



City and Borough of Wrangell  
Port Commission  
AGENDA

Thursday, December 18, 2025  
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.](#) 11/13/25 Port Commission Minutes

**4. AMENDMENTS TO THE AGENDA**

**5. CORRESPONDENCE**

**6. PERSONS TO BE HEARD**

**7. HARBORMASTER'S REPORT**

a. Verbal Report

**8. COMMISSIONER REPORTS**

**9. UNFINISHED BUSINESS**

[a.](#) WRANGELL MUNICIPAL CODE TITLE 14.11.120 INACTIVE VESSELS

**10. NEW BUSINESS**

[a.](#) Approval of lease request – of Approximately 30 acres at the 6-mile old mill site to JAG

[b.](#) LEASE REQUESTED BY PENINSULA SEAFOODS FOR LOT 4bb-1 MARINE SERVICE CENTER

**11. NEXT AGENDA ITEMS**

**12. ADJOURN**

**Minutes of the Regular Wrangell Port Commission Meeting  
Held November 13, 2025**

Item a.

Chairman John Yeager called the Regular Port Commission meeting to order at 6:01 p.m. on November 13, 2025.

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

**APPROVAL OF MINUTES**

a. Approval of minutes from meeting held on October 2, 2025.

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

**AMENDMENTS TO THE AGENDA** – none.

**CORRESPONDENCE/PERSONS TO BE HEARD** – none.

**HARBORMASTER'S REPORT**

- Harbormaster Miller went through the prepared Harbormaster Report.
- Miller requested Commissioners share any community feedback they receive on the AML Relocation in the coming weeks.

**COMMISSIONER REPORTS**

- Bunes – absent.
- Davies – none.
- Yeager – Had his first experience with the Travelift, thanked the Marine Service Center crew for a good first experience hauling out a vessel.
- Yancey – Noted that the gravel has now been moved at the Mariners' Memorial site.
- Silva – Appreciates the \$3 option on the hoists.

**UNFINISHED BUSINESS** –

**9a. Title 14 – Inactive Vessels Discussion Cont.**

Commissioners reviewed the draft provided by the Attorney. Suggested small error corrections but no major changes. Harbormaster Miller explained how this will be implemented and enforced, and will provide a draft of the new Annual Moorage Agreement with these terms added at the next meeting.

**9b. Lease Space at City Dock Cul-De-Sac Discussion Cont.**

Commissioners discussed details associated with lease terms, how the application process would look, what types of businesses would qualify for these leases, what documentation would be required from bidders, and what sort of structures would be appropriate for these leases. Commissioners suggested a starting bid of \$1.50 per square foot to stay non-competitive with private sector, and liability insurance was discussed as a potential requirement.

NEW BUSINESS –**10a. Approval of Lease Request – 1.25 Acres of parcel 03-010-300 to Alaska Marine Lines for the construction of cargo transfer facility.**

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

Commissioners expressed some concern of potentially cutting the northern wedge-shaped lot off for future development. Miller clarified that if an uplands lease is requested in the future, that can be addressed.

**NEXT AGENDA ITEMS: -**

- Inactive Vessel Discussion Cont.
- Lease options at Cul-De-Sec Cont.

The next Regular meeting will be held on December 18, 2025.

The Regular Port Commission meeting was adjourned at 7:16 p.m.

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## CITY & BOROUGH OF WRANGELL, ALASKA PORTCOMMISSION AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	12/18/2025
	<u>Agenda Section</u>	<b>9</b>

WRANGELL MUNICIPAL CODE TITLE 14.11.120 INACTIVE VESSELS

SUBMITTED BY:

Steve Miller

FISCAL NOTE:

**Expenditure Required: \$XXX Total**

<b>Fiscal Year (FY):</b>	<b>Amount: \$</b>
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**Amount Budgeted:**

FY:	\$
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**Account Number(s):**

XXXXXX XXX XXXX
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**Account Name(s):**

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

\$XXX
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Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. TITLE 14.11.120 2. New Moorage agreement

**RECOMMENDATION MOTION:**

Move to Approve Adding 14.11.120 Inactive Vessel to Wrangell Municipal code title 14 Ports Harbors

**SUMMARY STATEMENT:** This addition strengthens Title 14 by establishing clear, responsible standards for inactive vessels, improving harbor safety, cleanliness, and overall management. It supports a well-maintained, efficient waterfront and reinforces Wrangell's commitment to strong, effective harbor operations.

## Wrangell Municipal Code – Title 14: Ports and Harbors

### Chapter 14.11 – Moorage and Use of Harbor Facilities

#### Section 14.11.120 – Inactive Vessels

##### A. Definition of Inactive Vessel

A “Inactive Vessel” is a vessel that, within a period of twelve (12) consecutive months, has not exited its assigned moorage stall and the boundaries of the Borough harbor under its own power and remained absent from the harbor for a period exceeding twenty-four (24) consecutive hours. For vessels 32 feet in length or less without sleeping accommodation, the absence must exceed twenty-four (24) nonconsecutive hours. The term “Inactive Vessel” does not include float houses as that term is defined in WMC 14.01.030(I).

##### B. Storage Fee for Inactive Vessels (12-Month Inactivity)

Inactive Vessels shall be assessed a storage fee in addition to the regular moorage fee which will be double the annual rate. The storage charge shall be equivalent to the moorage fee as set forth in WMC 14.11.100(A).

##### C. Condition Survey Requirement (24-Month Inactivity)

A marine condition survey shall be required for any Inactive Vessel after twenty-four (24) consecutive months. The Inactive Vessel owner shall, by the end of the twenty-fifth (25th) month and annually on the same date thereafter while the Inactive Vessel remains an inactive vessel, provide the Borough with a marine condition survey. The survey must be prepared within the previous three (3) months by a marine surveyor accredited by the National Association of Marine Surveyors (NAMS) or Society of Accredited Marine Surveyors (SAMS). Any deficiencies identified by the Harbormaster as posing a safety risk to harbor infrastructure must be repaired within two (2) months of written notification unless the Harbormaster determines, in the Harbormaster’s sole and absolute discretion, that the Inactive Vessel poses an immediate hazard. An Inactive Vessel that poses an immediate hazard must be repaired immediately upon written notification. Failure to comply shall result in the vessel being deemed derelict under WMC 14.11.070.

##### D. Insurance Requirement (36-Month Inactivity)

Insurance shall be required for any Inactive Vessel after thirty-six (36) consecutive months. The Inactive Vessel owner shall, by the end of the thirty-seventh (37th) month and annually on the same date thereafter, provide proof of active Protection & Indemnity (P&I) and Marine Pollution Liability insurance with limits of not less than \$500,000 per occurrence, naming the City and Borough of Wrangell as an additional insured. Failure to comply shall result in the vessel being deemed derelict under WMC 14.11.070.

#### E. Notice and Appeal

The Harbor Department's records shall be deemed conclusive in determining inactivity. Written notice shall be mailed to the vessel owner's last known address of record when the vessel has been determined inactive under this section. The vessel owner may appeal the determination by submitting a written objection with supporting documentation within fourteen (14) days of the date on the written notice. The Harbormaster shall issue a final written decision within ten (10) days of receipt of the written objection.

#### F. Related Definitions (Amendment to WMC 14.11.070 – Derelict Vessels)

The following subsection shall be added to WMC 14.11.070:

3. Any vessel deemed derelict under the provisions of WMC 14.11.120(C) or (D) for failure to provide a valid marine condition survey or proof of insurance as required by this Title.



## ANNUAL MOORING AGREEMENT

Moorage is charged at a per-foot rate. [Click Here to view the complete list of rates and fees.](#)

**MUST BE PAID UPON FILING**

OFFICIAL USE ONLY

RECEIVED BY

DATE RECEIVED

PAYMENT TYPE

CHECK ☐CREDIT CARD ☐CASH ☐

All application information must be true and accurate. Applications must be complete and accompanied by payment of all applicable fees at the time of submission. If the applicant is not the registered owner, written authorization from the registered owner is required.

All vessels with annual moorage must be registered with the Harbor Office prior to assignment of a stall or space. Vessels may not occupy a stall without current registration and a valid moorage agreement on file. Moorage rates are established by ordinance of the City & Borough of Wrangell and are subject to change. Annual moorage is granted on a first-come, first-served, space-available basis.

Moorage fees remain the responsibility of the vessel owner until the agreement is formally terminated in writing with the Harbor Office. Failure to pay moorage fees constitutes a breach of this agreement, and unpaid fees shall become a lien against the vessel.

Unattended vessels must have a designated local agent responsible for ensuring the vessel remains clean, well-secured, free from hazards, adequately pumped to remain afloat, and properly maintained to prevent damage to other vessels or harbor facilities.

## SECTION I. OWNER INFORMATION

REGISTERED OWNER(S) FULL NAME

OPERATOR

EMAIL ADDRESS

DRIVERS LICENSE NO. &amp; STATE

PHONE NUMBER

MAILING ADDRESS

PHYSICAL ADDRESS

EMERGENCY CONTACT (LOCAL)

PHONE NUMBER



**CITY & BOROUGH OF WRANGELL**  
**ANNUAL MOORING AGREEMENT**  
**CONTINUED FROM PAGE 1**

Item a.

**SECTION II. VESSEL INFORMATION**

**VESSEL NAME**

**PORT OF REGISTRY**

**AK NUMBER**

**ADF&G NUMBER**

**DOC NUMBER**

**OVERALL LENGTH**

**BEAM**

**DRAFT**

**STALL NO.**

**HARBOR LOCATION:**

**HULL TYPE (Select One):**    **ALUM** ☐    **STEEL** ☐    **FIBER GLASS** ☐    **HOLDING TANK:**    **YES** ☐    **NO** ☐

**IS THIS VESSEL YOUR PRIMARY RESIDENCE?**    **YES** ☐    **NO** ☐

**DO YOU HAVE AN AUXILIARY PUNT OR SKIFF?**    **YES** ☐    **NO** ☐

**A liveaboard application and  
Harbormaster approval is required before  
vessels may be used as a primary residence.**

**PLEASE PROVIDE PUNT/SKIFF DETAILS:**

**AK NUMBER**

**OVERALL LENGTH**

**SECTION IV. ACKNOWLEDGEMENTS**

\_\_\_\_ (Initials) I acknowledge that I have received a copy of the Best Management Practices.

\_\_\_\_ (Initials) I agree to comply with all ordinances, rules, regulations, and policies governing the use of Wrangell Port & Harbors facilities.

\_\_\_\_ (Initials) I certify that I agree to indemnify, defend and hold the City and Borough of Wrangell harmless from any and all claims of any kind whatsoever arising out of this agreement, including without limitations, payment of claims for property losses and personal injuries, attorney fees, and other related costs whether related to litigation or otherwise resulting from acts which are not the result of the City and Borough of Wrangell's negligence.

By signing below, I acknowledge that I have read, understand, and agree to comply with all terms and conditions described herein. I further acknowledge that the City and Borough of Wrangell is not responsible for damage or loss to vessels, gear, or articles due to fire, theft, accident, weather, or causes beyond its control.

**SIGNATURE OF APPLICANT**

**DATE**

**SIGNATURE OF REGISTERED OWNER (IF DIFFERENT THAN APPLICANT)**

**DATE**

Make checks payable to: **City & Borough of Wrangell Harbor** or call 907-874-3736 with credit card information  
or stop by the harbor office.

**A. Definition of Inactive Vessel**

An "Inactive Vessel" is a vessel that, within a period of twelve (12) consecutive months, has not exited its assigned moorage stall and the boundaries of the Borough harbor under its own power and remained absent from the harbor for a period exceeding twenty-four (24) consecutive hours. For vessels 32 feet in length or less without sleeping accommodations, the absence must exceed twenty-four (24) nonconsecutive hours. The term "Inactive Vessel" does not include float houses as that term is defined in WMC 14.01.030(I).

\*\*Customer Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**B. Storage Fee for Inactive Vessels (12-Month Inactivity)**

Inactive Vessels shall be assessed a **storage fee** in addition to the regular moorage fee **after twelve (12) consecutive months of inactivity**. The storage charge shall be equivalent to the moorage fee as set forth in WMC 14.11.100(A).

\*\*Customer Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**C. Condition Survey Requirement (24-Month Inactivity)**

A **marine condition survey** shall be required for any Inactive Vessel **after twenty-four (24) consecutive months**. The Inactive Vessel owner shall, by the end of the twenty-fifth (25th) month and annually on the same date thereafter while the vessel remains an Inactive Vessel, provide the Borough with a marine condition survey. The survey must be prepared within the previous three (3) months by a marine surveyor accredited by the National Association of Marine Surveyors (NAMS) or Society of Accredited Marine Surveyors (SAMS). Any deficiencies identified by the Harbormaster as posing a safety risk to harbor infrastructure must be repaired within two (2) months of written notification unless the Harbormaster determines, in the Harbormaster's sole and absolute discretion, that the Inactive Vessel poses an immediate hazard. An Inactive Vessel that poses an immediate hazard must be repaired immediately upon written notification. Failure to comply shall result in the vessel being deemed derelict under WMC 14.11.070.

\*\*Customer Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**D. Insurance Requirement (36-Month Inactivity)**

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\*\*Customer Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**E. Notice and Appeal**

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\*\*Customer Initials: \_\_\_\_\_ Date: \_\_\_\_\_

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	December 18, 2025
	<u>Agenda Section</u>	<b>10</b>

Approval of lease request – of Approximately 30 acres at the 6-mile old mill site to JAG

<p><b><u>SUBMITTED BY:</u></b></p> <p>Steve Miller, Port &amp; Harbor Director</p>	<p><b><u>FISCAL NOTE:</u></b></p> <p><b>Expenditure Required:</b> \$XXX Total</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">FY 24: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY 25: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY26: \$</td> </tr> </table> <p><b>Amount Budgeted:</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">FY 20 \$XXX</td> </tr> </table> <p><b>Account Number(s):</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">XXXXXX XXX XXXX</td> </tr> </table> <p><b>Account Name(s):</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">Enter Text Here</td> </tr> </table> <p><b>Unencumbered Balance(s) (prior to expenditure):</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">\$XXX</td> </tr> </table>	FY 24: \$	FY 25: \$	FY26: \$		FY 20 \$XXX		XXXXXX XXX XXXX		Enter Text Here		\$XXX
FY 24: \$	FY 25: \$	FY26: \$										
	FY 20 \$XXX											
	XXXXXX XXX XXXX											
	Enter Text Here											
	\$XXX											

<p><b><u>Reviews/Approvals/Recommendations</u></b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;"><input type="checkbox"/></td> <td style="width: 90%;"></td> </tr> <tr> <td style="text-align: center; vertical-align: top;">Name(s)</td> <td></td> </tr> <tr> <td style="text-align: center; vertical-align: top;">Name(s)</td> <td></td> </tr> <tr> <td style="text-align: center; vertical-align: top;"></td> <td></td> </tr> <tr> <td style="text-align: center; vertical-align: top;"></td> <td></td> </tr> </table>	<input type="checkbox"/>		Name(s)		Name(s)						
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Name(s)											
Name(s)											

**ATTACHMENTS:** 1. Lease application form from JAG.

**MOTION:** Move to approve the lease of approximately 30 acres of uplands to JAG, located at the 6-Mile Old Mill Site to be determined in future negotiations with the city.

**SUMMARY STATEMENT:** The proposed project will develop a full-capacity, state-of-the-art shipyard capable of supporting vessel construction, maritime fabrication, and comprehensive repair services for Alaska Marine Highway System vessels, U.S. Coast Guard and U.S. Navy fleets, and cruise ships and 100'X400' barges. Core infrastructure will include a high-capacity ship lift, a large assembly hall capable of housing major vessels, multiple dry docks, fuel and hazmat facilities, and supporting marine industrial buildings. In addition, the project will pursue adjacent public and private parcels for workforce housing, strengthening Alaska's maritime industrial base while supporting national defense readiness and Arctic security.

**Staff Recommendation:** Approve the lease agreement with JAG. Ongoing meetings and coordinated planning will be necessary to advance and support a project of this magnitude. Lease approval also aligns with and supports grant funding efforts currently underway for upland utility development.

# 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



Item a.

### PUBLIC LAND & TIDELANDS LEASE APPLICATION

WMC 16.08.010 - 16.08.210 & WMC 16.10.010 - 16.10.210

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

OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT	CHECK <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

JAG Marine Group, LLC

##### EMAIL ADDRESS

douglas.huff@jagmarinegroup.com

##### PHONE NUMBER

(678) 592.6860

##### APPLICANT'S PHYSICAL ADDRESS

3801 Tongass Ave, Ketchikan, Alaska 99901

##### APPLICANT'S MAILING ADDRESS

3801 Tongass Ave, Ketchikan, Alaska 99901

#### 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

Multiple (Exhibit Attached"

##### PHYSICAL ADDRESS

LOT: See Exhibit      BLOCK: See Exhibit      SUBDIVISION: Mill Property

##### PROPOSED TERM OF LEASE (YEARS)

50

YEARS

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

**SECTION II. (CONT)****CURRENT ZONING OF PROPERTY**

WFD

**LOT SIZE**

30 Acres more or less

**CURRENT USE OF PROPERTY**

None.

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

Exhibit A - Program Management / Design and Engineering Proposal for City &amp; Borough of Wrangell, Alaska

Exhibit B - Conceptual Rendering of Proposed Facility

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

To develop a full-capacity shipyard with a state of the art assembly hall that has the technical capabilities to perform vessel construction, maritime fabrication, and vessel repair services on all current Alaska Marine Highway Systems (AMHS) vessels, all current United States Coast Guard (USCG) vessels, United States Navy (USN) missile cruiser and combat vessel classes, and cruise ships. This shipyard will serve to strengthen Alaska's industrial and vessel repair capacities and provide critical support to national defense operations and Arctic security endeavors.

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

Initial Development Proposal includes: (i) Ship-lift with at least a 32,000LT max lift capacity; (ii) Assembly Hall with capability to house 600' vessels; (iii) Multiple dry-docks to perform dockside availabilities; (iv) Fuel, oil, and hazmat storage facilities; (v) Various fabrication and marine industrial complex buildings; and (vi) the pursuit of additional public and private parcels to support single family and multi-family dwellings to support and grow a local, Alaskan workforce.

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

START DATE: TBD

END DATE: TBD

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

COST: \$ TBD

**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.**


Full evaluation of the above to be completed upon approval, funding, and execution of Exhibit A.

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

**SECTION IV. ACKNOWLEDGEMENT**

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

**SIGNATURE OF APPLICANT**



**DATE**

12/4/2025



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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	December 18, 2025
	<u>Agenda Section</u>	<b>10</b>

LEASE REQUESTED BY PENINSULA SEAFOODS FOR LOT 4bb-1 MARINE SERVICE CENTER

SUBMITTED BY:

Steve Miller, Port & Harbor Director

FISCAL NOTE:

**Expenditure Required:** \$XXX Total

FY 25: \$	FY 26: \$	FY27: \$
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**Amount Budgeted:**

	FY26 \$XXX
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**Account Number(s):**

	XXXXXX XXX XXXX
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**Account Name(s):**

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

	\$XXX
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Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. LEASE REQUEST FROM PENINSULA SEAFOODS

**Motion:** Move to approve lease request submitted by Peninsula Seafoods.

**SUMMARY STATEMENT:** Peninsula Seafoods has submitted a request to lease a 40-foot by 60-foot space within the Wrangell Marine Service Center for the purpose of storage and dry packaging of materials. The proposed use is consistent with the Marine Service Center's intended function of supporting maritime and seafood-related operations, and the space would be used solely for non-hazardous storage and packaging activities.



**Staff Recommendation:** Staff recommends that no leases be approved that displace space needed for vessel staging or activities unrelated to vessel repair. At this time, the Marine Service Center yard is fully utilized due to existing Alaska Marine Lines operations and barge services, leaving no available space for non–vessel repair uses. The Marine Service Center was specifically developed to support and promote vessel repair activities. While staff recognizes the operational need for additional space to support fish processing, current yard constraints make approval of this request impractical at this time.

# 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

Erin/Sheri

DATE RECEIVED

12/5/25

PAYMENT

CHECK ☐

CREDIT CARD ☒

CASH ☐

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

Peninsula Seafood

EMAIL ADDRESS

Dustin@peninsulaseafood.com

PHONE NUMBER

(907)-723-0565

APPLICANT'S PHYSICAL ADDRESS

Old Mill Dock Lot #1

APPLICANT'S MAILING ADDRESS

PO Box 1004 Wrangell, AK 99929

#### 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

02-023-700

PHYSICAL ADDRESS

503 FRONT ST

LOT: 4BB-1

BLOCK:

SUBDIVISION:

PROPOSED TERM OF LEASE (YEARS) .....

2-5

YEARS

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

CONTINUED FROM PAGE 1

**SECTION II. (CONT)****CURRENT ZONING OF PROPERTY**

Industrial

**LOT SIZE**

60'x40'

**CURRENT USE OF PROPERTY**

Boat Yard Space

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

See Attached:

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

Dry Packaging and Equipment storage

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

2 40 Foot Containers with a temporary hoop Structure

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

START DATE: 4/1/2026

END DATE: 5/1/2026

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

COST: \$ 5,500

**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.**

Do not see any effect other that would use 2-3 boat storage spaces

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

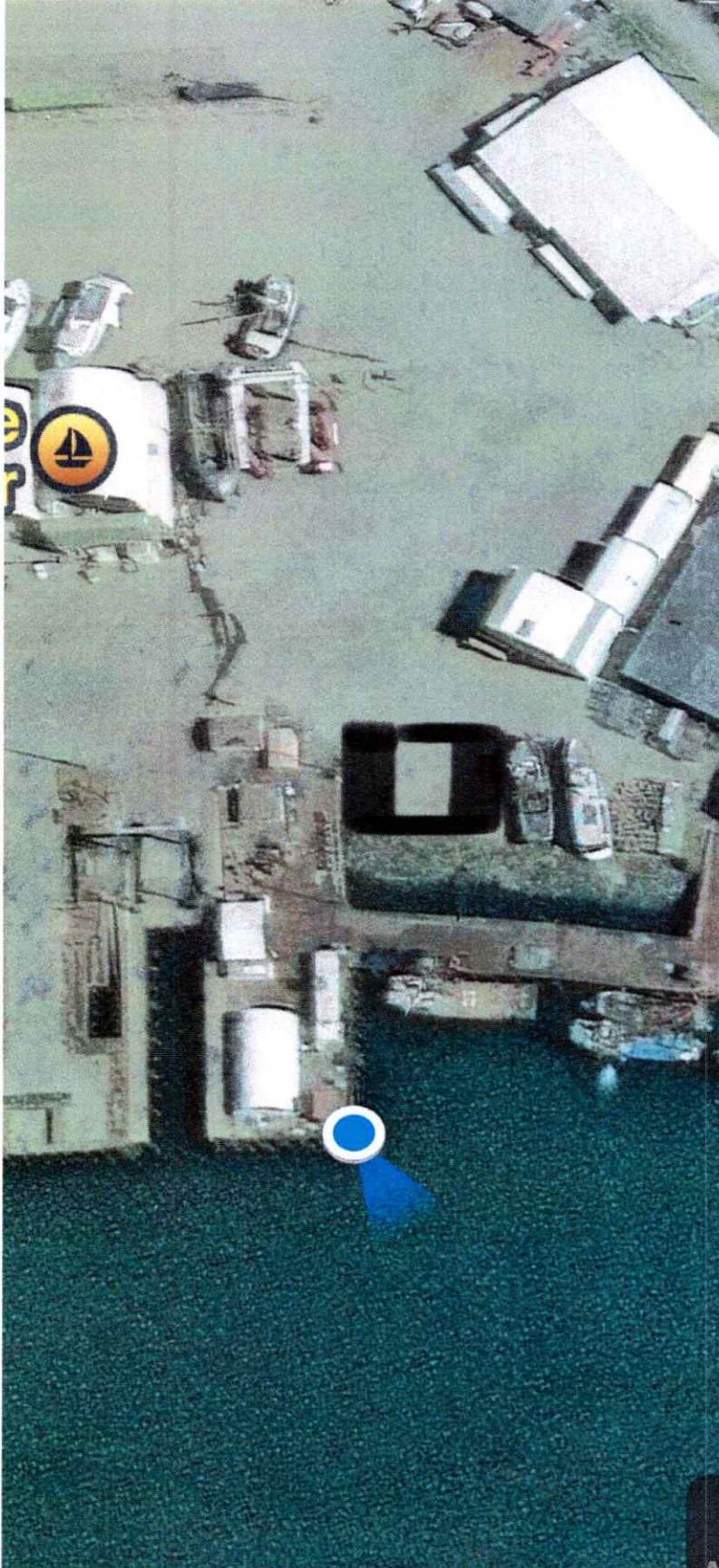
**SECTION IV. ACKNOWLEDGEMENT**

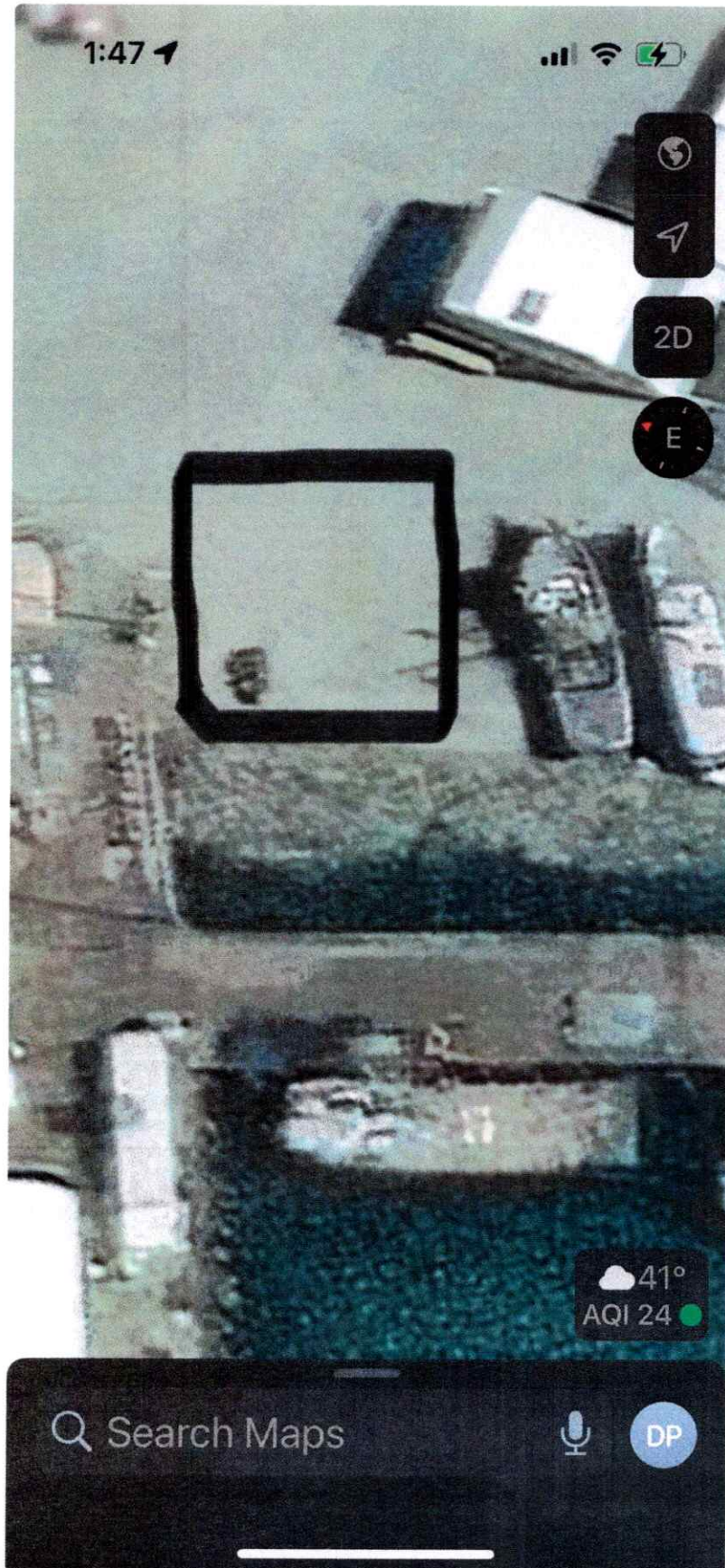
*I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also agree to fulfill the tenants of any permits or approvals required by the City and Borough of Wrangell. I understand that incomplete applications will not be accepted and that all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

**SIGNATURE OF APPLICANT**

**DATE**











CITY AND BOROUGH OF WRANGELL  
PO BOX 531  
205 BRUEGER STREET  
WRANGELL, AK 99929  
PHONE: (907) 874-2381

RECEIPT # 63401  
12/05/2025

Item b.

Received From Peninsula Seafoods  
PO Box 2109  
Port Angeles, WA 98362  
(360) 452-8756

<u>Lookup</u>	<u>Name</u>	<u>Payment Type</u>	<u>Check #</u>	<u>Amount Received</u>
6864	Peninsula Seafoods	Credit Card		500.00

**Description:**

Public Land & Tidelands Lease Application-Old Mill Dock Lot #1

Planning & Zoning Permit Revenue 500.00