



City and Borough of Wrangell
Port Commission
AGENDA

Thursday, March 05, 2026
6:00 PM

Location: Borough Assembly Chambers
City Hall

1. CALL TO ORDER

2. ROLL CALL

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

a. 1/15/26 Port Commission Minutes

4. AMENDMENTS TO THE AGENDA

5. CORRESPONDENCE

6. PERSONS TO BE HEARD

7. HARBORMASTER'S REPORT

a. March Harbormaster Report

8. COMMISSIONER REPORTS

9. UNFINISHED BUSINESS

10. NEW BUSINESS

a. TIDELINE CONSTRUCTION LLC REQUEST TO LEASE TIDELANDS AND REAL PROPERTY UPLANDS LEASE PARCELL ID 03-011-200

b. RICHARD KAER REQUEST TO PURCHASE TIDELANDS LOT 2, BLOCK 84B PARCEL NUMBER 02-013-101

11. NEXT AGENDA ITEMS

12. ADJOURN

**Minutes of the Regular Wrangell Port Commission Meeting
Held January 15, 2026**

Chairman John Yeager called the Regular Port Commission meeting to order at 6:00 p.m. on January 15, 2026.

PRESENT: Commissioners Yeager, Yancey, Silva, Buness, Davies
Harbormaster Steve Miller was also in attendance.

APPROVAL OF MINUTES

a. Approval of minutes from the regular meeting held on December 18, 2025.

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

AMENDMENTS TO THE AGENDA – none.

CORRESPONDENCE/PERSONS TO BE HEARD

Donald McConachie, Dan Powers, and Jim Freeman were present to speak as persons to be heard. All patrons chose to wait to speak once the relevant agenda item was presented.

HARBORMASTER'S REPORT

- Harbormaster Miller went through his provided report.
- ACL proposed lease request was approved for shared use of the new dock facility.

COMMISSIONER REPORTS

- Buness – Emphasized the importance of appropriate snow removal equipment and encouraged the crew to brainstorm any new tools they may need for future snow removal efforts.
- Davies – Said nice job to the harbor crew so far this winter.
- Yeager – Gave kudos to the harbor staff for snow removal.
- Yancey – Mentioned that a few people had approached him with questions about the proposed Data Center Lease.
- Silva – Also had been approach with questions about the Data Center.

UNFINISHED BUSINESS –

9a. Vendor Permit

Amended Motion: Move to review and approve vendor permit for spaces at the Cul-De-Sac near city dock with a \$1.50/sq ft starting bid per lot.

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

Buness asked if harbor staff had an idea how much liability insurance will cost, Miller said he would reach out to PW Insurance for a general quote. Commissioners suggested possibly adding a clause stating that vendors must also be in good standing with all other city offices (sales tax, utilities, etc.) before being approved for a vendor permit.

10a. Review and approval of a request from Green Sparc to lease Borough-owned real property at the Deep-Water Port.

M/S: Buness/Davies to approve the motion as presented. Motion denied by polled vote.

Donald McConachie expressed that there's a lot of great industrial things happening out at the site, and Green Sparc doesn't seem to fit. He doesn't see it as a great use of space or something that will complement the heavy industrial businesses that are also proposed for the site. Another concern is power demand. He would rather see something that better aligns with the heavy industrial companies that are proposed for the area.

Jim Freeman agreed with the points Mr. McConachie made and mentioned that most established data centers have had to install their own power sources to manage their electrical usage. He sees the property as something more valuable than a home for a small data center.

Dan Powers followed up Mr. Freeman's statement about data centers putting in their own power source, and mentioned that pushing for data centers to be required to pay for their own power sources has become a national issue that President Trump has made statements about. He appreciates the City Commissions and Assembly doing very thorough research and having in depth discussions about this.

After discussion, all commissioners agreed that there were too many unknowns at this time and would like to see a presentation to get more information from Green Sparc about their development and operational plans.

10b. Liveboard Discussion

Commissioners discussed current liveboard policies and wanted to keep the topic in mind as the Inner Basin Revitalization Project develops.

NEXT AGENDA ITEMS: -

- TBD

The next Regular meeting will be held on February 5, 2026.

The Regular Port Commission meeting was adjourned at 7:22 p.m.



To: Mason Villarma

Cc : Wrangell Port Commission

From: Steve Miller

Subject: Harbormaster Report

Date: 03/052026

Summer Float Rehabilitation

- Replaced damaged and deteriorated bull rail
- Tightened existing hardware and structural connections
- Replaced broken and missing bolts
- Replaced worn and damaged decking
- Replaced deteriorated fascia boards
- Installed new zincs for corrosion protection
- Applied new galvanizing where needed
- Reinforced structural members under the access ramp
- Repaired damaged piling hoops

Reliance Harbor

- Completed fabrication and installation of a new access ladder at the Reliance Pier

Heritage Harbor

- Installed bird deterrent spikes
- Replaced burned-out lighting
- Repaired restroom door hardware and doorknobs

Shoemaker Crane

- Parts arrived and cylinders have been rebuilt
- One complete cylinder rebuild included barrel and all ports welded plus internals
- Will be put back together next couple of weeks.

South Mill Dock

- Installed new wear decking



- Replaced deteriorated bull rail

Summer Float Transition Plate

- Started rebuilding the transition plate for improved access and alignment

General Harbor Maintenance

- Inspected and maintained Honda pumps
- Greased harbor cranes and performed operational checks
- Replaced damaged or leaking water spigots
- Conducted trash removal and site cleanup
- Performed routine facility inspections and minor repairs

Marine Service Center Operations

- Repaired and lubricated boat stands
- Performed general yard cleanup and organization
- Cut new blocking material for vessel keels
- Completed SWPPP compliance work for yard drains and installed filter media in drains

Strategic Projects and Grant Development

Office staff have been working closely with the City Manager and Economic Development staff to support preparation of the U.S. Economic Development Administration (EDA) grant application for the Deep-Water Port and broader waterfront development. Ports & Harbors staff have provided project data, operational input, cost information, and supporting materials as part of the City's Industry Transformation effort. This work supports redevelopment of the 6-Mile former mill site into a modern deep-water industrial port, including the proposed JAG Marine Group shipyard, positioning Wrangell for long-term maritime, fabrication, and industrial growth.

Administrative and Customer Service Updates

Office staff have implemented the updated moorage agreement recently approved by the Assembly. The new agreement has been posted to the City website, and staff have begun distributing and mailing copies to harbor customers to ensure timely compliance and improved account documentation.

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	March 5, 2026
	<u>Agenda Section</u>	10

TIDELINE CONSTRUCTION LLC REQUEST TO LEASE TIDELANDS AND REAL PROPERTY UPLANDS
LEASE PARCELL ID 03-011-200

SUBMITTED BY:

Steve Miller, Port Director

FISCAL NOTE:

Expenditure Required: \$XXX Total		
FY 25: \$	FY 26: \$	FY27: \$
Amount Budgeted:		
	FY22 \$XXX	
Account Number(s):		
	XXXXX XXX XXXX	
Account Name(s):		
	Enter Text Here	
Unencumbered Balance(s) (prior to expenditure):		
	\$XXX	

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Lease Request application 2 Picture of Requested property

RECOMMENDATION MOTION:
 Move to recommend approval of lease to Tideline Construction LLC for Parcell ID 03-011-200 located at 6.5 mile Zimovia Highway, for a term of twenty (20) years for the purpose of constructing and operating a barge and support facility, including a dock and mooring dolphins, and associated improvements, subject to final lease terms and conditions consistent with Wrangell Municipal Code and review by the Borough Manager and Borough Attorney.

SUMMARY STATEMENT: Tideline Construction LLC is requesting to lease a portion of the former mill site south of the barge landing at the old sawmill site located at 6.5-mile Zimovia Highway PARCELL ID 03-011-200. The property is zoned Industrial and is currently vacant. The proposed use is consistent with the Borough's goals to support marine transportation, industrial activity, and working waterfront development, while utilizing existing site access and infrastructure with no anticipated adverse impacts to public services.

Staff Recommendation

Staff recommends approval of a tidelands and land lease to **Tideline Construction, LLC** for Parcel ID 03-011-200, located at 6.5 Mile Zimovia Highway. The applicant proposes a 20-year lease to develop a barge support facility including installation of a 120-foot by 60-foot dock, three mooring dolphins, and associated electrical infrastructure to support tug and barge operations. The project represents an estimated \$500,000 private investment and is consistent with the Industrial zoning designation and the Borough's goals to support maritime and industrial activity. The site is currently vacant, and the proposed use will utilize existing access and on-site parking with no anticipated adverse impacts to public infrastructure or services. The facility will improve marine logistics capacity and support local construction and material transport needs, contributing to continued economic and waterfront development in the community.

CITY & BOROUGH OF WRANGELL

OFFICE OF THE BOROUGH CLERK

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



PUBLIC LAND & TIDELANDS LEASE APPLICATION

WMC 16.08.010 - 16.08.210 & WMC 16.10.010 - 16.10.210

APPLICATION FEE: \$250.00 NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY <input type="text"/>	DATE RECEIVED <input type="text"/>	PAYMENT	CHECK <input type="checkbox"/>
			CREDIT CARD <input type="checkbox"/>	CASH <input type="checkbox"/>

Applications for tidelands leases shall be submitted to the planning and zoning and port commissions before being presented to the borough assembly for consideration. Applications for real property leases shall be submitted to the borough manager and the planning and zoning commission for review before being presented to the borough assembly for consideration.

The applicant shall provide additional information, including a development plan, designs, and specifications, as the planning and zoning and/or port commissions may request. The planning and zoning and port commissions may require the applicant to amend its development plan. All fees associated with the lease shall be paid by the applicant. Such fees include but are not limited to an application fee, survey, assessment, public notices, and recording fees.

SECTION I.

APPLICANT'S FULL NAME <input type="text" value="Tideline Construction, LLC"/>	EMAIL ADDRESS <input type="text" value="will@tidelineak.com"/>	PHONE NUMBER <input type="text" value="(907)209-8397"/>
--	---	--

APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

SECTION II.

REQUEST TO LEASE TIDELANDS OR REAL PROPERTY TIDELANDS REAL PROPERTY

PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER <input type="text" value="03-011-200"/>	PHYSICAL ADDRESS <input type="text" value="6.5 Mile Zimovia Hwy"/>
---	---

LOT: n/a	BLOCK: n/a	SUBDIVISION: n/a
----------	------------	------------------

PROPOSED TERM OF LEASE (YEARS) YEARS

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

Item a.

CONTINUED FROM PAGE 1

SECTION II. (CONT)

CURRENT ZONING OF PROPERTY

Industrial

LOT SIZE

3.5 acres (approximate)

CURRENT USE OF PROPERTY

Vacant

SECTION III.

INCLUDE AND LIST HERE ANY SUPPORTING DOCUMENTS (I.E. MAPS).

Map is included showing locations of proposed leased areas.

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

We intend to drive piling and install a 120ft x 60ft dock with a ramp for the purpose of mooring barges and tugs.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

3 dolphins will be installed, and electrical poles will likely be installed as well so the dock will have shore power and lighting.

WHEN WILL THE PROPOSED CONSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?

START DATE: 6/2027

END DATE: 6/2029

WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT WILL BE ADDED TO PROPERTY?

COST: \$500,000

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

No adverse effects anticipated. Access will use our current access to the site and parking will be available on site.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS LEASE APPLICATION
CONTINUED FROM PAGE 2

Item a.

SECTION IV. ACKNOWLEDGEMENT

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

SIGNATURE OF APPLICANT

WRT

DATE

1/22/2026

Barge Dock and Additional Leased Area

Write a description for your map.

Legend

- Aggregate Product *Item a.*
- dolphin

dolphin 1

dolphin 2

dolphin 3



11

200 ft

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	March 5, 2026
	<u>Agenda Section</u>	10

RICHARD KAER REQUEST TO PURCHASE TIDELANDS LOT 2, BLOCK 84B PARCEL NUMBER 02-013-101

SUBMITTED BY:

Steve Miller, Port Director

FISCAL NOTE:

Expenditure Required: \$XXX Total		
FY 25: \$	FY 26: \$	FY27: \$
Amount Budgeted:		
	FY22 \$XXX	
Account Number(s):		
	XXXXX XXX XXXX	
Account Name(s):		
	Enter Text Here	
Unencumbered Balance(s) (prior to expenditure):		
	\$XXX	

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Public Lands & Tidelands Purchase Application 2 Picture of Requested property

RECOMMENDATION MOTION:
Move to recommend that the Borough Assembly approve moving forward with the sale process of Borough-owned tidelands identified as Lot 2, Block 84B, Tidelands Addition (Parcel ID 02-013-101) to Richard Marion Kaer.

SUMMARY STATEMENT: Richard Marion Kaer has submitted an application to purchase Borough-owned tidelands identified as Lot 2, Block 84B, Parcel 02-013-101 located at the north

end of Oceanview Drive on the west side of Wrangell Harbor. The parcel consists of approximately 16,436 square feet and is currently within the Waterfront Development (WFD) zoning district. The site is presently used in conjunction with the applicant's existing adjacent upland and commercial operations.

The applicant has indicated the tidelands will continue to be used for personal and commercial purposes, with no new construction or site improvements proposed at this time and no anticipated impacts to public facilities, utilities, traffic, or parking.

In accordance with WMC 16.12, the request is being referred to the Port Commission and Planning and Zoning Commission for comment prior to Assembly consideration. If approved to move forward, the property will be subject to appraisal, public notice, and a public hearing before the Borough Assembly.

Staff Recommendation

Staff recommends the Commission forward a recommendation to the Assembly to proceed with the tidelands sale process consistent with Borough code.

CITY & BOROUGH OF WRANGELL

OFFICE OF THE BOROUGH CLERK

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



PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180

APPLICATION FEE: \$500.00 (per lot) NON- REFUNDABLE - MUST BE PAID AT TIME

OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT TYPE	CHECK <input checked="" type="checkbox"/>
	<u>Plane</u>	<u>Feb 9, 2026</u>	CREDIT CARD <input type="checkbox"/>	CASH <input type="checkbox"/>

Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale.

After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a public hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the public hearing.

SECTION I.

APPLICANT'S FULL NAME	EMAIL ADDRESS	PHONE NUMBER
<u>Richard Marion Kaer</u>	<u>richardkaer3642@gmail.com</u>	<u>907-874-3642</u> <u>907-204-0237 cell</u>

APPLICANT'S PHYSICAL ADDRESS
319 Oceanview Drive

APPLICANT'S MAILING ADDRESS
P.O. Box 2054 Wrangell, Alaska 99929

SECTION II.

REQUEST TO PURCHASE OR EXCHANGE PURCHASE EXCHANGE
 REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY TIDELANDS REAL PROPERTY

PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER	PHYSICAL ADDRESS
<u>02-013-101</u>	<u>319 Oceanview Drive</u>

LOT: 2 BLOCK: 84 B SUBDIVISION: Plat 89-2

LEGAL ACCESS TO LOTS (STREET NAME) Adjoining Uplands and
319 Oceanview Drive or "Harbor"

CURRENT ZONING OF PROPERTY	LOT SIZE
<u>Waterfront Development "WFD"</u>	<u>116,436 S.F.</u>

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION
CONTINUED FROM PAGE 1

Item b.

SECTION III.

INCLUDE AND LIST ANY SUPPORTING DOCUMENTS (I.E. MAPS).

See Lot 2 of B4B

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

Personal & Commercial use.
Price Increase: 2024 \$844.23 2025 \$4,421.80

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

No changes or improvements at this time.

WHEN WILL THE PROPOSED CONSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?

START DATE

END DATE

WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT WILL BE ADDED TO PROPERTY?

COST: \$

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

There will be no changes or effects on any of the above mentioned concerns.
Location: North End of Oceanview Drive
On the West Side of WRANGELL Harbor.

CITY & BOROUGH OF WRANGELL
PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

Item b.

CONTINUED FROM PAGE 2

SECTION III. (CONT.)

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

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

SECTION IV. ACKNOWLEDGEMENT

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

SIGNATURE OF APPLICANT

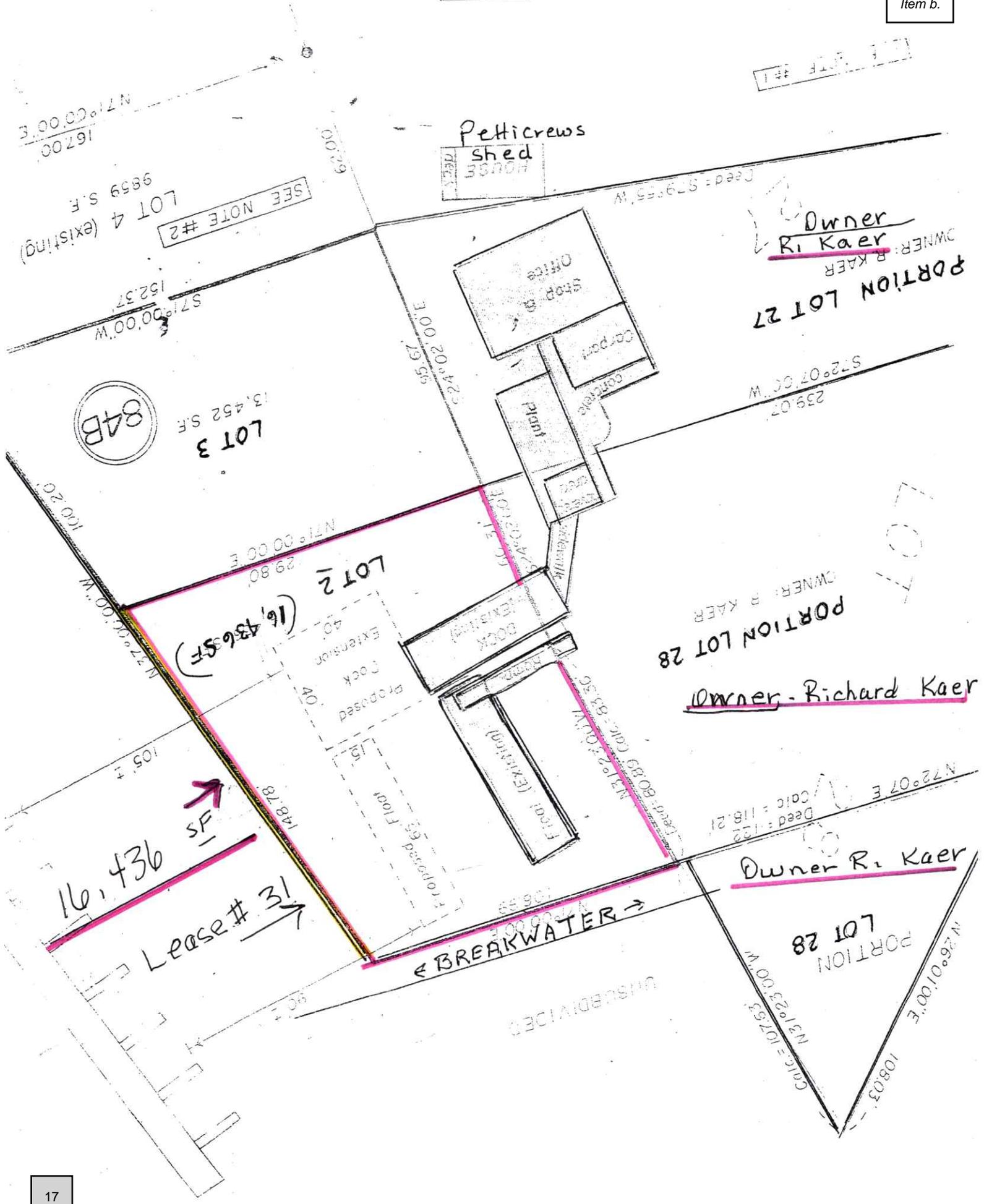
Richard Kauer

DATE

2-8-26

TOP

Item b.



WRANGELL TIDELANDS LEASELease No. 31

LOCATION: At the north end of Peninsula Street on the west side of Wrangell Harbor.

LEGAL DESCRIPTION: Lot 2, Block 84B, Tidelands resubdivision of Wrangell Tidelands Addition, as recorded on Plat 89-2, recorded April 20, 1989, Wrangell Recording District, Wrangell, Alaska.

LESSOR: City of Wrangell

INSTRUMENT: Lease

LESSEE: Richard & Cathy Kaer
dba Breakwater Seafoods

FEE VALUE: \$69,000

DATE OF LEASE: 5/9/89

REVALUE: 5/9/94, 5/9/99, 5/04, 5/09,
5/14,6/24

TERMS: 5/9/89 for 30 yrs,
6% of value per year
5 year revalue

ZONING: WFD

AREA: 16,436 sq.ft.

USE AT LEASE: Commercial dock
site

ANTICIPATED USE: Commercial development

ACCESS: From Harbor or
adjoining uplands

ASSESSMENTS: None noted

UTILITIES: Electricity,
telephone, water

EASEMENTS/RESTRICTIONS: None
noted

CONFIRMED WITH: City of Wrangell

BY/DATE: MCR-06/24

PROPERTY DESCRIPTION: A submerged tidelands at the mouth of the Wrangell Small Boat Harbor on the west side. The adjoining uplands is developed with a mixture of residential and commercial uses. The tideland is developed with a piling dock and float.

ANALYSIS: \$69,000/16,436 sq. ft. = \$4.20/sq. ft.

\$69,000 x .06 = \$4140.00/year

Appraisal Company of Alaska

24-3441

FISH & GAME
FLOAT

PARCEL
NUMBER
02-013-101

