



City and Borough of Wrangell  
Economic Development Board  
AGENDA

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Tuesday, September 02, 2025  
5:30 PM

Location: Borough Assembly Chambers  
City Hall

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. AMENDMENTS TO THE AGENDA**

**4. CONFLICT OF INTEREST**

**5. APPROVAL OF MINUTES**

- [a.](#) Approval of the Economic Development Board regular meeting minutes from June 3, 2025.

**6. DIRECTOR REPORT**

- [a.](#) August Directors Report

**7. CORRESPONDENCE**

**8. PERSONS TO BE HEARD**

**9. UNFINISHED BUSINESS**

**10. NEW BUSINESS**

- [a.](#) Review and Approval of a proposed land exchange of borough real property identified as Lot 5A of the Spur Road Subdivision, according to Plat No. 98-13, zoned Industrial Development, owned by the City and Borough of Wrangell, exchanging the land with the State of Alaska Mental Health Trust Land Office.

**11. BOARD MEMBER REPORTS**

**12. NEXT AGENDA ITEMS**

**13. ADJOURN**

**Minutes of Economic Development Board Meeting  
Held on June 03, 2025**

**1. CALL TO ORDER - 5:30 PM**

**2. ROLL CALL -**

**PRESENT:** Ashton, Privett, O'Brien, DeRuyter, Chair Dalrymple

**ABSENT:**

**STAFF:** Kate Thomas, JR Meek

**3. AMENDMENTS TO THE AGENDA - None**

**4. CONFLICT OF INTEREST - None**

**5. APPROVAL OF MINUTES -**

- **Approval of the Economic Development Board regular meeting minutes from April 1, 2025.**

*M/S: Privett/O'Brien*

*All in Favor*

**6. DIRECTOR REPORT -**

- **Economic Development Director Report May 2025**

Privett requests that the discussion be scheduled for the next Borough-wide meeting regarding vendor access concerns during the Fourth of July celebration.

Staff reported that efforts are underway to develop a targeted marketing campaign promoting the upcoming land sale, as well as the creation of a relocation guide. The guide will support Wrangell's economic development objectives and include a pamphlet featuring key municipal information, application processes, and other essential resources for prospective residents and investors.

The Chamber of Commerce and staff will reconvene later to review and revise provisions related to conventions and meetings, and to strategize enhanced marketing approaches.

Staff will submit a housing impact report to the board for review, specifically addressing the role of short-term rentals such as Airbnb on the local housing market.

The board was informed that staff reviewed the Parks and Recreation Department's presentation regarding the playground facility and noted continued fundraising efforts toward the playground's replacement.

Staff also provided an update on collaborative efforts with the Chamber of Commerce, emphasizing the positive outcomes of the working relationship and encouraging increased participation by filling open seats on the Chamber's Board of Directors.

It was reported that a new municipal code, titled PUD (Planned Unit Development), has been introduced under Title XX. This code supports SEARHC's planned housing development, with construction expected to commence on June 15th.

The Borough Assembly has approved an increase in the local sales tax and has eliminated exemptions previously granted to cruise ships entering Borough-owned waters.

Staff noted completion of certification courses through Gonzaga University, enhancing their expertise in tourism marketing and communications.

Chair Dalrymple expressed appreciation for the comprehensive work being undertaken to address Wrangell's economic challenges and highlighted the positive trajectory of current development efforts. Staff echoed this sentiment, noting the increasing complexity of their workload and the rise in applications and partnership agreements.

In closing, staff commended the board, other commissions, and the Borough Manager for their active engagement, collaborative decision-making, and continued commitment to supporting the well-being and growth of the Wrangell community.

## **7. CORRESPONDENCE - None**

## **8. PERSONS TO BE HEARD -**

Tracey Martin presented an update on the Chamber of Commerce's recent relocation to the Visitor Center within the Nolan Center. She highlighted the benefits of the Chamber's enhanced collaboration with Borough staff, particularly in welcoming and assisting visitors arriving via cruise ships. Martin noted positive feedback from visitors regarding their experiences in Wrangell and shared that many expressed interests in returning for extended stays.

Martin also reported that the Chamber is currently operating with four vacant board seats and requested support in recruiting volunteers to assist with the upcoming Fourth of July celebration.

Chair Dalrymple expressed appreciation for the Chamber's successful transition to its new location and commended the strengthened partnership between the Chamber and the City & Borough of Wrangell.

## **9. UNFINISHED BUSINESS - None**

## **10. NEW BUSINESS**

- a) Review and approval to move forward with American Cruise Line negotiations.

***M/S: Privett/Ashton***

**Move to recommend that the Borough Assembly authorize the Borough Manager to negotiate a tidelands lease agreement with American Cruise Lines, Inc. for the purpose of dock construction with Parcel 02-024-600, subject to final review by the Planning & Zoning Commission and Port Commissions, and in support of long-term economic development.**

***Polled Vote – All in Favor***

***M/S: Privett/Chair Dalrymple***

**Move to amend the considerations, utilizations, and repurpose of the barge ramp in context to the dock port of the waterfront property in Tidelands, consider in the planning phase that each activity is independent, but complimentary to each entity, and address ADA compliance in disease outbreak from cruise ship vessels.**

***Polled Vote – All in Favor***

O'Brien inquired whether ACL would be responsible for completing the entirety of the fill work associated with the waterfront development, or only a portion. Staff responded that ACL will not require additional fill beyond what is already planned for the project. If needed, only a reduced amount of fill may be required. It was noted that the Borough intends to bond for the associated fill costs.

O'Brien further asked whether the proposed drydock ramp would function as a driveway. Staff clarified that the ramp is intended solely for pedestrian access. However, prior discussions included the possibility of repurposing the existing barge ramp into a structure that may accommodate vehicle traffic.

Ashton expressed concern regarding limited available space within the development footprint. He proposed that, rather than redesigning the development for additional road traffic, the barge ramp and surrounding property be repurposed to optimize spatial use. Ashton also suggested that additional planning discussions could explore alternative roadway development to allow truck and cargo traffic to bypass the main project site.

Staff reported that while a comprehensive cost estimate covering the decommissioning of the mill property, waterfront development, and fill requirements is planned, it has not yet been initiated as an active component of the current scope. Additional traffic analysis is also expected to help optimize the use of docking areas.

Chair Dalrymple requested clarification regarding the precise location of the proposed acre of development and whether it appears on the official site map. Staff responded that the map does not accurately reflect finalized boundary lines and noted that a formal permit agreement will ultimately define the area. The identified parcel represents only a small portion of the overall harbor development area.

Staff also stated that the forthcoming lease agreement will be structured to allow multiple entities to utilize the dock, rather than restricting access to a single lessee.

It was reported that September is the tentative target date for submission of the bond application.

Regarding the barge ramp, staff noted that the long-term strategy does not include reconstruction at its current location. Instead, they plan to explore alternative sites and evaluate potential impacts of future development. Staff committed to contacting Chris Murtle to initiate a design draft for the fill work.

Chair Dalrymple voiced concerns about potential issues arising during the planning phase and expressed hope that the project will proceed without delays. He also reaffirmed the project's importance for Wrangell's economic development goals.

O'Brien asked for clarification on the estimated cost and process for the removal of the old mill dock and the associated fill. Staff indicated that those estimates will be addressed in later planning phases.

Privett raised resident concerns regarding the development project and recommended that concept drawings and preliminary plans be made available to the public to improve transparency and build trust.

Staff responded that once estimates and plans are more fully developed, a public engagement process will be initiated. This would include an opportunity for community members to review and provide feedback, pending approval from the board to move forward with such outreach.

Chair Dalrymple asked whether ACL has communicated directly with other communities to gather feedback or suggestions for improvements. Staff indicated that they would collaborate with the Chamber of Commerce to verify community input, particularly from southern communities, which have reportedly provided positive feedback.

Staff also noted that the proposed development may represent one of the most favorable profiles for accommodating cruise ship traffic. They referenced previous remarks from Viking Venus staff during port calls in Ketchikan. Additionally, staff highlighted potential economic benefits stemming from strengthened relationships with ACL and Viking, which could further support Wrangell's growth as a tourism destination.

O'Brien proposed the possibility of relocating the barge ramp to a site near the airport, utilizing nearby rock resources to assist with fill needs.

Staff addressed a public inquiry regarding lease terms—specifically, whether the lease would span forty or fifty years. They clarified that recent changes to the municipal code now allow for a 40-year lease to be granted outright, replacing the previous requirement for a five-year lease with multiple renewal options.

Staff also acknowledged concerns raised about public health—particularly regarding Legionnaires' disease—and emphasized that additional discussion will be necessary to ensure safety, transparency, and full compliance with ADA requirements. Privett stressed the importance of clearly outlining procedures in advance to avoid placing undue burden on emergency services, particularly EMS and Volunteer Fire Department.

## **11. BOARD MEMBER REPORTS -**

Ashton reported the successful completion of a Paton within a two-week timeframe and noted that a Memorandum of Understanding (MOU) is currently under development.

DeRuyter announced that the Wrangell School District will welcome a new superintendent, who is scheduled to assume duties beginning in July.

Chair Dalrymple provided an update on recent developments related to the U.S. Forest Service's proposed forest plan. While the plan initially aligned with components of the Timber Initiative, the Forest Service has since issued a formal response indicating that they will not be proceeding with the proposed new forest plan. No formal motion has been introduced at this time.

Chair Dalrymple also reported the successful completion of the blueberry project. He emphasized both the time constraints encountered during the process and the overall positive

return on investment. The project yielded favorable results, particularly in relation to land trimming and development outcomes.

## **12. NEXT AGENDA ITEMS -**

Staff announced that the next Economic Development Board meeting is scheduled for September 2nd. The agenda will include discussion on the Trust Land Management exchange and review of the conceptual design for the Waterfront Development property.

July was identified as a tentative month for addressing additional agenda items. Chair Dalrymple is expected to participate remotely, while DeRuyter will be absent.

## **13. ADJOURN - 7:17 PM**

ATTEST: \_\_\_\_\_  
J.R Meek, Secretary

\_\_\_\_\_  
Bob Dalrymple, Chair

**ECONOMIC DEVELOPMENT DEPARTMENT**

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



**Date:** Friday, August 28, 2025

**To:** Economic Development Board  
Wrangell Convention & Visitors Bureau  
Planning & Zoning Commission

**From:** Kate Thomas, Economic Development Director

1. Alder Top Village Land Sales and Construction
2. Community Addressing
3. Trust Land Office Partnership
4. AML, ACL and Greensparc Memorandum of Understanding
5. Port & Harbor Web Development
6. CBW Road Inventory and Maintenance Plans
7. Tidal Network Communications Expansion
8. Deep Water Port Development and Environmental Planning
9. Waterfront Master Planning
10. Entitlement Lands and Timber Initiative
11. Nolan Center Web Development
12. Conferences, Conventions and Events Manual
13. CBW Website Overall and Content Development
14. Borough Branding and Implementation
15. Code Enforcement and Local Site Improvements
16. Public Communications and Relations Campaign
17. Relocation Guide and Promotions
18. Planned Unit Development – SEARHC Prospective Housing Development
19. Industrial Land for Sale
20. Wrangell Medical Center
21. Tlingit and Haida Childcare
22. Parks and Recreation Playground Fundraising Campaign
23. Oregon State University Tourism Academic Research Presentation and Follow Up Survey



**Economic Development Board  
Regular Meeting Tuesday, September 2, 2025  
Agenda Statement**

***Agenda Item: New Business, Item 10A***

***From: Kate Thomas, Economic Development Director***

***Subject: Review and approval of a proposed land exchange of borough real property identified as Lot 5A of the Spur Road Subdivision, according to Plat No. 98-13, zoned Industrial Development, owned by the City and Borough of Wrangell, exchanging the land with the State of Alaska Mental Health Trust Land Office.***

**INTRODUCTION**

The City and Borough of Wrangell is considering a land exchange with the Alaska Mental Health Trust Land Office (TLO). The proposal involves the Borough-owned Lot 5A of the Spur Road Subdivision, a 27.556-acre parcel zoned Industrial Development, which would be exchanged for TLO lands of comparable value identified as more strategically positioned for economic diversification.

The Economic Development Board is asked to review the exchange in the context of Wrangell's long-term economic growth, housing supply, and industry diversification, and to issue a recommendation to the Borough Assembly. Final approval is subject to Assembly action under WMC 16.12.080 and consistent with the December 2024 Memorandum of Understanding (MOU) between the Borough and TLO.

**BACKGROUND**

Lot 5A is located adjacent to state airport lands leased to the Borough and subleased to the Wrangell Golf Club, as well as privately owned industrial waterfront property. While zoned for industrial use, the parcel is not identified in Borough plans for future municipal facilities or economic initiatives.

The December 2024 MOU between the Borough and TLO established a framework for collaboration on subdivision planning, timber resource management, and economic diversification. Under this framework, the proposed exchange advances several key goals:

TLO intends to rezone Lot 5A to enable residential subdivision development, which would increase local housing supply and broaden Wrangell's inventory of available residential lots. In exchange, the Borough would acquire TLO property that is strategically located to support industries such as marine services, energy-related development, or other high-value sectors.



The exchange allows Wrangell to redirect land management priorities by placing residential growth in the hands of private development, while securing industrial or infrastructure-ready land for future Borough economic initiatives.

#### SUPPORTING INFORMATION

- **Exchange Authority:** WMC 16.12.080 allows the Borough Assembly to authorize exchanges of Borough land without public auction if properties are of comparable value and the exchange is in the public interest.
- **Parcel Details:** Lot 5A, Spur Road Subdivision (Plat No. 98-13), 27.556 acres, zoned Industrial Development.
- **Future Use:** TLO seeks residential development following rezoning; Borough to acquire land with potential for energy, industrial, or diversified economic uses.
- **MOU Alignment:** Exchange reflects the December 2024 MOU commitments to joint land management, subdivision creation, and economic diversification.

#### ADDITIONAL CONSIDERATIONS

While the Borough maintains limited industrial-zoned and waterfront lands critical to Wrangell's economic base, Lot 5A is not essential for municipal or port-related growth. The exchange is therefore considered a strategic opportunity to:

- Support private-sector residential subdivision development.
- Position the Borough to acquire land better aligned with economic development goals.
- Strengthen collaborative partnerships with TLO.
- Advance Comprehensive Plan objectives for housing growth and diversified industry development.

Rezoning, buffering, and on-site utility provisions will be necessary to ensure compatibility between new residential use and adjacent industrial activities.

#### STAFF RECOMMENDATION

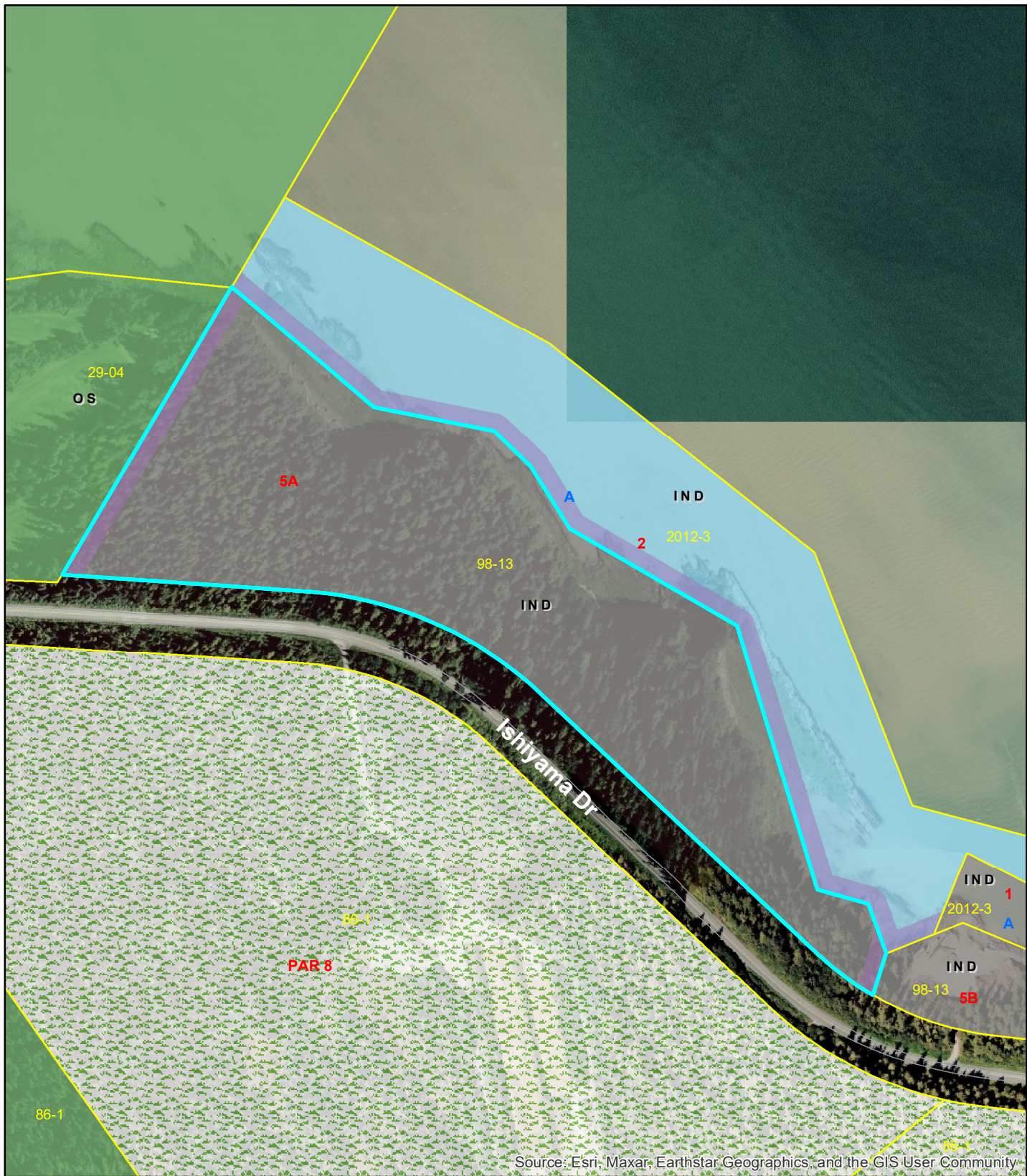
Staff recommend that the Economic Development Board support the proposed land exchange in concept and issue a positive recommendation to the Borough Assembly, recognizing its potential to expand the housing market and secure strategically located land for long-term economic development.

#### RECOMMENDED MOTION

Move to recommend that the Borough Assembly approve the proposed land exchange of Borough-owned Lot 5A, Spur Road Subdivision, with the Alaska Mental Health Trust Land Office, consistent with the December 2024 MOU and subject to completion of appraisals, rezoning, buffering, and provision of on-site utilities as outlined in the staff report.

# CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



1 inch = 383.81578 feet

10

8/11/2025

Public Map



**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**



Item a.

# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 10/26/98

MAYOR - CITY OF WRANGELL

## NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA  
STATE OF ALASKA  
CITY OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 26th day of October, 1998, before me, the undersigned a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared William B. Throckmold, known to me to be the identical individual(s) mentioned and who executed the within plat and who acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein specified.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

William B. Throckmold  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 7-2-02

## CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN AGING ASSESSOR FOR THE CITY OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF WRANGELL, IN THE NAME OF City of Wrangell.

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 1998 WILL BE DUE ON OR BEFORE AUGUST 15, 1999, DATED THIS 26th day of October.

William B. Throckmold  
AGING ASSESSOR CITY OF WRANGELL

## CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 19, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

William B. Throckmold  
CHAIRMAN, PLANNING COMMISSION

DATE 10/26/98  
SECRETARY

## CERTIFICATE OF APPROVAL BY THE COUNCIL

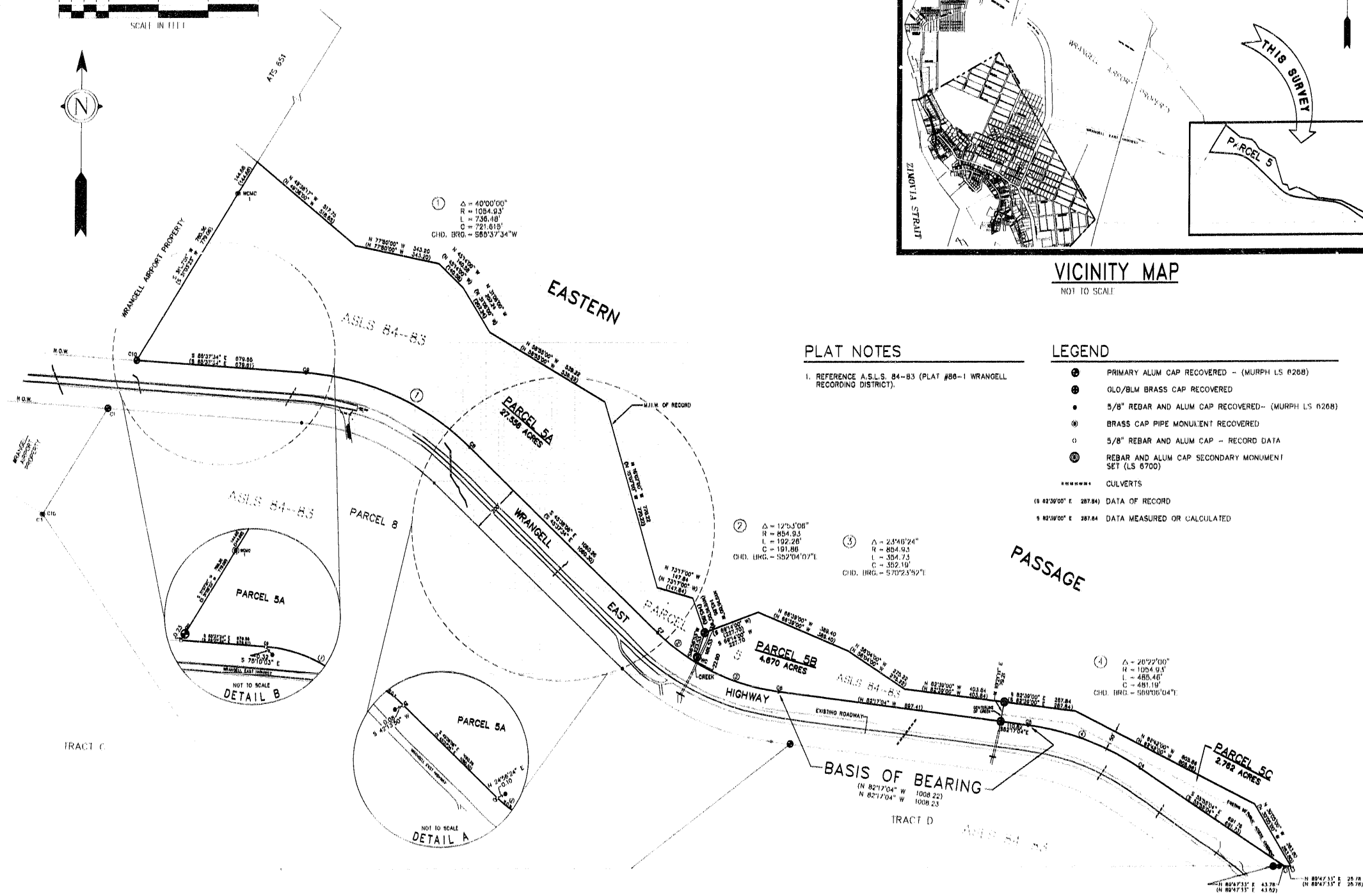
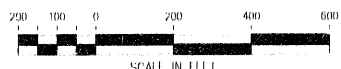
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK PAGE 19, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

10/26/98  
MAYOR - CITY OF WRANGELL

Christine L. Jamison  
CITY CLERK

98-13

RECORDED - FILED 20  
Wrangell  
DATE Oct. 30, 1998  
TIME 1:54 P.M.  
Held at City of Wrangell



## PLAT NOTES

1. REFERENCE A.S.L.S. 84-83 (PLAT #86-1 WRANGELL RECORDING DISTRICT).

## LEGEND

- ① PRIMARY ALUM CAP RECOVERED - (MURPH LS #268)
- ② OLO/BLM BRASS CAP RECOVERED
- ③ 5/8" REBAR AND ALUM CAP RECOVERED - (MURPH LS #268)
- ④ BRASS CAP PIPE MONUMENT RECOVERED
- ⑤ 5/8" REBAR AND ALUM CAP - RECORD DATA
- ⑥ REBAR AND ALUM CAP SECONDARY MONUMENT SET (LS 6700)
- \*\*\*\*\* CULVERTS
- (S 82°30'00" E 287.84) DATA OF RECORD
- (S 82°30'00" E 287.84) DATA MEASURED OR CALCULATED

② Δ = 12°53'08"  
R = 854.93  
L = 192.28  
C = 191.86  
CHD. BRG. = S52°04'07"E

③ Δ = 23°40'24"  
R = 884.93  
L = 354.73  
C = 352.19  
CHD. BRG. = S70°23'52"E

④ Δ = 20°22'00"  
R = 1054.93  
L = 485.48  
C = 481.19  
CHD. BRG. = S60°06'04"E

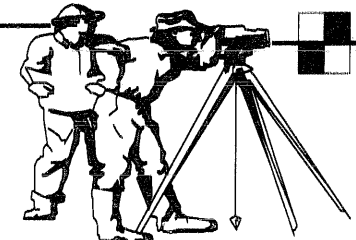
BASIS OF BEARING  
(N 82°17'04" W 1008.22)  
(N 82°17'04" W 1008.23)

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED BY THE STATE OF ALASKA, AND THAT IN AUG. - OCT. 1998 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECTLY ACCORDING TO SAID FIELD NOTES.

Oct. 20, 1998  
DATE

GREGORY G. SCHEFF  
GREGORY G. SCHEFF, L.S. 6400



**GREG SCHEFF & ASSOCIATES**  
LAND SURVEYORS

BOX 1331 WRANGELL, ALASKA 99929  
PHONE (907) 874-2177  
FAX (907) 874-2167

PROJECT: **SPUR ROAD SUBDIVISION**  
THE SUBDIVISION OF PARCEL 5, A.S.L.S. 84-83,  
CREATING PARCEL 5A, 5B AND 5C  
WRANGELL RECORDING DISTRICT  
WRANGELL, ALASKA

CLIENT: CRITER ENTERPRISES  
BOX 1573  
WARD COVE, ALASKA 99928

CITY OF WRANGELL  
BOX 531  
WRANGELL, ALASKA 99929

Item a.

Future Growth Map

- Residential
- Remote Residential
- Commercial
- Public and Community Facilities
- Industrial/ Light Industrial
- Waterfront Development
- Resource Development
- Resource Development with Scenic Protection
- Important Habitat/ Special Areas
- Recreation, Parks or Open Space
- Wilderness

0 Miles .5



March 2010

T 62S  
R 83E  
T 62S  
R 84E

Eastern Passage

Upper Reservoir

Lower Reservoir