we anticipate actual control system design will be performed by the applicable control system contractor.

Dust Collector: Mechanical design to provide a dust collector explosion proof vent termination.

Wrangell High School

DDC controls: Mechanical design for replacement of control system components and performance specification of control systems and equipment sequence of operations to accomplish replacement of the pneumatic control systems. The proposed fees do not include control system shop drawings, we anticipate actual control system design will be performed by the applicable control system contractor.

Siding Replacement: We anticipate mechanical design to include removal and replacement of plumbing and HVAC systems to facilitate siding replacement.

Wall Framing: We anticipate mechanical design to include removal and replacement of plumbing, HVAC, and control systems to facilitate replacement of wall framing. We anticipate this will be limited to walls of the gymnasium.

5. Electrical Design: We anticipate electrical design will be limited to the following:

Evergreen Elementary

Roof Replacement: We anticipate electrical design to include power and lighting systems as applicable to roof replacement. We anticipate this will be limited to equipment on the roof. It is our understanding that existing equipment is to be removed and reinstalled and that no new equipment, fixtures, or devices is to be installed. We anticipate design for disconnection and reconnection of power connections to this equipment. It is our understanding that new heat trace is not to be added.

DDC Controls: We anticipate electrical design to include power systems as applicable to DDC control system equipment.

Stikine Middle School

Roof Replacement: We anticipate electrical design to include power and lighting systems as applicable to roof replacement. We anticipate this will be limited to equipment on the roof. It is our understanding that existing equipment is to be removed and reinstalled and that no new equipment, fixtures, or devices is to be installed. We anticipate design for disconnection and reconnection of power connections to this equipment. It is our understanding that new heat trace is not to be added.

DDC Controls: We anticipate electrical design to include power systems as applicable to DDC control system equipment.

Wrangell High School

Roof Structure: We anticipate electrical design to include power, lighting, and signal systems as applicable to roof structure replacement. We anticipate this will be limited to equipment on the ceilings at the main entry, near the stairs by the main entry, and in the exterior mechanical room. It is our understanding that existing equipment is to be removed and reinstalled and that no new equipment, fixtures, or devices is to be installed. We anticipate design for disconnection and reconnection of power and signaling connections to this equipment.

Siding Replacement: We anticipate electrical design to include power, lighting, and signal systems as applicable to exterior wall siding replacement. We anticipate this will be limited to equipment on the exterior walls. It is our understanding that existing equipment is to be removed and reinstalled and that no new equipment, fixtures, or devices is to be installed. We anticipate design for disconnection and reconnection of power and signal connections to this equipment.

Wall Framing: We anticipate electrical design to include power, lighting, and signal systems as applicable to wall framing replacement. We anticipate this will be limited to equipment on the gym walls. It is our understanding that existing equipment is to be removed and reinstalled and that no new equipment, fixtures, or devices is to be installed. We anticipate design for disconnection and reconnection of power and signal connections to this equipment.

DDC Controls: We anticipate electrical design to include power systems as applicable to DDC control system equipment.

6. Specialty Systems: We do not anticipate any scope of work associated with specialty systems such as camera surveillance, security systems, sound, and similar systems.
7. Fire Protection Systems: We do not anticipate design associated with fire protection systems, including sprinkler systems and fire alarm. We anticipate if such systems

are required, they will be performance specified with actual system design by the specialty contractor.

8. Value Analysis: The proposed fees do not include participation in a value analysis. We understand this requirement has been removed from the project.
9. LCCA: The proposed fees do not include participation in an LCCA. We understand this requirement has been removed from the project.
10. ASHRAE Compliance: We anticipate our effort for ASHRAE Compliance will be minimal based on the scope of the project to be primarily a component replacement project. We anticipate our scope will be limited to review of the ASHRAE Compliance check list with respect to systems/components impacted by the project scope of work. We do not anticipate design effort associated with upgrading building mechanical or electrical systems or components to meet ASHRAE compliance.
11. Project Energy Consumption and Cost Report: The proposed fees do not include a project Energy Consumption and Cost Report. We understand this requirement is only applicable to the boiler upgrade project which is being performed by others.
12. Design Analysis: The proposed fees do not include participation in an LCCA. We understand this requirement has been removed from the project.
13. Commissioning: The proposed fees do not include participation in commissioning services. We anticipate commissioning of the building envelope and mechanical and electrical systems will be performed by a third party commissioning authority. We do not anticipate any participation in the commissioning process. If commissioning services are needed we anticipate those services will be negotiated at a later date.
14. Seismic Restraint: The proposed fees do not include design of seismic restraint systems. Such systems are structural in nature and are not relevant to mechanical and electrical design. We anticipate that design of seismic restraint systems will be addressed by the subcontractor as a deferred submittal.
15. Cost Estimating: We anticipate that others will prepare cost estimating if required and it is not included in our proposed fees.
16. Bid/Construction Administration Phase: We have included a separate line item for bid and construction phase services to include response to questions during bidding, review of contractor submittals, responding to contractor questions, review of O&M manuals, and preparation of record drawings based on contractor field markups. We anticipate construction phase support to include (2) site inspections of mechanical and electrical systems during construction. We understand site inspections will be performed at all three project sites during each site inspection trip. We anticipate the site inspections will be 3 day/2 night due to flight scheduling, and includes airfare

and lodging accommodations in Wrangell, Alaska. We anticipate transportation will be provided for travel from the airport to the project sites.

17. **Additional Site Inspections:** We have included a separate line item fee for additional site inspections of mechanical and electrical systems during construction. We understand site inspections will be performed at all three project sites for each site inspection trip. We anticipate the site inspections will be 3 day/2 night due to flight scheduling, and includes airfare and lodging accommodations in Wrangell, Alaska. We anticipate transportation will be provided for travel from the airport to the project sites.

For these mechanical/electrical engineering services we propose lump sum fees as follows:

Evergreen/Stikine/Wrangell Schools

45% Schematic Design

Mechanical	\$ 52,100
<u>Electrical</u>	<u>\$ 24,750</u>
Subtotal	\$ 76,850

95% Construction Documents

Mechanical	\$ 57,800
<u>Electrical</u>	<u>\$ 27,500</u>
Subtotal	\$ 85,300

100% Bid Documents

Mechanical	\$ 5,800
<u>Electrical</u>	<u>\$ 2,750</u>
Subtotal	\$ 8,550

Bid/Construction Phase Support

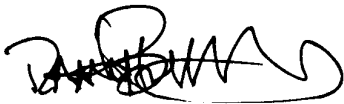
Mechanical	\$ 41,100
<u>Electrical</u>	<u>\$ 26,150</u>
Subtotal	\$ 67,250

Site Inspections – Additional – During Construction

Mechanical	\$ 7,000 T&M/Inspection
<u>Electrical</u>	<u>\$ 7,000 T&M/Inspection</u>
Subtotal	\$ 14,000 T&M/Inspection

Thank you again for your consideration on this project. If you have any questions or comments, please contact me.

Sincerely,



Randy Burnham, PE - HZA Engineering

Wrangell School Renovations Fee Estimate Worksheet HZA Engineering	Staff EE \$ 125	Principal EE \$ 200	Staff ME \$ 125	Principal ME \$ 200
Lump Sum items - Design				
Site Investigation - 4day/3night		\$9,700		\$9,700
Site Investigation - 3day/2night				\$7,000
Subtotal	\$0	\$9,700	\$0	\$16,700
Evergreen Elementary - 36,000 SF				
Drawing Setup / Existing Systems	32	10	48	14
Roof Replacement	20	10	24	14
DDC Controls - Plans, Sequence, Specs	12	8	48	24
Project Management		6		12
ASHRAE Checklist		2		2
Hours	64	36	120	66
Billing Rate	\$ 125	\$ 200	\$ 125	\$ 200
Subtotal	\$ 8,000	\$ 7,200	\$ 15,000	\$ 13,200
Stikine Middle School - 20,000 SF				
Drawing Setup / Existing Systems	20	6	36	10
Roof Replacement	12	8	15	8
DDC Controls	12	8	36	22
Dust Collector	4	2	12	6
Project Management		8		12
ASHRAE Checklist		2		2
Hours	48	34	99	60
Billing Rate	\$ 125	\$ 200	\$ 125	\$ 200
Subtotal	\$ 6,000	\$ 6,800	\$ 12,375	\$ 12,000

Wrangell School Renovations Fee Estimate Worksheet HZA Engineering	Staff EE \$ 125	Principal EE \$ 200	Staff ME \$ 125	Principal ME \$ 200
Wrangell High School - 69,000 SF				
Drawing Setup / Existing Systems	60	6	80	24
DDC Controls	12	8	120	48
Roof Structure, siding, Wall framing	12	6	8	4
Project Management		12		24
ASHRAE Checklist		2		2
Hours	84	34	208	102
Billing Rate	\$ 125	\$ 200	\$ 125	\$ 200
Subtotal	\$ 10,500	\$ 6,800	\$ 26,000	\$ 20,400
Lump Sum items - CA				
Site Investigation - substantial		\$7,000		\$7,000
Site Investigation - Final		\$7,000		\$7,000
Subtotal	\$0	\$14,000	\$0	\$14,000
CA				
Bid Questions		6		12
Contractor Questions		20		48
submittal review	24	14	48	36
Record Drawings	6	2	12	2
Hours	30	42	60	98
Billing Rate	\$ 125	\$ 200	\$ 125	\$ 200
Subtotal	\$ 3,750	\$ 8,400	\$ 7,500	\$ 19,600
	Electrical		Mechanical	
Lump Sum Items - Design	\$0	\$9,700	\$0	\$16,700
Design Subtotals	\$ 24,500	\$ 20,800	\$ 53,375	\$ 45,600
Design Total	\$ 55,000		\$ 115,675	
Lump Sum Items - CA	\$0	\$14,000	\$0	\$14,000
CA Subtotals	\$ 3,750	\$ 8,400	\$ 7,500	\$ 19,600
CA Total	\$26,150		\$41,100	



4103 Minnesota Drive
Anchorage, AK 99503

P: 907.561.1653
F: 907.562.0420

mail@hmsalaska.com

DATE	Item i.
10/22/2025	
FEE PROPOSAL NO.	
P25-09-06 (Rev. 1)	
HMS PROJECT NO.	
N/A	

Fee Proposal Prepared For:
LCG Lantech, Inc. 250 H Street Anchorage, AK 99501 Attn: Holly Moreno

Project: Wrangell Schools Renovations - Three Sites
City and Borough of Wrangell

Location: Wrangell, AK

1. Project Description and Service

Provide construction cost estimating services for renovations and repairs to three existing schools. Scopes of work for each location are shown below. Value engineering and life cycle cost analysis efforts are excluded.

Evergreen Elementary School:

- Remove and replace rotten foundation beams
- Reseal all windows and doors, and paint exterior
- Replace roofing
- Install roof anchoring points for fall protection
- Replace controls with direct digital control (DDC)

Stikine Middle School:

- Upgrade siding
- Replace roofing - BABAA pricing required
- Install roof anchoring points for fall protection
- Replace controls with direct digital control (DDC)
- Provide wood shop dust collector with an explosion proof vent

Wrangell High School:

- Reconstruct sidewalks
- Replace rotten roof beam
- Expose roof structure and repair
- Upgrade roof framing and sheathing
- Remove and replace siding
- Replace wall framing and sheathing
- Replace corner window units in Commons
- Replace controls with direct digital control (DDC)

The estimate(s) will be prepared in State of Alaska DEED format and priced for construction on a date to be determined.

2. Fee Breakdown and Schedule (Lump Sum)

	Evergreen	Stikine	Wrangell	Total	
45% Design Estimate	\$ 6,587	\$ 7,533	\$ 10,067	\$ 24,187	Within (21) Full Working Days Each
95% Design Estimate	7,429	7,841	12,371	27,641	Within (21) Full Working Days Each
TOTAL FEE:	\$ 14,016	\$ 15,374	\$ 22,438	\$ 51,828	



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HMS PROJECT NO.	N/A		

2. Fee Breakdown and Schedule (Lump Sum) (Continued)

Should any phase of estimating be omitted from this proposal, HMS reserves the right to increase fee for subsequent estimate by 10% to 30% depending upon the additional level of effort. Also, add two extra days to the schedule for completion of the estimate.

The above fee does not include preparation of additive bid items or alternates. See Terms below.

Allow the above full working days to provide the proposed services. Time for task completion will begin following receipt of all available design information for that particular phase. Please note the above durations exclude weekends, holidays and partial days. Please give two weeks advance notice for commencing each phase of work.

3. Notice to Proceed

HMS Inc. requires a written or verbal notice to proceed for the services described above. HMS Inc. will not commence services until a notice to proceed is received. Delivery of documents or links to file share websites are not considered a notice to proceed. Estimates will be prepared based on the design documents provided with or following the notice to proceed.

4. Terms

Deliverable:

HMS Inc. will provide a copy of our estimate via email in a PDF file format or in Excel, if necessary. Should a hard copy of the estimate be necessary, a bound or loose copy will be provided to you upon request.

Drawings:

Architect/Engineer shall provide HMS Inc. with full size, correct scale drawings, along with an electronic set (PDF format preferred). Should these not be provided, it may be necessary to increase our fee proposal and add additional days to complete our work.

Should it be necessary, HMS Inc. has the capability to print one or two drawings, however, depending on the quantity, an additional charge may be added at \$4.00/sheet.

Additive Bid Items or Alternates:

Our fee proposal does not include preparing estimates for additive bid items or alternates (except those included in Section 2 Fee Breakdown) that require re-measurement of work items included in the Base Bid cost estimate. We reserve the right to renegotiate our fee should alternates become necessary beyond one or two minor alternates or additive bid items.

Reimbursable Expenses:

This fee proposal does not provide for site visits, meetings with the owner, or any other unforeseen expenses unless listed in Section 2. Fee Breakdown. Any such items, if required, will be charged on a time-and-expense basis at our current rate schedule.

Penalty/Bonus Condition:

This proposal is made on the understanding that we will not be entering into an agreement with the client that includes a penalty/bonus condition dependent on the outcome of the bid. Should such a clause be required, we reserve the right to modify our proposal or possibly withdraw from the project.

Additional Insured:

Any requirements to name additional insureds on our insurance policies may be subject to additional fees should fees be added to our policy by our carrier.



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FEE PROPOSAL NO.	P25-09-06 (Rev. 1)		
HMS PROJECT NO.	N/A		

4. Terms (Continued)

Payment Terms:

Payment shall be made within (45) days of invoice date. Delayed payment beyond that period is subject to a 1.5% fee per month.

Expiration Date:

This fee proposal is valid for (6) months from the date of issue. HMS Inc. reserves the right to adjust the fee to incorporate the current years rates after the (6) month period.

Change in Scope:

Should the project scope or format change, HMS Inc. reserves the right to modify this proposal. Written approval for work on increased scope items prior to proceeding with additional work will be required.

Prepared By:

A handwritten signature in black ink, appearing to read 'Rob Brown', followed by a horizontal line.

Rob Brown, Senior Estimator
RB/as



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Anchorage, AK 99503

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mail@hmsalaska.com

DATE
10/22/2025
FEE PROPOSAL NO.
P25-09-06 (Rev. 1)
HMS PROJECT NO.
N/A

Item i.

FEE BREAKDOWN (2025 SCHEDULE OF RATES)

Project: Wrangell Schools Renovations - Three Sites
City and Borough of Wrangell
Location: Wrangell, AK

Client: LCG Lantech, Inc.

Prepared By: Rob Brown, Senior Estimator

<i>Discipline</i>	<i>Rate</i>	<i>Hours</i>	<i>Subtotal</i>	<i>Total Hours</i>	<i>Total Fee</i>
-------------------	-------------	--------------	-----------------	------------------------	----------------------

EVERGREEN ELEMENTARY SCHOOL

45% Design Estimate:

Estimator V	217.00	x	1	=	217.00
Estimator IV	191.00	x	6	=	1,146.00
Estimator III	180.00	x	8	=	1,440.00
Estimator II	154.00	x	12	=	1,848.00
Estimator I	102.00	x	10	=	1,020.00
Office Support II	102.00	x	6	=	612.00
Office Support I	76.00	x	4	=	304.00

Total 45% Design Estimate:

47 Hours \$ 6,587.00

95% Design Estimate:

Estimator V	217.00	x	1	=	217.00
Estimator IV	191.00	x	8	=	1,528.00
Estimator III	180.00	x	10	=	1,800.00
Estimator II	154.00	x	10	=	1,540.00
Estimator I	102.00	x	16	=	1,632.00
Office Support II	102.00	x	4	=	408.00
Office Support I	76.00	x	4	=	304.00

Total 95% Design Estimate:

53 Hours \$ 7,429.00

STIKINE MIDDLE SCHOOL

45% Design Estimate:

Estimator V	217.00	x	1	=	217.00
Estimator IV	191.00	x	8	=	1,528.00
Estimator III	180.00	x	10	=	1,800.00
Estimator II	154.00	x	12	=	1,848.00
Estimator I	102.00	x	14	=	1,428.00
Office Support II	102.00	x	4	=	408.00
Office Support I	76.00	x	4	=	304.00

Total 45% Design Estimate:

53 Hours \$ 7,533.00



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DATE
10/22/2025 Item i.
FEE PROPOSAL NO.
P25-09-06 (Rev. 1)
HMS PROJECT NO.
N/A

FEE BREAKDOWN (2025 SCHEDULE OF RATES)

Project: Wrangell Schools Renovations - Three Sites
City and Borough of Wrangell
Location: Wrangell, AK

Client: LCG Lantech, Inc.

Prepared By: Rob Brown, Senior Estimator

<i>Discipline</i>	<i>Rate</i>	<i>Hours</i>	<i>Subtotal</i>	<i>Total Hours</i>	<i>Total Fee</i>
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STIKINE MIDDLE SCHOOL (Continued)

95% Design Estimate:

Estimator V	217.00	x	1	=	217.00
Estimator IV	191.00	x	8	=	1,528.00
Estimator III	180.00	x	10	=	1,800.00
Estimator II	154.00	x	14	=	2,156.00
Estimator I	102.00	x	14	=	1,428.00
Office Support II	102.00	x	4	=	408.00
Office Support I	76.00	x	4	=	304.00

Total 95% Design Estimate:

55 Hours \$ 7,841.00

WRANGELL HIGH SCHOOL

45% Design Estimate:

Estimator V	217.00	x	1	=	217.00
Estimator IV	191.00	x	10	=	1,910.00
Estimator III	180.00	x	14	=	2,520.00
Estimator II	154.00	x	16	=	2,464.00
Estimator I	102.00	x	20	=	2,040.00
Office Support II	102.00	x	6	=	612.00
Office Support I	76.00	x	4	=	304.00

Total 45% Design Estimate:

71 Hours \$ 10,067.00

95% Design Estimate:

Estimator V	217.00	x	1	=	217.00
Estimator IV	191.00	x	14	=	2,674.00
Estimator III	180.00	x	18	=	3,240.00
Estimator II	154.00	x	20	=	3,080.00
Estimator I	102.00	x	24	=	2,448.00
Office Support II	102.00	x	4	=	408.00
Office Support I	76.00	x	4	=	304.00

Total 95% Design Estimate:

85 Hours \$ 12,371.00

TOTAL:

364 Hours \$ 51,828.00



CITY & BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

Capital Facilities Department

PO Box 531, Wrangell, AK 99929

Phone (907)-874-3902

September 22, 2025

Wallace Swanson
LCG Lantech
Anchorage, Alaska 99503

Re: Scope of Work – Wrangell Schools Renovations – Three Sites Project Design

Dear Wallace:

The City and Borough of Wrangell wish to express our appreciation to LCG Lantech and your consultants for your interest in our Wrangell Schools Renovations – Three Sites Project. Following a competitive solicitation and scoring LCG Lantech as the highest ranking proposer, we are prepared to engage with you and develop a fee proposal acceptable to each party.

Description of Project to be Designed and Constructed

This project will provide architectural and engineering design services for the renovations of the three public education school facilities located in Wrangell. The work includes, but is not specifically limited to design, permitting, construction administration and commissioning of portions of three school buildings as part of the Wrangell School District. Required services and deliverables produced by this project's design and construction phases work shall include a detailed and comprehensive design for the scope of work identified for each of the three school facilities.

The project design criteria is based on the scope of work identified in the Request for Qualifications and further outlined in the Condition Assessments of Three Schools performed May 2023 with Priority Project Schematic Construction Cost Estimate dated July 18, 2023.

All aspects of the project designed by LCG Lantech shall comply with the requirements of the two project funding agencies, the Department of Early Education and the Community Development Block Grant program, as well as all local, state, and federal regulations related to the various architectural and engineering design criteria of the project.

The purpose of this document is to describe the standard procedures and instructions to accomplish the required design, drawings, specifications, cost estimates, and related support tasks for the A&E

services for the Wrangell Schools Renovations – Three Sites Project Design. This outline should assist the designers with the approach to performing the design and developing the design related documents.

Negotiations shall be held to ensure a mutual understanding of the Scope of Work (SOW) and to reach an agreement on a fair and reasonable fee. During negotiations, the SOW shall be thoroughly reviewed and may be revised, as necessary.

The A&E is completely responsible for the professional quality, technical accuracy, and coordination of all designs, drawings, specifications, and other work or materials produced and furnished by their own staff and that of consultants and will be required to correct or revise any errors or deficiencies in their work, notwithstanding any review, approval, acceptance, or payment by the Owner.

Compensation

The A&E shall furnish sufficient technical, supervisory, and administrative personnel to ensure satisfactory accomplishment of the work specified in the Scope of Work (SOW), including accomplishment of work by agreed milestone dates and progress schedule. Additionally, the A&E shall furnish all services, materials, supplies, equipment, investigations, studies, and travel required in connection with the SOW. Compensation shall be by different methods for different elements of the work, as follows:

- A. Design Phase – shall be based on a Lump Sum method of payment whereby the A&E is paid a fixed dollar amount for specific services with a breakdown of compensation based on completion of specific services. The amount includes profit, direct salary costs and indirect costs.
- B. Construction Phase – shall be on a Time and Expense method of payment whereby the A&E is paid fixed professional billing rates for their professional staff and subcontractors, as well as reimbursable expenses. Rate sheets for professional billing rate should be provided.
- C. Commissioning Phase - shall be on a Time and Expense method of payment whereby the A&E is paid fixed professional billing rates for their professional staff and subcontractors, as well as reimbursable expenses. Rate sheets for professional billing rate should be provided.

Scope of Work of the Renovations Project

The scope of work outlined below is based on the findings of the Condition Survey and should be further refined according to best practices relevant to each specific discipline of work.

- A. Evergreen Elementary School
 - 1. Remove and replace rotten foundation beams,
 - 2. Re-seal all windows and doors and paint exterior,
 - 3. Replace roofing,
 - 4. Install roof anchoring points for fall protection, and
 - 5. Replace controls with direct digital control (DDC).

B. Stikine Middle School

1. Upgrade siding,
2. Replace roofing,
3. Install roof anchoring points for fall protection,
4. ~~Replace expansion tank in the mechanical room,~~ - Engineering services for the replacement design of the expansion tank are being performed under a separate, stand-alone project, designed by AMC Engineers. Construction will also be under contract separate from the Wrangell Schools Renovations – Three Sites Project Design.
5. ~~Replace boilers and appurtenances,~~ - Engineering services for the replacement design of an oil-fired boiler, two pumps, and air separator are being performed under a separate, stand-alone project, designed by AMC Engineers. Included in the stand-alone project is replacement piping for the boiler safety relief valve, which will have only one elbow. Construction will also be under contract separate from the Wrangell Schools Renovations – Three Sites Project Design.
6. Replace controls with direct digital control (DDC), and
7. Provide wood shop dust collector with an explosion proof vent.

C. Wrangell High School

1. Reconstruct sidewalks,
2. Replace rotten roof beam,
3. Expose roof structure and repair,
4. Upgrade roof framing and sheathing,
5. Remove and replace siding,
6. Replace wall framing and sheathing,
7. Replace corner window units in Commons, and
8. Replace controls with direct digital control (DDC).

Updated Project Schedule

• Notice to Proceed for Professional Services	October 15, 2025
• 45% Design Submittal	December 12, 2025
• Owner/DEED review	December 19, 2025
• 95% Design Submittal	January 30, 2026
• Owner/DEED review	February 6, 2026
• 100% Bid-Ready Construction Documents	February 13, 2026
• Advertise for Bids for Construction Project	February 16, 2026
• Bid Opening for Construction Project	March 13, 2026
• Award Construction Project	March 25, 2026
• Substantial Completion of Construction Project	September 30, 2026

Description of Professional Services

All design work shall be complete and ready to solicit for construction bids no later than February 13, 2026. The A&E services under this contract will be accomplished in three phases: 1) Design; 2) Construction Administration and Inspections; and 3) Project Commissioning and outlined as follows:

A. Architectural and Engineering Design Services with 45%, 95%, and 100% Design Development and Construction Bidding. For each design development submittal, the following shall be provided:

1. Review the Condition Survey Reports developed by NorthWind Architects and the priority scope of work under this project. This effort shall advance the project to a 45%, 95% and 100% design development with construction bid ready level design and construction costs for the project to be constructed.
2. Conduct a field design survey of each site to familiarize the designers with the existing conditions and to aid in refining the design work.
3. It is out intent to have one drawing set and one contract for the “3 Sites” project. The drawings and Bid Schedule will be developed such that the work required for each building will be segregated within the drawing set and the bid schedule.
4. Meet with Borough and School District staff as necessary. Conduct a workshop with the Owner to review the design.
5. Obtain necessary State of Alaska Fire Marshal permits. The Consultant shall be responsible for developing and submitting an Engineering Review Plans to the Fire Marshal. A professional engineer registered in the State of Alaska must stamp all design drawings. The Owner will pay for review fees.
6. For the 45% design submittal, the following shall be provided:

- a. A value analysis process is required and will vary based on the scope of the project and should occur prior to a design being fully developed. Straightforward component replacement projects may have only a few options evaluated by the design team. The analysis should be led by the design team.

Process: Documents a range of value alternatives and evaluates each on a life-cycle cost basis and proposes the implementation of successful alternatives into the project.

Product: Report that identifies the items considered, individual cost analysis, and basis for inclusion or exclusion in the project.

- b. An ASHRAE Compliance Checklist should be used by the design team during the schematic design phase for review and approval by DEED. This checklist will be updated at each stage as the design progresses and it will be reviewed by the Department of Early Education (DEED). The checklist template is attached here.

- c. A Projected Energy Consumption and Cost report is to be provided with the Design development submittal.
- d. A Commissioning Plan is to be provided with the Design development submittal, followed by a Commissioning Report at the end of the project.

Commissioning, as defined in regulation, is the functional testing activities for a mechanical, electrical, fuel oil, controls, or building envelope system to ensure that a facility or a system operates as the owner and designers intended and that prepares an owner to efficiently operate its systems and equipment. Commissioning and use of a commissioning agent (CxA) is required for projects constructing or adding over 5,000 square feet or rehabilitating an education-related facility over 10,000 square feet, as set out in regulation. The commissioning agent must be certified by a DEED-approved program; a list of approved certifications is in the RFQ.

- 7. For each design development submittal, the following shall be provided, in addition to that listed specifically for the 45% design submittal:
 - a. Design analysis as a written explanation of the project design, with expansion and revision for each submission. The justification for each major selection and design decision shall be clearly stated. Narrative descriptions of design solutions and diagrams or sketches to convey design concepts may be provided to illustrate written material.
 - b. Engineered drawings.
 - c. Project timeline and construction cost estimate. Construction cost estimates shall be provided in the State's standard building system estimate format, utilizing the DEED Cost Format.
 - d. Construction Specifications Institute (CSI) 48 division formatted technical specifications for each of the design phases. Review, for inclusion in the construction documents, the requirements related to construction projects, including BABAA.
 - e. Construction schedule. The schedule shall be task oriented, indicating the number of calendar days, after Notice to Proceed, by which milestones are to be achieved. The Critical Path Method (CPM) shall be used. The schedule will clearly show the critical path for the overall completion of construction.
 - f. A Design schedule shall be submitted showing the various items included in the scope of work as a percentage of the total fee, the order in which the work will be carried out, and the dates on which the items of work will be started and completed. Significant milestones such as review design submittals will be shown. The schedule will provide for completion of all work within the time specified in the scope of work. An updated schedule shall also be submitted with each progress payment request.
- 8. Final Contract Documents, Drawings and Specifications, Construction Project Schedule, and Cost Estimate shall be accurate and sufficient for soliciting construction bids. Update project schedule and cost estimates, as necessary. Design shall meet Alaska School Design & Construction Standards.
- 9. Construction Bidding Assistance

- a. Prepare and tender construction bidding documents, including Project Manual and 11" x 17" drawing sets.
 - b. Develop the agenda and lead the construction bidding-related public meetings, i.e. pre-bid public meeting.
 - c. Supervise the construction bid advertising, conduct the pre-bid meeting, respond to questions, and issue addenda.
 - d. Evaluate bids and prepare bid tabulations. Review proof of bidder's qualifications and recommend approval.
 - e. Prepare conformed construction documents.
- B. Construction Administration, Inspections, and Closeout Services Phase. Such services will begin at the Construction Contractor's start date and extend through commissioning of the project, and shall include the following:
- 1. Conduct the pre-construction conference and weekly progress meetings, complete with agendas and meeting minutes document preparation.
 - 2. Respond and/or develop all necessary RFIs, DCVRs and RFPs.
 - 3. Review and approve all contractor shop drawings and submittals with application of the Buy America Build America Act (BABAA).
 - 4. Change order development and review.
 - 5. Review Contractor Pay Requests and made recommendations for approval and review accompanying progress schedules.
 - 6. Perform Inspections at critical milestone relative to various scopes of work. Provide written reports that include photographs of progress, note deficiencies, and recommend corrective actions.
 - 7. Perform substantial completion inspection by all A&E professionals of record for their respective design discipline.
 - 8. Prepare and manage the punch list.
 - 9. Perform final completion inspection. Prepare final acceptance report with no deficiencies remaining from punch list.
 - 10. Prepare an operation and maintenance manual and record drawings. All closeout documents shall be due no later than 90 days after acceptance of the project.
- C. Project Commissioning Services Phase
- 1. Functional testing activities for all mechanical, electrical, fuel oil, controls, or building

envelope systems to ensure that a facility or a system operates as the owner and designers intended and that prepares an owner to efficiently operate its systems and equipment.

2. State of Alaska 4 AAC 31.900(32), provides the definitions for the commissioning plan and requires the commissioning agent be certified by a DEED-approved program, as listed in the RFQ Appendix G. We will require that commissioning agent be provided by the A&E firm.
3. Conduct testing and commissioning and prepare the Commissioning Report for the required building systems.

The A&E will utilize the laws, codes, regulations, standards, and guidelines outlined in the RFQ Section 3.0, and the RFFQ Appendices, during the design project and contract document development:

LCG Lantech's lump sum fee proposal should be itemized by phase. The proposal shall be accompanied by a design schedule, showing significant milestones, within a five-month design period.

Please call us to review any of the requirements that may be unclear or require further clarification as you finalize your proposal. We look forward to confirming with you the scope of work and to reviewing LCG Lantech's proposal.

Best,

Amber Al-Haddad

Amber Al-Haddad
Capital Projects Department
City and Borough of Wrangell

Copy: Mason Villarma, Borough Manager
Dr. Joshua Garrett, School Superintendent
Mike Howell, Borough Project Manager
Kevin McCallister, School Maintenance Director

City and Borough of Wrangell
Wrangell Schools Renovations - Three Sites Project Design - Statement of Qualifications
Evaluation to Determine Proposer Ranking

Weighted Scoring Matrix					
Evaluation Criteria	Weight	NorthWind Architects		LCG Lantech	
		Rating Factor	Score	Rating Factor	Score
Capability to Perform	10	0.77	7.69	0.93	9.25
Experience and Qualifications of the Firm	20	0.74	14.75	0.86	17.25
Experience and Qualifications of Key Project Staff and Subconsultants	20	0.83	16.60	0.89	17.75
Methodology and Approach	30	0.68	20.38	0.78	23.33
Schedule and Availability	20	0.71	14.25	0.91	18.25
Score Total (total available weight = 100)	100	73.67		85.825	

Firms have been rated using the following qualitative rating factors for each criteria. Multiply the Weight by the Rating Factor for each criteria Score.

- 1.0-0.9 = Outstanding
- 0.8-0.7 = Excellent
- 0.6–0.5 = Good
- 0.4–0.3 = Fair
- 0.2–0.1 = Poor
- 0.0 = Unsatisfactory

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

Approval of a Storage and Wharfage Suspension Agreement

<u>SUBMITTED BY:</u>
Mason Villarma, Borough Manager

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

FISCAL NOTE:

Expenditure Required: \$0 Total

Fiscal Year (FY): 26	Amount: \$0
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Amount Budgeted:

	FY: \$ 0
--	----------

Account Number(s):

	XXXXXX XXX XXXX
--	-----------------

Account Name(s):

	Not Applicable
--	----------------

Unencumbered Balance(s) (prior to expenditure):

	\$0
--	-----

ATTACHMENTS: 1. Storage and Wharfage Suspension Agreement

RECOMMENDATION MOTION:

Move to approve a Storage and Wharfage Suspension Agreement between the City and Borough of Wrangell and Alaska Marine Lines, Inc.

SUMMARY STATEMENT:

The proposed Port Storage and Wharfage Suspension Agreement between the City and Borough of Wrangell (CBW) and Alaska Marine Lines, Inc. (AML) establishes a temporary mechanism to suspend certain port storage and wharfage charges during the planning and design of a long-term freight facility at the Borough's Six-Mile Deepwater Port Industrial Site.

Under the Agreement, CBW will temporarily suspend up to \$250,000 in port storage and wharfage fees that would otherwise be billed to AML, in an amount equal to AML's verified third-party costs incurred in preparing a Development Plan for the proposed freight facility. This suspension is not a reimbursement or waiver, but a temporary offset intended to incentivize AML's timely development of the site in the public interest.

AML must submit the Development Plan by December 31, 2025, detailing design, environmental, and permitting elements required under Wrangell Municipal Code 16.10.030. The plan will include surveys, geotechnical and environmental studies, USACE permitting, and a comprehensive project cost estimate. AML will coordinate regularly with CBW staff and provide bi-weekly updates and monthly cost reports for verification and audit.

The suspension period begins upon CBW's receipt of the first verified cost statement and continues until the \$250,000 not-to-exceed limit is reached, 180 days elapse, or the Agreement is terminated. No cash reimbursement is provided, and all other Port Tariff provisions remain in effect.

This action requires Assembly authorization by resolution as a temporary and conditional departure from the Port Tariff. The purpose of the suspension is to support AML's development of a permanent freight facility that will enhance port efficiency, reduce potential community freight costs increases during the plan development period, and improve marine safety and reliability.

Both Parties retain standard indemnity, insurance, audit, and termination provisions. The Agreement complements the existing August 22, 2025 Memorandum of Understanding between CBW and AML and serves as the next step toward advancing the Six-Mile Port freight facility project.

PORT STORAGE AND WHARFAGE SUSPENSION AGREEMENT

BETWEEN

THE CITY AND BOROUGH OF WRANGELL

A Municipal Corporation and Unified Home Rule Borough of the State of Alaska

AND

ALASKA MARINE LINES, INC.

A Washington Corporation

PREAMBLE

This Port Storage and Wharfage Suspension Agreement (the "Agreement") is made and entered into as of _____ (the "Effective Date"), by and between the City and Borough of Wrangell, Alaska ("CBW" or the "Borough"), a municipal corporation organized under the laws of the State of Alaska, whose address is P.O. Box 531, Wrangell, Alaska 99929, and Alaska Marine Lines, Inc. ("AML"), a Washington corporation, whose principal office is located at 5615 W. Marginal Way SW, Seattle, Washington 98106. CBW and AML may hereinafter be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, CBW and AML entered into that certain Memorandum of Understanding dated August 22, 2025 (the "MOU") to collaborate on analysis and conceptual development of a freight facility at CBW's Six-Mile Deepwater Port Industrial Site (the "6-Mile Site").

WHEREAS, The Parties recognize that the current interim freight alternative at the downtown Marine Service Center is not sustainable (operationally and financially), is inadequate for long-term use and is inconvenient in the short term. Accelerating the design and development of a long-term, reliable, and resilient freight facility will confer public benefits to the CBW and operational benefits to AML and other shippers and carriers.

WHEREAS, On October __, 2025, AML filed an application to lease a portion of the CBW property at the 6-Mile Site in accordance with Wrangell Municipal Code 16.10.030.

WHEREAS, Under WMC 16.10.030 B, AML is required to submit a development plan ("Development Plan") for review by the borough manager and the planning and zoning commission for the conceptual, contemplated freight facility at the 6-Mile Site.

WHEREAS, In an effort to maintain competitive freight rates and minimize the risk of increases to freight rates charged to the residents and citizens of the CBW during development, design, and construction, and to incentivize and prioritize AML's preparation and submission of a Development Plan, the CBW has offered to temporarily suspend port storage and wharfage charges assessed under the Borough's applicable Port Tariff in an amount equal to AML's verified Development Costs, subject to the limitations and conditions set forth herein. The CBW's offer to temporarily suspend port storage and wharfage charges under these circumstances, promotes a public purpose, conveys a public benefit, and is not a gift of public funds.

NOW, THEREFORE, in consideration of the mutual covenants herein and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. DEFINITIONS

Section 1.1 Development Plan. Development Plan means comprehensive engineering design, which includes all necessary land and marine surveys, geotechnical and subsurface investigations, and environmental permitting (including USACE approval). The Development Plan shall include detailed drawings, technical specifications and a project cost estimate based on the proposed construction timeline. Project control for the conceptual, contemplated freight facility must be aligned with Borough project control standards.

Section 1.2 Development Costs. Development Costs means third-party consultant and subconsultant fees and reimbursable expenses, and reasonable direct out-of-pocket costs paid by AML solely for the Development Plan during the Term, excluding AML internal labor/overhead, legal fees (except for permitting strategy review), and financing costs. Development Costs shall be verified per Section 4 of this Agreement.

Section 1.3 Wharfage. Wharfage means the Borough's applicable Port Tariff (as amended from time to time), generally being the charge assessed against cargo loaded to or discharged from a vessel at CBW marine facilities.

Section 1.4 Port Storage Charges. Port Storage Charges refer to the fees assessed by the City and Borough of Wrangell (CBW) Port to Alaska Marine Lines (AML) for storing AML containers at CBW marine facilities beyond the number of free days established in the Borough's applicable Port Tariff, as amended from time to time. This provision does not grant AML unrestricted use of Port property for container storage. The amount and location of space available for such storage shall be determined solely by CBW, based on operational needs, safety considerations, and space availability.

Section 1.5 Suspension Period. Suspension Period means the period described in Section 3.4 during which CBW temporarily suspends invoicing and collection of port storage and wharfage charges otherwise applicable to AML cargo at CBW facilities.

2. AML DELIVERABLES, PERMITS AND APPROVALS

Section 2.1 Development Plan . In accordance with WMC 16.10.030B, AML shall submit a Development Plan to the CBW no later than December 31, 2025, that includes:

- a. A description of the proposed use for the real property; and
- b. A description of the improvements that will be placed on the real property; and
- c. The dates by which construction will begin and will be completed; and
- d. The estimated cost of the improvements that will be placed on the real property; and
- e. A description of the effects that the proposed use of the real property may have on public streets, public facilities, public services, public utilities, traffic, and parking. The description shall include a plan for mitigating adverse effects on streets, public facilities, public services, public utilities, traffic congestion, and parking, and a plan for paying the costs thereof; and
- f. The names and addresses of the owners, officers, and proposed managers.

Section 2.2 Permits and Approvals. The Development Plan shall describe how AML will fulfill the terms of any permits or approvals required by the CBW or state and federal agencies. AML shall provide additional information, including designs and specifications, as the borough assembly, borough manager, or the planning and zoning administrator may request. Any of the bodies reviewing the Development Plan may require AML to amend its Development Plan. All fees associated with the lease shall be paid by AML. Such fees include, but are not limited to, an application fee, survey, assessment, public notices, and recording fees. AML shall procure and manage qualified design professionals to perform the Design Work in good faith and consistent with generally accepted industry standards. AML shall be solely responsible for its contracts with such professionals.

Section 2.2 Coordination. AML will coordinate with CBW's Manager's Office and Port staff through bi-weekly progress meetings and will provide a monthly written status report summarizing progress, schedule, and an updated Development Costs log.

Section 2.3 Deliverables. AML will furnish to CBW interim and final deliverables (PDF and native formats to the extent available), including drawings, reports, calculations, and data (geotechnical, environmental, survey, etc.).

Section 2.4 Work Product Rights. Upon CBW's issuance of Temporary Suspension Memoranda recognizing the related Development Costs, AML grants to CBW a perpetual, irrevocable, royalty-free license to use, reproduce, and share the Development Plan for planning, permitting, procurement, and construction of the conceptual, contemplated freight facility at the 6-Mile Site. To the extent AML's consultant agreements allow assignment, AML will assign such rights to CBW upon request. Nothing herein makes AML's design professionals the agents of CBW.

Section 2.5 No Warranty by CBW. CBW makes no representation or warranty as to the accuracy, completeness, or fitness of the Development Plan. AML remains responsible for the performance of its design professionals.

3. PORT STORAGE AND WHARFAGE TEMPORARY SUSPENSION MECHANISM

Section 3.1 Amount of Suspension Not to Exceed. CBW shall temporarily suspend port storage and wharfage charges assessed to AML in an aggregate amount not to exceed two hundred fifty thousand dollars (\$250,000) (the "NTE").

Section 3.2 Form of Suspension. CBW will suspend invoicing and collection of port storage and wharfage charges against cargo stored, loaded to or discharged from a vessel at CBW marine facilities attributable to AML during the Suspension Period in an aggregate amount not to exceed the NTE.

Section 3.3 Scope of Charges Eligible for Suspension. The temporary suspension applies only to port storage and wharfage charges assessed to AML under the Port Tariff at CBW marine facilities. The temporary suspension is non-transferable, non-refundable, may not create a negative balance, and does not apply to other fees, taxes, penalties, interest, or charges.

Section 3.4 Suspension Period. The Suspension Period begins on the later of (i) the Effective Date of this Agreement, or (ii) CBW's receipt of the first Verified Cost Statement under Section 4.2, and ends on the earliest to occur of: (a) the date cumulative suspended port storage and

wharfage charges exhausts the NTE); (b) one hundred eighty (180) days from the effective date of this Agreement; or (c) termination of this Agreement pursuant to Section 6 of this Agreement.

Section 3.5 Post-Period True-Up; No Cash Reimbursement. Within thirty (30) days after the Suspension Period, AML shall submit any final Verified Cost Statement. CBW will record a final suspension entry (if any) not to exceed the NTE.

Section 3.6 Port Tariff Supremacy. Except as expressly modified herein (as authorized by the Borough Assembly), all other provisions of the Port Tariff remain in full force and effect.

4. COST VERIFICATION; REPORTING; AUDIT

Section 4.1 Cost Documentation. AML will maintain complete and accurate records of Development Costs, including vendor invoices, proof of payment, contracts, and a cost ledger segregating Design Work from other AML activities.

Section 4.2 Verified Cost Statements. No less than monthly, AML shall submit a Verified Cost Statement to CBW showing Development Costs incurred and paid during the preceding period, with copies of supporting documentation. AML shall certify that costs are accurate, allocable, and solely for the Development Plan.

Section 4.3 CBW Review and Approval. CBW will review each Verified Cost Statement within fifteen (15) business days and issue (i) a Suspension Memorandum specifying the approved amount of wharfage to be suspended on the next invoice(s), or (ii) a written notice identifying any disallowed or questioned costs. Disputes shall be resolved per Section 10.9.

Section 4.4 Audit Rights. CBW may, upon ten (10) business days' notice, audit Development Costs and supporting records during the Term and for three (3) years thereafter. AML shall reasonably cooperate. Disallowed amounts are not subject to suspension.

Section 4.5 Administrative Ledger. CBW will maintain an internal suspension ledger reflecting: Verified Development Costs by period; cumulative totals; wharfage that would otherwise be billed; and wharfage suspended. The ledger is administrative in nature and need not be attached to this Agreement.

5. CONDITIONS PRECEDENT; APPROVALS

Section 5.1 Assembly Authorization. This Agreement and any departure from the Port Tariff are contingent upon Borough Assembly approval by resolution authorizing the port storage and wharfage charges temporary suspension structure and the NTE.

Section 5.2 MOU Standing. The MOU shall remain in full force and effect. In any conflict between the MOU and this Agreement, this Agreement controls as to port storage and wharfage temporary suspension; otherwise, the MOU remains controlling.

Section 5.3 No Gift of Public Funds. The Parties acknowledge that the temporary suspension of wharfage fees under these circumstances and AML's submission of a Development Plan is in the public interest, promotes a public purpose, conveys a public benefit, and is not a gift of public funds.

6. TERM; TERMINATION

Section 6.1 Term. This Agreement commences on the Effective Date and continues until the earlier of: (a) exhaustion of the NTE ; (b) one hundred (180)days from the effective date of this Agreement; or (c) termination per this Section.

Section 6.2 Termination for Convenience. Either Party may terminate for convenience upon thirty (30) days' written notice. Upon such termination: (i) AML shall submit a final Verified Cost Statement for Development Costs incurred through the notice period; and (ii) CBW shall apply suspension of wharfage up to the NTE during the Suspension Period; provided, CBW shall have no obligation to issue cash reimbursement.

Section 6.3 Termination for Cause. Either Party may terminate immediately for material uncured breach after fifteen (15) business days' notice and opportunity to cure. Suspensions for properly verified Design Costs incurred before termination shall still be honored up to the NTE.

7. RISK ALLOCATION; INDEMNITY; INSURANCE

Section 7.1 Independent Contractors. AML's design professionals are independent contractors to AML, not CBW. AML is responsible for their selection, direction, and payment.

Section 7.2 Indemnity. AML shall defend, indemnify, and hold harmless the CBW its officers, employees, and agents from third-party claims arising out of AML's negligence or willful misconduct in connection with this Agreement. This Section survives termination of this Agreement.

Section 7.3 Insurance. AML shall maintain, and cause its design professionals to maintain, commercially reasonable insurance coverage customary for the Development Plan, including worker's compensation, commercial general liability, and professional liability (errors and omissions). Certificates shall be provided to CBW upon request.

8. COMPLIANCE; PUBLIC RECORDS; CONFIDENTIALITY

Section 8.1 Laws and Tariff. Parties shall comply with applicable laws and the Port Tariff, except as expressly modified herein by Assembly authorization.

Section 8.2 Public Records. AML acknowledges CBW is subject to the Alaska Public Records Act. Materials marked confidential will be treated consistent with law. CBW makes no assurance that records will be withheld if disclosure is required.

Section 8.3 Procurement. Because AML is procuring Development Plan at its cost, CBW procurement rules do not apply to AML's vendor selection. However, AML shall employ commercially reasonable competitive selection and avoid conflicts of interest.

9. NOTICES

All notices shall be in writing and deemed given when delivered in person, by reputable overnight courier, or by email with confirmation, to the addresses below (or as later updated by notice):

If to CBW:
City & Borough of Wrangell
Attn: Borough Manager

P.O. Box 531, Wrangell, AK 99929
 Email: mfvillarma@wrangell.com

If to AML:
 Alaska Marine Lines, Inc.
 Attn: [Title/Contact]
 [Mailing Address]
 Email: [email@domain]

10. MISCELLANEOUS

Section 10.1 Governing Law; Venue. This Agreement is governed by Alaska law. Venue lies in the First Judicial District, State of Alaska at Wrangell.

Section 10.2 No Assignment. Neither Party may assign this Agreement without the other Party's written consent, not to be unreasonably withheld

Section 10.3 Entire Agreement; Amendments. This Agreement, together with the MOU, constitutes the entire agreement regarding wharfage suspension and supersedes prior discussions. Amendments must be in a signed writing.

Section 10.4 No Waiver. Failure to enforce a provision is not a waiver of future enforcement.

Section 10.5 Severability. If any provision is held invalid, the remainder remains enforceable, and the Parties will negotiate a valid substitute giving effect to the original intent.

Section 10.6 Counterparts; E-Signatures. This Agreement may be executed in counterparts and by electronic signatures, each deemed an original.

Section 10.7 No Third-Party Beneficiaries. There are no intended third-party beneficiaries.

Section 10.8 Authority. Each signatory represents due authority to bind its Party.

Section 10.9 Dispute Resolution. The Parties will first confer in good faith at the executive level before pursuing litigation in the venue stated above.

11. EXECUTION

IN WITNESS WHEREOF, the Parties execute this Agreement as of the Effective Date.

CITY & BOROUGH OF WRANGELL, ALASKA

By: _____

Name: Mason F. Villarma

Title: Borough Manager

Date: _____

ALASKA MARINE LINES, INC.

By: _____

Name: Don Reid

Title: President

Date: _____

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

Approval of the First Amendment to the Purchase & Sale Agreement between the City & Borough of Wrangell and Tideline Construction LLC

<u>SUBMITTED BY:</u>
Mason Villarma, Borough Manager

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

<u>FISCAL NOTE:</u>	
Expenditure Required: \$0 Total	
Fiscal Year (FY): 26	Amount: \$0
Amount Budgeted:	
FY:	\$ 0
Account Number(s):	
XXXXXX XXX XXXX	
Account Name(s):	
Not Applicable	
Unencumbered Balance(s) (prior to expenditure):	
\$0	

ATTACHMENTS: 1. First Amendment 2. Exhibit C 3. Original Agreement

RECOMMENDATION MOTION:

Move to approve the First Amendment to the Purchase and Sale Agreement with Tideline Construction for a portion of the 6-mile mill site.

SUMMARY STATEMENT:

The **First Amendment** to the *Purchase and Sale Agreement* between the City and Borough of Wrangell (“Seller”) and Tideline Construction LLC (“Purchaser”) clarifies the boundaries and terms of sale for approximately nine (9) acres of Borough-owned land at the southern portion of the 6-Mile Old Mill Site and establishes conditions for the potential inclusion of the existing “Old Mechanic’s Shop Building” (the “Building”) in the transaction.

Specifically, this amendment accomplishes the following:

- **Clarifies Property Description:** Replaces the original property description with an updated legal depiction of the nine-acre parcel, attached as Exhibit C, reaffirming the intended boundaries of the sale area.
- **Establishes Conditional Conveyance of the Building:** Allows the existing Old Mechanic’s Shop Building to be conveyed to Tideline Construction only upon provision of *additional consideration* equal to or greater than the appraised value of the Building, unless the Assembly expressly waives that requirement.
- **Defines Acceptable Consideration:** Provides that the Borough may accept, in lieu of monetary payment, one (1) 1800KW Caterpillar Generator from the vessel *Empress* and a **First Right of Refusal (FROR)** on a second generator of equal or greater capacity as sufficient consideration for conveyance of the Building.
- **Provides Borough Oversight and Discretion:** Grants the Borough inspection rights over the generator(s) prior to acceptance and affirms Assembly authority to waive or modify the appraisal or consideration terms if determined to be in the Borough’s best interest.
- **Addresses Title and Lease Provisions:** Ensures closing and title documents are updated accordingly and clarifies that, if the Borough does not accept the generator exchange, ownership of the Building remains with the Borough and will continue under its current short-term lease with Channel Construction LLC, which may be reassigned to Tideline Construction with Assembly approval.

In summary, this amendment provides flexibility for the Borough to receive valuable equipment in exchange for the Old Mechanic’s Shop Building while maintaining control, oversight, and discretion over the transaction to ensure it serves the Borough’s operational and financial interests.

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT
(Contract No. 2025-15 – Old Mill Site)

This First Amendment (the “Amendment”) is made and entered into as of _____, 2025 (the “Amendment Effective Date”) by and between the City and Borough of Wrangell, a Unified Home Rule Borough (“Seller”), having a principal address at 205 Brueger St., Wrangell, Alaska 99929 and Tideline Construction LLC (“Purchaser”), having an address at 2685 Channel Drive, Juneau, Alaska 99801.

RECITALS

WHEREAS, Seller and Purchaser are parties to that certain Purchase and Sale Agreement, Contract No. 2025-15, dated May 15, 2025 (the “Agreement”), concerning real property commonly known as the “southern portion of the 6-mile Old Mill Site” in Wrangell, Alaska; and

WHEREAS, the Agreement describes the subject as unimproved real property consisting of approximately nine (9) acres; and

WHEREAS, the parties desire to amend the Agreement to (i) reaffirm the intended boundaries of the nine (9) acres, (ii) establish conditional inclusion of the existing building commonly known as the *Old Mechanic’s Shop Building* (the “Building”) upon provision of specified consideration to the Borough, and (iii) make related conforming changes.

AGREEMENT

Section 1. Amendment to Section 1.01 .

Section 1.01 of the Agreement is deleted in its entirety and replaced with the following:

Sale of the Property. Seller agrees to sell and convey to Purchaser and Purchaser agrees to purchase from Seller, upon the terms and conditions hereinafter set forth, all right, title, and interest of Seller in and to that certain real property located in Wrangell, Alaska, commonly known as the southern portion of the 6-mile Old Mill Site, consisting of approximately nine (9.0) acres, more or less, as depicted and described in Exhibit C attached to this Amendment and incorporated herein by this reference as if fully set forth herein.

Section 1. Amendment to Section 1.

Section 1 of the Agreement is amended by adding a new section, Section 1.02, as follows:

Section 1.02. Building. In addition to the Property, the existing structure commonly known as the “Old Mechanic’s Shop Building” (the “Building”) may be conveyed to the Purchaser only upon the provision of additional consideration to the Seller equal to or greater than the appraised value of the Building, as determined by an independent appraisal accepted by the Borough, unless such requirement is expressly waived by the Borough Assembly.

Section 2. Amendment to Section 1.

Section 1 of the Agreement is amended by adding new sections, Section 1.03 through 1.06, as follows:

Section 1.03 Defined Consideration. For purposes of the Agreement , consideration for the Building shall be deemed of equal value if:

- (A) Purchaser grants to the Borough one (1) 1800KW Caterpillar Generator from the vessel *Empress*; and
- (B) Purchaser grants to the Borough a First Right of Refusal (FROR) on a second generator from the *Empress* with specifications equal to or greater than the 1800KW Caterpillar Generator referenced above in Section 2.01(A)

Section 1.04 Inspection Right. The Borough shall have the right to sufficient access and inspection of the generator(s) prior to accepting them as consideration for the conveyance of the Building.

Section 1.05 Transfer of Title to Building. If the Borough elects to accept the generator as consideration and receives FROR on second generator, Purchaser shall acquire all rights, title, and interest in the Building upon completion of the exchange.

Section 1.06 Retention of Building by Borough. If the Borough does not elect to exchange the Building for the generator and the FROR, ownership of the Building shall remain with the Borough. In that event, the Building will continue to be leased to Channel Construction LLC under the existing short-term lease, which may be reassigned to Tideline Construction LLC upon approval of the Borough Assembly.

Section 3. Miscellaneous Provisions Applicable to this Amendment.

Title and Closing Deliveries.

The title commitment, pro forma owner's policy, and all closing documents shall be updated as necessary to conform to this Amendment, including, if applicable, the inclusion of the Building within the insured estate upon satisfaction of the conditions set forth herein.

Assembly Discretion

The Borough Assembly may, by motion or resolution, waive or modify any provision of this Amendment, including but not limited to the appraisal requirement or the defined form of consideration, if it determines such waiver or modification to be in the best interest of the Borough.

No Other Changes; Ratification.

Except as expressly modified by this Amendment, the Agreement remains unmodified and in full force and effect, and is hereby ratified and confirmed in all respects.

Conflict.

In the event of any conflict between this Amendment and the Agreement, this Amendment shall control. This Amendment may be executed in counterparts, including by electronic or PDF signatures, each of which shall be deemed an original and all of which together shall constitute one instrument. Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Agreement.

SIGNATURES

SELLER:

CITY AND BOROUGH OF WRANGELL, ALASKA

By: _____

Name: _____

Title: _____

Date: _____

BUYER:

TIDELINE CONSTRUCTION, LLC

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT C
Contract No. 2025-15
Amendment 1



REAL ESTATE PURCHASE AND SALE AGREEMENT

This **REAL ESTATE PURCHASE AND SALE AGREEMENT** ("**Agreement**"), dated this 15th day of May, 2025 ("**Effective Date**"), is entered into by and between the City and Borough of Wrangell, a Unified Home Rule Borough ("**Seller**"), having an address at 205 Brueger St., Wrangell, Alaska 99929 and Tideline Construction, LLC ("**Purchaser**"), having an address at 2685 Channel Drive, Juneau, Alaska 99801. Seller and Purchaser may collectively be referred to herein as the "**Parties**" and individually as a "**Party**." This Agreement replaces and supersedes any and all prior agreements related to the purchase and sale of the Property (as identified below) by and between the Parties.

WHEREAS, Seller owns certain unimproved real property located in the community of Wrangell as further described in this Agreement; and

WHEREAS, subject to the terms and conditions set forth in this Agreement, Seller desires to sell such real property to Purchaser and Purchaser desires to purchase such real property from Seller.

NOW, THEREFORE, in consideration of the mutual agreements, covenants, and provisions set forth herein, and intending to be legally bound hereby, the Parties agree as follows:

Section 1.01 Sale of the Property. Seller agrees to sell and convey to Purchaser and Purchaser agrees to purchase from Seller, upon the terms and conditions hereinafter set forth, all right, title, and interest of Seller in and to the following described unimproved real property commonly known as the "southern portion of the 6-mile Old Mill site," consisting of nine (9) acres, more or less (the "Property"). The Property is currently a combination of parcels that will be surveyed, platted, and recorded as a condition to Closing.

Section 2.01 Consideration. The consideration paid in exchange for the purchase of the Property shall be a combination of: (1) site clean-up, with an estimated value of approximately eight hundred eighty thousand dollars (\$880,000), as further described in Exhibit A; and (2) execution of an agreement to receive all municipal scrap metal (excluding white goods) from the Wrangell Transfer Station as further described in Exhibit B. The site clean-up shall be completed no later than August 15, 2025, unless otherwise agreed to by the Parties. The agreement to accept scrap metal from the Wrangell Transfer Station shall remain in effect for one year or for as long as Purchaser owns the Property whichever is later, unless otherwise agreed to by the Parties in writing.

Section 2.02 Real Property Taxes, Assessments, and Adjustments. In addition to the consideration set forth in Section 2.01, real property taxes accrued against the Property shall be prorated through the date of Closing. Thereafter, Purchaser and its successors and assigns shall be responsible for any and all real property taxes, assessments, and adjustments.

Section 3.01 Purchaser's Access. At any time prior to the Closing, and at all times, subject to Section 3.02, Purchaser, its agents, employees, consultants, inspectors, appraisers, engineers, and contractors (collectively, "**Purchaser's Professional Contractors**") shall have the right to enter upon and pass through the Property during normal business hours to examine and inspect the same, as well as to conduct reasonable tests, studies, investigations, and surveys to

assess utility availability, soil conditions, environmental conditions, physical condition, and the like of the Property.

Section 3.02 Purchaser's Right to Inspect. In conducting the inspections or otherwise accessing the Property, Purchaser shall at all times comply with all laws and regulations of all applicable governmental authorities and maintain insurance in reasonable amounts and provide evidence of same to Seller prior to Purchaser's or Purchaser's Professional Contractors' entry onto the Property.

Section 3.03 Indemnification of Seller. Purchaser agrees to indemnify and hold Seller harmless from and against Seller's losses, costs, damages, liens, claims, liabilities, or expenses arising, arisen, or to arise out of or referring or relating in any way to Purchaser's and/or Purchaser's Professional Contractors' access to or inspections of the Property, except to the extent that such losses, costs, damages, liens, claims, liabilities, or expenses are caused solely by or resulting solely from any acts or omissions of Seller.

Section 4.01 Purchaser's Contingencies. Before this Agreement may be executed and the transactions contemplated in this Agreement may be consummated, the board of directors of Tideline Construction, LLC shall formally approve this Agreement and the transactions contemplated in this Agreement.

Section 4.02 Seller's Contingencies. Before this Agreement may be executed and the transactions contemplated in this Agreement may be consummated, the Assembly of the City and Borough of Wrangell must formally approve this Agreement and the transactions contemplated in this Agreement.

Section 5.01 Closing Date. The consummation of the sale by Seller and the purchase of the Property by Purchaser (the "**Closing**") shall be held when the site clean-up described in Exhibit A is completed to the satisfaction of the Seller, and the survey, plat, and legal description of the Property has been recorded or at such other date as agreed upon by the Parties (the "**Closing Date**"). There shall be no requirement that Seller and Purchaser physically meet for the Closing unless the parties hereto mutually agree otherwise. Purchaser may proceed with the work described in Exhibit A and preparatory work attendant thereto upon the formal approval of this Agreement by the Assembly of the City and Borough of Wrangell as described in Section 4.02 hereof.

Section 5.02 Seller's Closing Deliverables. At Closing, Seller shall obtain or execute and deliver or cause to be delivered to Purchaser, the following documents, items, or things, all of which shall be duly executed, acknowledged, and notarized where required by Seller, as appropriate:

(a) One (1) original Quit Claim Deed (the "**Deed**") for recording in the Wrangell Recording District;

(b) A copy of the resolution of the members of the Assembly of the City and Borough of Wrangell authorizing this Agreement and the transactions contemplated hereby; and

(c) All other documents as may be reasonably requested by Purchaser, to consummate this Agreement and the transactions contemplated by this Agreement.

Section 5.03 Purchaser's Closing Deliverables. At Closing, Purchaser shall obtain or execute and deliver or cause to be delivered to Seller, the following documents, items, or things all of which to be duly executed, acknowledged, and notarized where required by Purchaser, as appropriate:

- (a) Execution of the agreement attached as Exhibit B;
- (b) Site-clean completed to the satisfaction of the Seller;
- (c) Access and utility easement(s) restricted exclusively to the southern entrance that will go from the Zimovia highway directly to the Property, executed and recorded;
- (d) Storm water management plan acceptable to Seller; and
- (e) All other documents as may be reasonably requested by Seller to consummate the transactions contemplated by this Agreement.

Section 5.05 Survival. The provisions of Section 5 shall survive the Closing or any termination of this Agreement and shall not be deemed to have merged into any of the documents executed or delivered at the Closing.

Section 6.01 Title and Title Review. Purchaser, at Purchaser's sole expense, may obtain from a title company a title examination report ("Title Report") and survey update and shall cause a copy of the Title Report and updated survey to be delivered to Seller.

Section 7.01 Property Sold "AS IS, WHERE IS, AND WITH ALL FAULTS." Except as expressly set forth in this Agreement to the contrary, Purchaser is expressly purchasing the Property in its existing condition, "AS IS, WHERE IS, AND WITH ALL FAULTS" with respect to all facts, circumstances, conditions, and defects, and Seller has no obligation to determine or correct any such facts, circumstances, conditions, or defects or to compensate Purchaser for same. Seller has specifically bargained for the assumption by Purchaser of all responsibility to investigate the Property, laws and regulations, rights, facts, leases, service contracts, violations, employees, and all risk of adverse conditions and has structured the Purchase Price and other terms of this Agreement in consideration thereof. Purchaser has undertaken all such investigations of the Property, laws and regulations, rights facts, leases, and violations, as Purchaser deems necessary or appropriate under the circumstances as to the status of the Property and based upon same, Purchaser is and shall be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, attorneys, and officers. Purchaser is and shall be fully satisfied that the Purchase Price is fair and reasonable consideration for the Property and, by reason of all the foregoing, Purchaser assumes the full risk of any and all loss or damage.

Section 7.02 No Warranty or Other Representation. Except as expressly set forth in this Agreement to the contrary, Seller hereby disclaims all warranties of any kind or nature whatsoever, including without limitation, warranties of habitability and fitness for a particular purpose, whether expressed or implied including, without limitation warranties or representations with respect to the Property. Except as is expressly set forth in this Agreement to the contrary,

Purchaser acknowledges that it is not relying upon any representation of any kind or nature made by Seller, or any of Seller's officials, employees, or agents, with respect to the Property, and that, in fact, except as expressly set forth in this Agreement to the contrary, no such representations were made. To the extent required to be operative, the disclaimers and warranties contained herein are "conspicuous" disclaimers for purposes of any applicable law, rule, regulation, or order. Seller makes no warranty or representation that any proposed development, construction, land use, or activity on the Property by Purchaser or any other party or entity will be authorized or permitted by the City and Borough of Wrangell or any other governmental authority.

Section 7.03 Environmental Laws/Hazardous Materials. Seller makes no warranty or representation with respect to the presence of Hazardous Materials on, above, or beneath the Property or any parcel in proximity thereto or in any water on or under the Property. Purchaser expressly accepts the risk and assumes any and all liability for the facts, circumstances, conditions, and defects, if any, listed on the Alaska Department of Environmental Conservation, Division of Spill Prevention and Response, Contaminated Sites Database. The Closing hereunder shall be deemed to constitute an express waiver of Purchaser's right to cause Seller to be joined in any action brought under any Environmental Laws.

As used herein, the term "**Hazardous Materials**" means: (a) those substances included within the definitions of any one or more of the terms "hazardous materials," "hazardous wastes," "hazardous substances," "industrial wastes," and "toxic pollutants," as such terms are defined under Environmental Laws, or any of them; (b) petroleum and petroleum products, including, without limitation, crude oil and any fractions thereof; (c) natural gas, synthetic gas, and any mixtures thereof; (d) asbestos and/or any material which contains any hydrated mineral silicate, including, without limitation, chrysotile, amosite, crocidolite, tremolite, anthophyllite, and/or actinolite, whether friable or non-friable; (e) polychlorinated biphenyl ("PCBs") or PCB containing materials or fluids; (f) radon; (g) any other hazardous or radioactive substance, material, pollutant, contaminant, or waste; and (h) any other substance with respect to which any Environmental Law or governmental authority requires environmental investigation, monitoring, or remediation.

As used herein, the term "**Environmental Laws**" means: all federal, state, and local laws, statutes, ordinances, and regulations, now or hereafter in effect, in each case as amended or supplemented from time-to-time, including, without limitation, all applicable judicial or administrative orders, applicable consent decrees, and binding judgments relating to the regulation and protections of human health, safety, the environment, and natural resources, including without limitation, ambient air, surface water, groundwater, wetlands, land surface or subsurface strata, wildlife, aquatic species and vegetation, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §§ 9601 et seq.), the Hazardous Material Transportation Act, as amended (49 U.S.C. §§5101 et seq.), the Federal Insecticide, Fungicide, and Rodenticide Act, as amended (7 U.S.C. §§ 136 et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. §§ 9601 et seq.), the Toxic Substances Control Act, as amended (15 U.S.C. §§ 2601 et seq.), the Clean Air Act, as amended (42 U.S.C. §§ 7401 et seq.), the Federal Water Pollution Control Act, as amended (33 U.S.C. §§ 1251 et seq.), the Safe Drinking Water Act, as amended (42 U.S.C. §§300f et seq.) any state or local counterpart or equivalent of any of the foregoing, and any federal, state, or local transfer of ownership notification or approval statutes.

Section 7.04. Release of all Claims by Purchaser. Purchaser is relying solely upon Purchaser's own knowledge of the Property based on its own investigation, inspection, and due diligence of the Property in determining the Property's value and physical condition and Purchaser agrees that it shall, subject to the express warranties, representations, and conditions, if any, contained in this Agreement, assume the risk that adverse matters, including but not limited to, construction defects and adverse physical and environmental conditions, may not have been revealed by Purchaser's investigations. Except as expressly set forth in this Agreement to the contrary, Purchaser releases Seller and its respective successors and assigns from and against any and all claims which Purchaser or any party related to or affiliated with Purchaser (each a "Purchaser-Related Party") has or may have arising, arisen, or to arise out of or referring or relating in any way to the Property. Neither Purchaser, nor any Purchaser-Related Party shall look to Seller, or its successors and assigns in connection with the foregoing for any redress or relief. This release of all claims shall be given full force and effect according to each of its express terms and provisions, including those relating to unknown and unsuspected claims, damages, and causes of action. To the extent required to be operative, the disclaimers and warranties contained herein are "conspicuous" disclaimers for purposes of any applicable law, rule, regulation, or order.

Section 7.05 Survival. The provisions of Section 7 shall survive the Closing or any termination of this Agreement and shall not be deemed to have merged into any of the documents executed or delivered at the Closing.

Section 8.01 Limited Representations and Warranties of Seller. As of the Effective Date, Seller hereby represents and warrants to Purchaser as follows, each of which is being relied upon by Purchaser, shall be deemed to be restated as of the Closing, and shall survive Closing and not merge into any of the documents executed or delivered at the Closing:

(a) **No Violations of Agreements.** Neither the execution, delivery or performance of this Agreement by Seller, nor compliance with the terms and provisions hereof, will result in any breach of the terms, conditions or provisions of this Agreement, or conflict with or constitute a default under, or result in the creation of any lien, charge or encumbrance upon the Property, Seller, or any respective portion thereof pursuant to the terms of any indenture, lease, deed to secure debt, mortgage, deed of trust, note, evidence of indebtedness or any other agreement or instrument by which Seller or the Property is bound.

(b) **Litigation.** Seller has not received written notice and Seller has no knowledge of any pending or threatened litigation, arbitration, or legal or administrative suit, proceeding, or investigation which (i) if determined adversely to such Seller, materially and adversely affects the use or value of the Property or Seller or (ii) questions the validity of this Agreement, or any action taken or to be taken pursuant hereto or thereto, or (iii) involves condemnation or eminent domain proceedings involving the Property or any portion thereof.

(c) **Right of First Offer or Right of First Refusal.** No person or entity has any right or option (including any right of first refusal or right of first offer) to purchase all or any part of the Property.

(d) **Compliance with Laws.** Seller has not received written notice alleging any violations of law, municipal or county ordinances, or other legal requirements with respect to the Property. Seller has not received and is not aware of any information that would prevent Purchaser from obtaining a PPA from DEC.

(e) **Other Agreements.** Except for the Permitted Exceptions, there are no leases, management agreements, brokerage agreements, leasing agreements or other agreements or instruments in force or effect (by or through Seller) that grant to any person or any entity (other than Seller) any right, title, interest or benefit in and to all or any part of the Property or any rights relating to the use, operation, management, maintenance or repair of all or any part of the Property which will survive the Closing or be binding upon Purchaser.

(f) **Ownership of the Property.** Seller owns fee title to the Property and the Property is not subject to any lease, license, or other occupancy agreement.

(g) **Governmental Authorization.** Seller has obtained or made or will obtain or make prior to or concurrently with the Closing, all authorizations, consents or approvals of and filings with any governmental authority or any other Person required with respect to Seller for the execution and delivery of any instrument delivered by Seller to Purchaser in connection with the transactions contemplated herein and the performance of its obligations thereunder.

(h) **Insurance.** Seller has not received written notice or demand from any of the insurers of all or any portion of the Property (or insurers of any activities conducted thereon) to correct or change any physical condition on the Property or any practice of Seller.

(i) **Accuracy of Information.** Neither this Agreement, nor any other document, certificate or instrument delivered by Seller to Purchaser in connection with the transactions contemplated herein contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained therein not misleading. There is no material fact that has not been disclosed in writing to Purchaser that adversely affects in any material respect or, as far as Seller can now reasonably foresee, may adversely affect in any material respect, the business, operation, financial or other condition of Seller or the ability of Seller to perform its obligations under any instrument delivered by Seller to Purchaser in connection with the transactions contemplated herein.

(j) **No Guarantee of Utilities.** Seller may install utilities to the subdivision where the Property is located but makes no warranties, representations, or guaranties with respect to future installation.

Section 9.01 Limited Representations and Warranties of Purchaser. As of the Effective Date, Purchaser hereby represents and warrants to Seller as follows, each of which is being relied upon by Seller, shall be deemed to be restated as of the Closing, and shall survive Closing and not merge into any of the documents executed or delivered at the Closing:

(a) **Authority.** Purchaser will have taken all necessary action prior to the expiration of the Due Diligence Period to authorize the execution, delivery and performance of this Agreement, and upon the execution and delivery of any document to be delivered by Purchaser on or prior to the Closing, this Agreement and such document shall constitute the valid and binding obligation and agreement of Purchaser, enforceable against Purchaser in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws of general application affecting the rights and remedies of creditors. The individuals executing this Agreement on behalf of the Purchaser have the power and authority to bind Purchaser to the terms and conditions of this Agreement.

(b) **No Conflict.** Neither the execution, delivery, or performance of this Agreement, nor the consummation of the transactions contemplated hereby is prohibited by, or requires Purchaser to obtain any consent, authorization, approval, or registration under any law, statute, rule, regulation, judgment, order, writ, injunction, or decree which is binding upon Purchaser which has not been previously obtained.

(c) **Enforceability.** This Agreement is a valid and binding obligation of Purchaser, enforceable against Purchaser in accordance with its terms.

(d) **Litigation.** Purchaser has not received written notice and Purchaser has no knowledge of any pending or threatened litigation, arbitration, or legal or administrative suit, proceeding, or investigation which (i) if determined adversely to such Seller, materially and adversely affects the use or value of the Property or Seller or (ii) questions the validity of this Agreement, or any action taken or to be taken pursuant hereto or thereto, or (iii) involves condemnation or eminent domain proceedings involving the Property or any portion thereof.

(e) **Seller's Prospective Purchase Agreement ("PPA") with the Alaska Department of Environmental Conservation ("DEC").** Purchaser has read and reviewed Seller's PPA with DEC a copy of which is attached to this Agreement and incorporated by reference as Exhibit C.

Section 9.02 Conditions Precedent to Purchaser's Obligations. The obligations of Purchaser hereunder to consummate the transactions contemplated hereunder shall in all respects be conditioned upon the satisfaction of each of the following conditions prior to or simultaneously with the Closing, any of which may be waived by Purchaser in its sole discretion by written notice to Seller at or prior to the Closing Date:

(a) Seller shall have performed all covenants, agreements and undertakings of Seller in this Agreement;

(b) All representations and warranties of Seller as set forth in this Agreement shall be true and correct in all material respects as of the date of Closing; and

In the event any condition in this Section 9.01 has not been satisfied (or otherwise waived in writing by Purchaser) prior to or on the Closing Date, Purchaser shall have the right to terminate this Agreement by written notice to Seller given prior to the Closing, and except for those provisions of this Agreement which by their express terms survive the termination of this Agreement, no party hereto shall have any other or further rights or obligations under this Agreement.

Section 9.03 Conditions Precedent to Seller's Obligations. The obligations of Seller hereunder to consummate the transactions contemplated hereunder shall in all respects be conditioned upon the satisfaction of each of the following conditions prior to or simultaneously with the Closing (or at such earlier time as may be provided below), any of which may be waived by Seller in Seller's sole discretion by written notice to Purchaser at or prior to the Closing Date:

- (a) Survey, plat, and legal description of the Property shall have been recorded; and
- (b) Purchaser shall have delivered all of Purchaser's Closing deliverables hereunder.

Section 10.01 Risk of Loss. If prior to the Closing Date any portion of the Property shall be taken by condemnation or eminent domain or damaged or destroyed by casualty, neither Party shall have the right to cancel this Agreement. Purchaser shall purchase the Property in accordance with this Agreement, and the Purchase Price and Impact Fees shall not be reduced; provided, however, that Seller's rights to any award resulting from such taking or any insurance proceeds resulting from such casualty (less any sums expended by Seller for repair or restoration through the Closing Date) shall be assigned to Purchaser at the Closing. Purchaser and Seller hereby irrevocably waive the provision of any statute that provides for a different outcome or treatment if the Property shall be taken or damaged or destroyed by such casualty.

Section 11.01 No Assignment. This Agreement and all rights and obligations hereunder or any portion thereof shall not be assignable by Seller or Purchaser, without the prior written consent of the other Party, which consent shall not be unreasonably withheld, and any transfer or assignment in violation hereof shall be null and void and of no force or effect.

Section 12.01 Seller's Indemnification. Following the Closing, Seller shall indemnify and hold Purchaser harmless from and against any and all costs, fees, expenses, damages, deficiencies, interest and penalties (including, without limitation, reasonable attorneys' fees and disbursements) suffered or incurred by any such indemnified party in connection with any and all losses, liabilities, claims, damages and expenses ("**Losses**"), arising out of, or in any way relating to: (a) any breach or inaccuracy of any representation or warranty of Seller contained in this Agreement or in any Closing Document; and (b) any breach of any covenant of Seller contained in this Agreement which survives the Closing or in any Closing Document. The representations, warranties and covenants contained in this Agreement and the Closing Documents shall survive Closing.

Section 12.02 Purchaser's Indemnification. Following the Closing, Purchaser shall indemnify and hold Seller harmless from and against any and all costs, fees, expenses, damages, deficiencies, interest and penalties (including, without limitation, reasonable attorneys' fees and

disbursements) suffered or incurred by any such indemnified party in connection with any and all losses, liabilities, claims, damages and expenses ("Losses"), arising out of, or in any way relating to, (a) any breach or inaccuracy of any representation or warranty of Purchaser contained in this Agreement or in any Closing Document and (b) any breach of any covenant of Purchaser contained in this Agreement which survives the Closing or in any Closing Document. The representations, warranties and covenants contained in this Agreement and the Closing Documents shall survive Closing.

Section 13.01 Delivery of Notices. Wherever any notice or other communication is required or permitted hereunder, such notice or other communication shall be in writing and shall be delivered by nationally recognized overnight courier (that provides a signed receipt in confirmation of delivery) or by confirmed electronic transmission (provided that a hard copy is sent via one of the other methods set forth in this Section 14.1 simultaneously therewith), or sent by U.S. certified mail, return receipt requested, postage prepaid, to the addresses or by electronic addresses set out below or at such other addresses as are specified by written notice delivered in accordance herewith:

SELLER: Borough Clerk
City and Borough of Wrangell
PO Box 531.
Wrangell, Alaska 99929

PURCHASER Tideline Construction, LLC
William Townsguard III
P.O. Box 33359
Juneau, Alaska 99803

With a copy to: Smith + Malek
c/o Robert Luce
101 South Capitol Blvd.
Suite #1600
Boise, ID 83702

Section 14.01 Remedies.

(a) **Default by Purchaser.** If there is a Purchaser's Default and Closing does not occur as a result thereof, Seller's sole and exclusive remedy shall be to terminate this Agreement by notice to Purchaser, and the Parties shall be released from further liability

to each other hereunder, except for those obligations and liabilities that are expressly stated to survive termination. Seller shall have no right to specific performance or right to any damage other than as set forth herein.

(b) **Default by Seller.** If there is a Seller's Default and Closing does not occur as a result thereof, Purchaser's sole and exclusive remedy shall be to terminate this Agreement by notice to Seller, and the Parties shall be released from further liability to each other hereunder, except for those obligations and liabilities that are expressly stated to survive termination. Seller shall have no right to specific performance or right to any damages other than as set forth herein.

(c) **Lis Pendens.** This Agreement confers no present right, title, or interest in and to the Property and Purchaser agrees not to and waives its right to file a *lis pendens* or other similar notice against the Property. Notwithstanding the foregoing, if Seller terminates this Agreement pursuant to a right given to it hereunder and Purchaser takes any action which interferes with Seller's ability to sell, exchange, transfer, lease, dispose of, or finance the Property or takes any other actions with respect thereto (including without limitation, the filing of any *lis pendens* or other form of attachment against the Property), then Purchaser shall be liable for all loss, cost, damage, liability, or expense (including without limitation, reasonable attorneys' fees, court costs, and disbursements and consequential damages) incurred by Seller by reason of such action by Purchaser.

(d) **Survival.** The provisions of this Section 14 shall survive the termination of this Agreement and the Closing and shall not be deemed to have merged into any of the documents executed or delivered at the Closing.

Section 15.01 Governing Law, Jurisdiction, and Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Alaska. Each of the Parties irrevocably agrees that any legal action, suit, or proceeding arising, arisen, or to arise out of this Agreement shall be brought and determined in the state courts of the state of Alaska, First Judicial District at Wrangell.

Section 15.02 Merger; No Representations. This Agreement constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein and supersedes all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. This Agreement is entered into after full investigation, no party is relying upon any statement or representation, not set forth in this Agreement, made by any other party.

Section 15.03 Survival. Except as otherwise provided in this Agreement to the contrary, the terms, representations, conditions, and provisions of this Agreement shall survive the Closing and not merge into any of the documents executed or delivered at the Closing.

Section 15.04 Time Periods. If the time period by which any right, option, or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, or by which the Closing must be held, expires on a Saturday, Sunday, or holiday, then such time period shall be automatically extended to the next regularly scheduled Business Day.

Section 15.05 Modifications and Amendments. This Agreement cannot under any circumstance be modified or amended orally and no agreement shall be effective to waive, change, modify, terminate, or discharge this Agreement, in whole or in part, unless such agreement is in writing and is signed by both Parties.

Section 15.06 Successors and Assigns; Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs or successors and permitted assigns.

Section 15.07 Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect, invalidate, or render unenforceable any other term or provision of this Agreement. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the Parties hereto shall negotiate in good faith to modify this Agreement so as to affect the original intent of the Parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated by this Agreement be consummated as originally contemplated to the greatest extent possible.

Section 15.08 Further Assurances. Each of the parties hereto shall execute and deliver such additional documents, instruments, conveyances, and assurances and take such further actions as may be reasonably required to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby, provided such documents are customarily delivered in real estate transactions in the State of Idaho and do not impose any material obligations upon any party hereunder except as set forth in this Agreement.

Section 15.09 No Waivers. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party providing the waiver. No waiver by either party of any failure or refusal to comply with any obligations under this Agreement shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

Section 15.10 No Offer. This Agreement shall not be deemed an offer or binding upon Seller or Purchaser until this Agreement is fully executed and delivered by Seller and Purchaser.

Section 15.11 Time of the Essence. The parties hereto acknowledge and agree that, except as otherwise expressly provided in this Agreement, TIME IS OF THE ESSENCE for the performance of all actions (including, without limitation, the giving of Notices, the delivery of documents, and the funding of money) required or permitted to be taken under this Agreement. Whenever action must be taken (including, without limitation, the giving of Notice, the delivery of documents, or the funding of money) under this Agreement, prior to the expiration of, by no later than, or on a particular date, unless otherwise expressly provided in this Agreement, such action must be completed by 11:59 PM on such date. However, notwithstanding anything to the contrary herein, whenever action must be taken (including, without limitation, the giving of Notice, the delivery of documents, or the funding of money) under this Agreement prior to the expiration of, by no later than, or on a particular date that is not a Business Day, then such date shall be extended until the immediately following Business Day.

Section 15.12 Possession. Full and exclusive possession of the Property shall be delivered by Seller to Purchaser following Closing on the Closing Date.

Section 15.13 Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement, or the application thereof to any person or circumstance, shall, for any reason and to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

Section 15.14 Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that this Agreement may have been prepared by counsel for one of the Parties, it being mutually acknowledged and agreed that Seller and Purchaser and their respective counsel have contributed substantially and materially to the preparation and negotiation of this Agreement. Accordingly, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.

Section 15.15 General Provisions. No failure of any party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of any party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises, or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon Seller or Purchaser unless such amendment is in writing and executed by Seller and Purchaser. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, legal representatives, successors, and assigns. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. This Agreement shall be construed, interpreted and enforced under the laws of the state of Alaska. All personal pronouns used in this Agreement, whether used in the masculine, feminine, or neuter gender shall include all genders, and all references herein to the singular shall include the plural and vice versa.

Section 15.16 Attorney's Fees. If Purchaser or Seller brings an action at law or equity against the other in order to enforce the provisions of this Agreement or as a result of an alleged default under this Agreement, the prevailing party in such action shall be entitled to recover court costs and reasonable attorney's fees actually incurred from the other.

Section 15.17 Effective Agreement. In no event shall any draft of this Agreement create any obligation or liability, it being understood that this Agreement shall be effective and binding only when a counterpart of this Agreement has been executed and delivered by each party hereto.

Section 15.18 Waiver of Trial by Jury. Seller and Purchaser each hereby knowingly and unconditionally waive any and all right to demand a jury trial in any action for the interpretation or enforcement of this Agreement.

Section 15.19 Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, all of which together shall constitute one and the same agreement. A signed copy of this Agreement delivered by email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

Section 15.20 No Recordation. This Agreement shall not be recorded.

Section 15.21 No Brokers or Licensee Relationships. The Parties represent to each other that there are no brokers or licensees involved in the transaction and each Party agrees to indemnify, defend, and hold harmless the other Party from claims of any person for brokerage or finder's fees or commissions based upon any agreement or understanding alleged to have been made by any such person in connection with this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered to be effective as of the Effective Date.

PURCHASER:

Tideline Construction, LLC

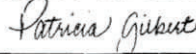
By: 

Name: William Tonsgard III

Title: Owner

SELLER:

CITY AND BOROUGH OF WRANGELL
ALASKA, @, a Unified Home Rule Borough

By: 

Name: Patty Gilbert

Title: Mayor

By: 

Name: Mason Villarma

Title: City Manager

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

Approval of a Memorandum of Understanding between Mike Allen Enterprises & The City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition

<u>SUBMITTED BY:</u>
Mason Villarma, Borough Manager

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

<u>FISCAL NOTE:</u>	
Expenditure Required: \$0 Total	
Fiscal Year (FY): 26	Amount: \$0
Amount Budgeted:	
	FY: \$ 0
Account Number(s):	
	XXXXXX XXX XXXX
Account Name(s):	
	Not Applicable
Unencumbered Balance(s) (prior to expenditure):	
	\$0

ATTACHMENTS: 1. MOU

RECOMMENDATION MOTION:

Move to approve a Memorandum of Understanding between Mike Allen Enterprises & the City and Borough of Wrangell.

SUMMARY STATEMENT:**Recommendation:**

Assembly approval of the Memorandums of Understanding (MOUs) between the City and Borough of Wrangell (CBW) and participating private-sector entities for purposes of inclusion in the EDA Industry Transformation Path Disaster Supplemental Grant coalition application.

Background and Discussion:

The proposed MOUs formalize the intent of CBW and its coalition partners—local businesses with operational and industrial capacity in Wrangell—to collaborate under the Borough’s regional application to the U.S. Economic Development Administration (EDA) Industry Transformation Path Disaster Supplemental Grant Program. The coalition seeks to advance economic diversification, infrastructure modernization, and industrial revitalization across Wrangell and Southeast Alaska.

Each MOU is non-binding and establishes a cooperative framework for project coordination, workforce development, and alignment of public and private resources to support Wrangell’s long-term economic resilience. The agreements clarify the parties’ mutual roles in coalition participation, planning, and grant-related activities, while affirming that any future binding commitments will require separate agreements approved by the Borough Assembly.

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY AND BOROUGH OF WRANGELL
A Municipal Corporation and Unified Home Rule Borough of the State of Alaska
AND
MIKE ALLEN ENTERPRISES
An Alaska Business Entity

I. PREAMBLE

This Memorandum of Understanding (“MOU”) is entered into this __ day of _____, 2025, by and between the City and Borough of Wrangell, Alaska (“CBW”), a municipal corporation organized under the laws of the State of Alaska, whose address is P.O. Box 531, Wrangell, Alaska 99929, and Mike Allen Enterprises (“MAE”), an Alaska business entity, whose principal mailing address is PO Box Wrangell, Alaska 99929. CBW and MAE may hereinafter be referred to individually as a “Party” and collectively as the “Parties.”

II. RECITALS

WHEREAS, CBW is preparing a regional coalition application to the U.S. Economic Development Administration (“EDA”) under the *Industry Transformation Path Disaster Supplemental Grant Program*, with the objective of advancing economic diversification, infrastructure resilience, and industrial revitalization across Wrangell and Southeast Alaska; and

WHEREAS, MAE is an established local logging and milling operation located in Wrangell, Alaska; and

WHEREAS, CBW seeks to strengthen public-private collaboration with qualified local firms capable of contributing expertise, workforce development, and regional industry participation in support of Wrangell’s long-term economic resilience and competitiveness; and

WHEREAS, MAE has expressed interest in participating as a coalition partner in CBW’s EDA Disaster Supplemental Grant proposal, and in exploring future opportunities for local milling, specialty wood product development, and industrial support operations at Wrangell’s 6-Mile Mill Site and other waterfront industrial areas; and

WHEREAS, the Parties mutually recognize that collaboration between CBW and MAE can advance shared objectives for job creation, business capacity expansion, infrastructure modernization, and regional industrial partnership.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties agree as follows:

III. PURPOSE AND INTENT

- a. Purpose: The purpose of this non-binding MOU is to memorialize the Parties’ intent to work collaboratively as partners within the coalition for CBW’s EDA Disaster

Supplemental Grant proposal. This MOU establishes a cooperative framework for information sharing, project coordination, and alignment of public and private resources toward Wrangell's economic diversification and infrastructure development goals.

- b. Intent: This MOU provides a general framework for cooperation, including project scoping, local business participation, and grant implementation. It is expressly understood that any binding commitments, including funding, construction, or property interests, shall be set forth in separate agreements approved by the CBW Assembly and executed by both Parties.

IV. ROLES AND RESPONSIBILITIES

a. Mutual Responsibilities:

- i. Coalition Participation: Participate in coalition meetings and planning sessions to align proposed activities with the objectives of the EDA Disaster Supplemental Grant.
- ii. Project Coordination: Collaborate on project scoping, site identification, and feasibility studies related to industrial revitalization or infrastructure improvements.
- iii. Workforce Support: Support coordinated outreach and training initiatives to strengthen local employment capacity.

b. Responsibilities of CBW:

- i. Coalition and Grant Administration: Lead coalition coordination, grant administration, and submission of the EDA Disaster Supplemental application.
- ii. Technical and Regulatory Support: Provide technical and administrative support, including facilitation of permitting, planning, and site evaluations where applicable.
- iii. Transparency and Compliance: Ensure public transparency and compliance with applicable procurement, grant, and funding requirements.

c. Responsibilities of MAE:

- i. Project input: Provide input regarding technical, construction, and operational needs for potential projects associated with the EDA coalition scope.
- ii. Planning Participation: Participate in coalition planning efforts and identify potential areas for private-sector investment, contracting, or project execution.
- iii. Workforce Collaboration: Support local workforce recruitment and training opportunities that align with the objectives of the grant.

V. GENERAL TERMS

- a. **Non-Binding Effect:** This MOU expresses the Parties' mutual intent and does not create enforceable obligations except as expressly provided herein.
- b. **Confidentiality:** The Parties agree to maintain confidentiality of any proprietary or non-public information exchanged pursuant to this MOU, consistent with applicable law.
- c. **Term and Termination:** This MOU shall remain in effect from the Effective Date through December 31, 2026, unless extended or terminated earlier by mutual consent or upon thirty (30) days' prior written notice by either Party.
- d. **Governing Law:** This MOU shall be governed by and construed under the laws of the State of Alaska.

VI. SIGNATURES

CITY AND BOROUGH OF WRANGELL

By: _____

Name: Mason F. Villarma

Title: Borough Manager

Date: _____

MIKE ALLEN ENTERPRISES

By: _____

Name: Mike Allen

Title: Owner

Date: _____

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

Approval of a Memorandum of Understanding between Trident Seafoods & The City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition

<u>SUBMITTED BY:</u>
Mason Villarma, Borough Manager

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

<u>FISCAL NOTE:</u>	
Expenditure Required: \$0 Total	
Fiscal Year (FY): 26	Amount: \$0
Amount Budgeted:	
	FY: \$ 0
Account Number(s):	
	XXXXXX XXX XXXX
Account Name(s):	
	Not Applicable
Unencumbered Balance(s) (prior to expenditure):	
	\$0

ATTACHMENTS: 1. MOU

RECOMMENDATION MOTION:

Move to approve a Memorandum of Understanding between Trident Seafoods & the City and Borough of Wrangell.

SUMMARY STATEMENT:**Recommendation:**

Assembly approval of the Memorandums of Understanding (MOUs) between the City and Borough of Wrangell (CBW) and participating private-sector entities for purposes of inclusion in the EDA Industry Transformation Path Disaster Supplemental Grant coalition application.

Background and Discussion:

The proposed MOUs formalize the intent of CBW and its coalition partners—local businesses with operational and industrial capacity in Wrangell—to collaborate under the Borough’s regional application to the U.S. Economic Development Administration (EDA) Industry Transformation Path Disaster Supplemental Grant Program. The coalition seeks to advance economic diversification, infrastructure modernization, and industrial revitalization across Wrangell and Southeast Alaska.

Each MOU is non-binding and establishes a cooperative framework for project coordination, workforce development, and alignment of public and private resources to support Wrangell’s long-term economic resilience. The agreements clarify the parties’ mutual roles in coalition participation, planning, and grant-related activities, while affirming that any future binding commitments will require separate agreements approved by the Borough Assembly.

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY AND BOROUGH OF WRANGELL
A Municipal Corporation and Unified Home Rule Borough of the State of Alaska
AND
TRIDENT SEAFOODS
A Washington Corporation

I. PREAMBLE

This Memorandum of Understanding (“**MOU**”) is entered into this ___ day of _____, 2025, by and between the City and Borough of Wrangell, Alaska (“CBW”), a municipal corporation organized under the laws of the State of Alaska, whose address is P.O. Box 531, Wrangell, Alaska 99929, and Trident Seafoods (“Trident”), a Washington Corporation, whose principal mailing address is 5303 Shilshole Avenue NW, Seattle, WA 98107. CBW and Trident may hereinafter be referred to individually as a “Party” and collectively as the “Parties.”

II. RECITALS

WHEREAS, CBW is preparing a regional coalition application to the U.S. Economic Development Administration (EDA) under the *Industry Transformation Path Disaster Supplemental Grant Program*, with the objective of advancing economic diversification, infrastructure resilience, and industrial revitalization across Wrangell and Southeast Alaska; and

WHEREAS, Trident is an established enterprise engaged in seafood processing, logistics, and regional employment within Southeast Alaska; and

WHEREAS, CBW seeks to strengthen public-private collaboration with qualified local and regional firms capable of contributing expertise, workforce development, and regional industry participation in support of Wrangell’s long-term economic resilience and competitiveness; and

WHEREAS, Trident has expressed interest in participating as a coalition partner in CBW’s EDA Disaster Supplemental Grant proposal, and in exploring future opportunities for infrastructure improvement, energy efficiency, and operational investment at Wrangell’s waterfront industrial sites; and

WHEREAS, the Parties mutually recognize that collaboration between CBW and Trident can advance shared objectives for job creation, industry modernization, and sustainable regional economic growth;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties agree as follows:

III. PURPOSE AND INTENT

- a. Purpose: The purpose of this non-binding MOU is to memorialize the Parties’ intent to work collaboratively as coalition partners for CBW’s EDA Disaster Supplemental Grant proposal. This MOU establishes a cooperative framework for information

sharing, project coordination, and alignment of public and private resources toward Wrangell's economic diversification and infrastructure development goals.

- b. Intent: This MOU provides a general framework for cooperation, including project scoping, local business participation, and grant implementation. It is expressly understood that any binding commitments, including but not limited to funding, construction, or property interests, shall be set forth in one or more future definitive agreements approved by both Parties.

IV. ROLES AND RESPONSIBILITIES

- a. Mutual Responsibilities:
 - i. Coalition Participation: Participate in coalition meetings and planning sessions to align proposed activities with the objectives of the EDA Disaster Supplemental Grant.
 - ii. Project Coordination: Collaborate on project scoping, site identification, and feasibility studies related to industrial revitalization or infrastructure improvements.
 - iii. Workforce Support: Support coordinated outreach and workforce initiatives to strengthen local employment and training capacity.
- b. Responsibilities of CBW:
 - i. Coalition and Grant Administration: Lead coalition coordination, grant administration, and submission of the EDA Disaster Supplemental application.
 - ii. Technical and Regulatory Support: Provide administrative and technical assistance, including facilitation of permitting, planning, and site evaluations where applicable.
 - iii. Transparency and Compliance: Ensure public transparency and adherence to applicable procurement, grant, and funding requirements.
- c. Responsibilities of Trident:
 - i. Project Input: Provide input regarding technical, operational, and infrastructure needs for potential projects associated with the EDA coalition scope.
 - ii. Planning Participation: Participate in coalition planning efforts and identify potential areas for private-sector investment, contracting, or project execution.
 - iii. Workforce Collaboration: Support local workforce recruitment and training opportunities that align with the objectives of the grant.

V. GENERAL TERMS

- a. Non-Binding Effect: This MOU expresses the Parties' mutual intent and does not create enforceable obligations except as expressly provided herein.

- b. Confidentiality: The Parties shall protect proprietary and confidential information consistent with applicable law.
- c. Term and Termination: This MOU shall remain in effect from the Effective Date through December 31, 2026, unless extended or terminated earlier by mutual consent or upon thirty (30) days' prior written notice by either party.
- d. Governing Law: This MOU shall be governed by and construed under the laws of the State of Alaska.

VI. SIGNATURES

CITY AND BOROUGH OF WRANGELL

By: _____

Name: Mason F. Villarma

Title: Borough Manager

Date: _____

TRIDENT SEAFOODS

By: _____

Name: _____

Title: _____

Date: _____

**CITY & BOROUGH OF WRANGELL, ALASKA
BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

Approval of a Memorandum of Understanding between Pacific Seafood & The City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition

<u>SUBMITTED BY:</u>
Mason Villarma, Borough Manager

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

<u>FISCAL NOTE:</u>	
Expenditure Required: \$0 Total	
Fiscal Year (FY): 26	Amount: \$0
Amount Budgeted:	
	FY: \$ 0
Account Number(s):	
	XXXXXX XXX XXXX
Account Name(s):	
	Not Applicable
Unencumbered Balance(s) (prior to expenditure):	
	\$0

ATTACHMENTS: 1. MOU

RECOMMENDATION MOTION:

Move to approve a Memorandum of Understanding between Pacific Seafood & the City and Borough of Wrangell.

SUMMARY STATEMENT:**Recommendation:**

Assembly approval of the Memorandums of Understanding (MOUs) between the City and Borough of Wrangell (CBW) and participating private-sector entities for purposes of inclusion in the EDA Industry Transformation Path Disaster Supplemental Grant coalition application.

Background and Discussion:

The proposed MOUs formalize the intent of CBW and its coalition partners—local businesses with operational and industrial capacity in Wrangell—to collaborate under the Borough’s regional application to the U.S. Economic Development Administration (EDA) Industry Transformation Path Disaster Supplemental Grant Program. The coalition seeks to advance economic diversification, infrastructure modernization, and industrial revitalization across Wrangell and Southeast Alaska.

Each MOU is non-binding and establishes a cooperative framework for project coordination, workforce development, and alignment of public and private resources to support Wrangell’s long-term economic resilience. The agreements clarify the parties’ mutual roles in coalition participation, planning, and grant-related activities, while affirming that any future binding commitments will require separate agreements approved by the Borough Assembly.

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY AND BOROUGH OF WRANGELL
A Municipal Corporation and Unified Home Rule Borough of the State of Alaska
AND
PACIFIC SEAFOODS
An Oregon Corporation

I. PREAMBLE

This Memorandum of Understanding (“MOU”) is entered into this ___ day of _____, 2025, by and between the City and Borough of Wrangell, Alaska (“CBW”), a municipal corporation organized under the laws of the State of Alaska, whose address is P.O. Box 531, Wrangell, Alaska 99929, and Pacific Seafoods (“Pacific”), an Oregon Corporation, whose principal mailing address is 16797 SE McLoughlin Boulevard, Milwaukie, OR 97267. CBW and Pacific Seafoods may hereinafter be referred to individually as a “Party” and collectively as the “Parties.”

II. RECITALS

WHEREAS, CBW is preparing a regional coalition application to the U.S. Economic Development Administration (“EDA”) under the *Industry Transformation Path Disaster Supplemental Grant Program*, with the objective of advancing economic diversification, infrastructure resilience, and industrial revitalization across Wrangell and Southeast Alaska; and

WHEREAS, Pacific Seafoods is an established enterprise engaged in seafood processing, logistics, and regional employment within Southeast Alaska; and

WHEREAS, CBW seeks to strengthen public-private collaboration with qualified local and regional firms capable of contributing expertise, workforce development, and regional industry participation in support of Wrangell’s long-term economic resilience and competitiveness; and

WHEREAS, Pacific Seafoods has expressed interest in participating as a coalition partner in CBW’s EDA Disaster Supplemental Grant proposal, and in exploring future opportunities for infrastructure improvement, energy efficiency, and operational investment at Wrangell’s waterfront industrial sites; and

WHEREAS, the Parties mutually recognize that collaboration between CBW and Pacific Seafoods can advance shared objectives for job creation, industry modernization, and sustainable regional economic growth;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties agree as follows:

III. PURPOSE AND INTENT

- a. Purpose: The purpose of this non-binding MOU is to memorialize the Parties’ intent to work collaboratively as partners within the coalition for CBW’s EDA Disaster Supplemental Grant proposal. This MOU establishes a cooperative framework for information sharing, project coordination, and alignment of public and private

resources toward Wrangell's economic diversification and infrastructure development goals.

- b. Intent: This MOU provides a general framework for cooperation, including project scoping, local business participation, and grant implementation. It is expressly understood that any binding commitments, including funding, construction, or property interests, shall be set forth in separate agreements approved by the CBW Assembly and executed by both Parties.

IV. ROLES AND RESPONSIBILITIES

- a. Mutual Responsibilities:
 - i. Coalition Participation: Participate in coalition meetings and planning sessions to align proposed activities with the objectives of the EDA Disaster Supplemental Grant.
 - ii. Project Coordination: Collaborate on project scoping, site identification, and feasibility studies related to industrial revitalization or infrastructure improvements.
 - iii. Workforce Support: Support coordinated outreach and training initiatives to strengthen local employment capacity.
- b. Responsibilities of CBW:
 - i. Coalition and Grant Administration: Lead coalition coordination, grant administration, and submission of the EDA Disaster Supplemental application.
 - ii. Technical and Regulatory Support: Provide technical and administrative support, including facilitation of permitting, planning, and site evaluations where applicable.
 - iii. Transparency and Compliance: Ensure public transparency and compliance with applicable procurement, grant, and funding requirements.
- c. Responsibilities of Pacific Seafoods:
 - i. Project Input: Provide input regarding technical, operational, and infrastructure needs for potential projects associated with the EDA coalition scope.
 - ii. Planning Participation: Participate in coalition planning efforts and identify potential areas for private-sector investment, contracting, or project execution.
 - iii. Workforce Collaboration: Support local workforce recruitment and training opportunities that align with the objectives of the grant.

V. GENERAL TERMS

- a. Non-Binding Effect: This MOU expresses the Parties' mutual intent and does not create enforceable obligations except as expressly provided herein.

- b. Confidentiality: The Parties agree to maintain confidentiality of any proprietary or non-public information exchanged pursuant to this MOU, consistent with applicable law.
- c. Term and Termination: This MOU shall remain in effect from the Effective Date through December 31, 2026, unless extended or terminated earlier by mutual consent or upon thirty (30) days' prior written notice by either Party.
- d. Governing Law: This MOU shall be governed by and construed under the laws of the State of Alaska.

VI. SIGNATURES

CITY AND BOROUGH OF WRANGELL

By: _____

Name: Mason F. Villarma

Title: Borough Manager

Date: _____

PACIFIC SEAFOODS

By: _____

Name: _____

Title: _____

Date: _____

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	October 28, 2025
	<u>Agenda Section</u>	13

Approval of a Memorandum of Understanding between Tideline Construction LLC & The City and Borough of Wrangell for participation in the EDA Disaster Supplemental Grant Coalition

<u>SUBMITTED BY:</u>
Mason Villarma, Borough Manager

<u>Reviews/Approvals/Recommendations</u>	
☐	
Name(s)	
Name(s)	
☐	Attorney
☐	Insurance

<u>FISCAL NOTE:</u>	
Expenditure Required: \$0 Total	
Fiscal Year (FY): 26	Amount: \$0
Amount Budgeted:	
	FY: \$ 0
Account Number(s):	
	XXXXXX XXX XXXX
Account Name(s):	
	Not Applicable
Unencumbered Balance(s) (prior to expenditure):	
	\$0

ATTACHMENTS: 1. MOU

RECOMMENDATION MOTION:

Move to approve a Memorandum of Understanding between Tideline Construction LLC & the City and Borough of Wrangell.

SUMMARY STATEMENT:**Recommendation:**

Assembly approval of the Memorandums of Understanding (MOUs) between the City and Borough of Wrangell (CBW) and participating private-sector entities for purposes of inclusion in the EDA Industry Transformation Path Disaster Supplemental Grant coalition application.

Background and Discussion:

The proposed MOUs formalize the intent of CBW and its coalition partners—local businesses with operational and industrial capacity in Wrangell—to collaborate under the Borough’s regional application to the U.S. Economic Development Administration (EDA) Industry Transformation Path Disaster Supplemental Grant Program. The coalition seeks to advance economic diversification, infrastructure modernization, and industrial revitalization across Wrangell and Southeast Alaska.

Each MOU is non-binding and establishes a cooperative framework for project coordination, workforce development, and alignment of public and private resources to support Wrangell’s long-term economic resilience. The agreements clarify the parties’ mutual roles in coalition participation, planning, and grant-related activities, while affirming that any future binding commitments will require separate agreements approved by the Borough Assembly.

MEMORANDUM OF UNDERSTANDING
 BETWEEN
 THE CITY AND BOROUGH OF WRANGELL
A Municipal Corporation and Unified Home Rule Borough of the State of Alaska
 AND
 TIDELINE CONSTRUCTION LLC
An Alaska Limited Liability Company

I. PREAMBLE

This Memorandum of Understanding (“MOU”) is entered into this ___ day of _____, 2025, by and between the City and Borough of Wrangell, Alaska (“CBW”), a municipal corporation organized under the laws of the State of Alaska, whose address is P.O. Box 531, Wrangell, Alaska 99929, and Tideline Construction LLC (“Tideline”), an Alaska Limited Liability Company, whose address is 2685 Channel Drive, Juneau, AK 99801. CBW and Tideline may hereinafter be referred to individually as a “Party” and collectively as the “Parties.”

II. RECITALS

WHEREAS, CBW is preparing a regional coalition application to the U.S. Economic Development Administration (EDA) under the *Industry Transformation Path Disaster Supplemental Grant Program*, with the objective of advancing economic diversification, infrastructure resilience, and industrial revitalization across Wrangell and Southeast Alaska; and

WHEREAS, Tideline Construction, LLC is an established enterprise engaged in scrap metal, construction, marine fabrication and regional employment within Southeast Alaska; and

WHEREAS, CBW seeks to strengthen public-private collaboration with qualified local and regional firms capable of contributing expertise, workforce development, and regional industry participation in support of Wrangell’s long-term economic resilience and competitiveness; and

WHEREAS, Tideline has expressed interest in participating as a coalition partner in CBW’s EDA Disaster Supplemental Grant proposal, and in exploring future opportunities for infrastructure improvement and operational investment at Wrangell’s waterfront industrial sites; and

WHEREAS, the Parties mutually recognize that collaboration between CBW and Tideline can advance shared objectives for job creation, industry modernization, and sustainable regional economic growth;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties agree as follows:

III. PURPOSE AND INTENT

- a. Purpose: The purpose of this non-binding MOU is to formalize the Parties’ intent to collaborate as partners within the coalition for CBW’s EDA Disaster Supplemental Grant proposal. This MOU establishes a cooperative framework for information

sharing, project coordination, and alignment of public and private resources toward Wrangell's economic diversification and infrastructure development goals.

- b. Intent: This MOU provides a general framework for cooperation, including project scoping, local business participation, feasibility evaluation, and grant implementation. It is expressly understood that any binding commitments, including but not limited to funding, construction, or property interests, shall be set forth in one or more future definitive agreements approved by both Parties and, as applicable, by the CBW Assembly.

IV. ROLES AND RESPONSIBILITIES

- a. Mutual Responsibilities:
 - i. Coalition Participation: Participate in coalition meetings and planning sessions to align proposed activities with the objectives of the EDA Disaster Supplemental Grant.
 - ii. Project Coordination: Collaborate on project scoping, site identification, and feasibility studies related to industrial revitalization or infrastructure improvements.
 - iii. Workforce Support: Coordinate outreach and workforce initiatives to strengthen local employment and training capacity.
- b. Responsibilities of CBW:
 - i. Coalition and Grant Administration: Lead coalition coordination, grant administration, and submission of the EDA Disaster Supplemental application.
 - ii. Technical and Regulatory Support: Provide administrative and technical assistance, including facilitation of permitting, planning, and site evaluations where applicable.
 - iii. Transparency and Compliance: Ensure public transparency and adherence to applicable procurement, grant, and funding requirements.
- c. Responsibilities of Tideline:
 - i. Project Input: Provide input regarding technical, operational, and infrastructure needs for potential projects associated with the EDA coalition scope.
 - ii. Planning Participation: Participate in coalition planning efforts and identify potential areas for private-sector investment, contracting, or project execution.
 - iii. Workforce Collaboration: Support local workforce recruitment and training opportunities that align with the objectives of the grant.

V. GENERAL TERMS

- a. **Non-Binding Effect:** This MOU expresses the Parties' mutual intent and does not create enforceable obligations except as expressly provided herein.
- b. **Confidentiality:** The Parties shall protect proprietary and confidential information consistent with applicable law and any subsequent confidentiality agreements executed between them.
- c. **Term and Termination:** This MOU shall remain in effect from the Effective Date through December 31, 2026, unless extended or terminated earlier by mutual consent or upon thirty (30) days' prior written notice by either Party.
- d. **Governing Law:** This MOU shall be governed by and construed under the laws of the State of Alaska.

VI. SIGNATURES

CITY AND BOROUGH OF WRANGELL

By: _____

Name: Mason F. Villarma

Title: Borough Manager

Date: _____

TIDELINE CONSTRUCTION LLC

By: _____

Name: _____

Title: _____

Date: _____