



City and Borough of Wrangell  
2022-11-28 Special Borough Assembly Meeting  
AGENDA

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Monday, November 28, 2022  
12:00 PM

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Location: Borough Assembly Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PERSONS TO BE HEARD**

**4. AMENDMENTS TO THE AGENDA**

**5. CONFLICT OF INTEREST**

**6. PUBLIC HEARING**

- a. Request to Purchase City-owned Tidelands consisting of approximately 35,740 total square feet, described as: a portion of Parcel 02-026-301, Lot 6, and Parcel 02-026-303, Lot 7, Block 84D, Alaska Tidelands Survey ATS 83 on Peninsula Street, requested by Micony, LLC

**7. ADJOURNMENT**

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	December 28, 2022
	<u>Agenda Section</u>	<b>6</b>

Request to Purchase City-owned Tidelands consisting of approximately 35,740 total square feet, described as: a portion of Parcel 02-026-301, Lot 6, and Parcel 02-026-303, Lot 7, Block 84D, Alaska Tidelands Survey ATS 83 on Peninsula Street, requested by Micony, LLC

<p><b><u>SUBMITTED BY:</u></b></p> <p>Jeff Good, Borough Manager and staff</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 20: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY 21: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY22: \$</td> </tr> <tr> <td style="height: 15px;"></td> <td></td> <td></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;">FY20 \$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 20: \$	FY 21: \$	FY22: \$					FY20 \$XXX		XXXXXX XXX XXXX		Enter Text Here		\$XXX
FY 20: \$	FY 21: \$	FY22: \$													
	FY20 \$XXX														
	XXXXXX XXX XXXX														
	Enter Text Here														
	\$XXX														

<b><u>Reviews/Approvals/Recommendations</u></b>	
<input checked="" type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. Request by Bill Goodale (Micony, LLC) 2. Development Plan 3. Request from Micony, LLC 4. Memo from Planning and Zoning Commission 5. Photos

**MAYOR PROCEDURE:** Declare the Public Hearing open. The Mayor shall ask if there is any administrative report on the Public Hearing Item. Persons who signed up to talk on this item shall be called to the podium.

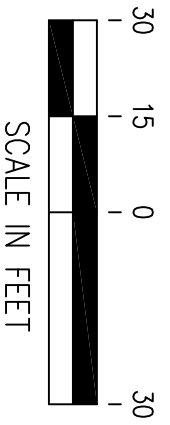
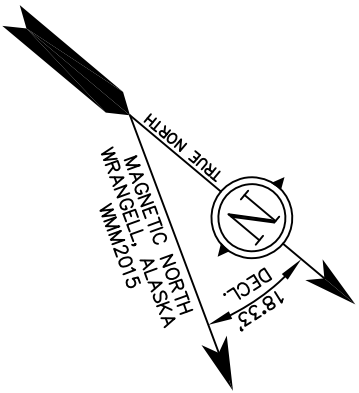
Once all persons have been heard, declare the Public Hearing closed and entertain a motion.

**RECOMMENDATION MOTION:**

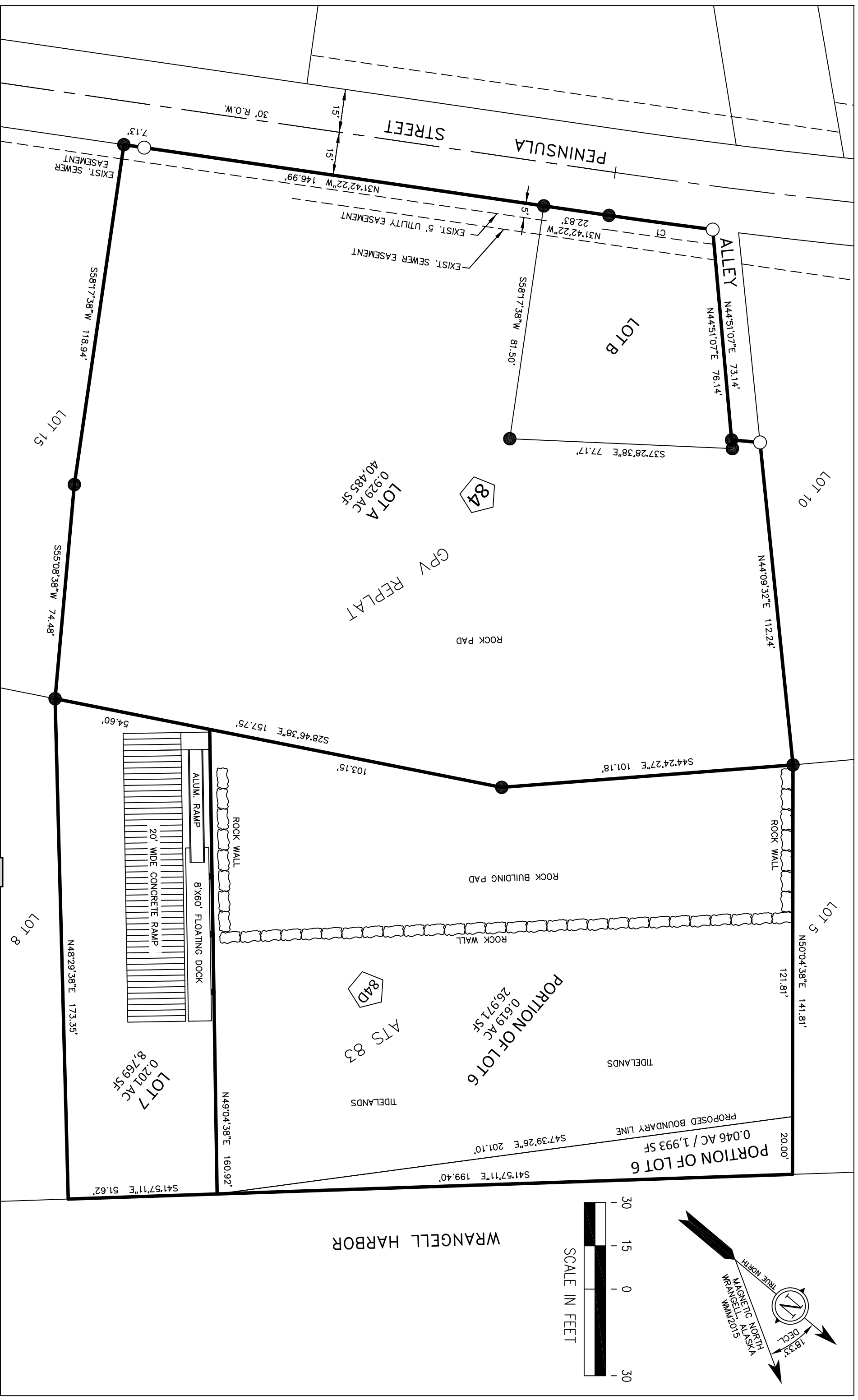
Move to approve moving forward with the sale of City-owned Tidelands to Micony, LLC, consisting of Lots 6 and 7, Block 84D , (total of approximately 35,740 square feet), ATS 83, to Micony, LLC.

**SUMMARY STATEMENT:**

Micony LLC recently purchased waterfront property on Peninsula Street to construct a marine dependent business consisting of boat construction and servicing. They are now requesting to purchase tidelands in front of the uplands.



WRANGELL HARBOR



Recd 10/13/22

Item a.

October 12, 2022

City and Borough of Wrangell Assembly  
205 Brueger Street  
P.O.Box 531  
Wrangell, Alaska 99929

Attn: Kim Lane, Wrangell Borough Clerk  
Jeff Good, Wrangell City Manager  
Carol Rushmore, Wrangell Economic Development  
Patty Gilbert, Borough Mayor  
Assembly Members

Re: City and Borough Tidelands Purchase Request  
Wrangell Recording District  
Parcel 02-026-301 Lot 6 of Block 84D (28,936 square feet)  
Parcel 02-026-303 Lot 7 of Block 84D (8,766 square feet)

Ladies and Gentlemen,

We recently purchased the uplands lot (Lot A of the GPV Re-plat according to Plat No. 2022-12 that recorded on September 23, 2022) which abuts these two tidelands parcels. We are in the process of bringing a marine service business to Wrangell which requires water access. It is our intent to construct a building on the water side of the property with a floating dock which would go dry at lower tides. To maximize the use and efficiency of the property, we would need to build a seawall on the tidelands to accommodate our building and floating dock. The manner and layout of our proposed development will not impede waterway traffic, obstruct the adjacent tidelands or the use of the surrounding properties in any way.

We do not desire to lease the property because of the development costs and we would be building structures on land that did not belong to us. By our company purchasing the property it will go on the tax rolls generating income for the city. As it sits now it has a combined assessed value of \$24,500.00 which is generating zero income. We will be bringing jobs to Wrangell to complement the existing marine industry.

We understand there is a process in selling Borough property, so we are at your disposal to provide any information you may need to expedite that process.

We would like to thank you in advance for your time and consideration,



William C Goodale, Managing Partner

Micony, LLC  
P.O.Box 5503  
Ketchikan, Alaska 99901

**MEMORANDUM**

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

**FROM:** STEVE MILLER  
PORT DIRECTOR

**SUBJECT:** Micony, LLC request to purchase tidelands Parcel 02-026-301 Lot 6 of Block 84D (28,936 square feet) and Parcel 02-026-303 Lot 7 of Block 84D (8766 square feet).

**DATE:** November 7, 2022

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**BACKGROUND:**

The Port Commission at their regular meeting of November 3, 2022, reviewed the request from Micony LLC to purchase tidelands Parcel 02-026-301 Lot 6 of Block 84D (28,936) and Parcel 02-026-3030 Lot 7 of Block 84D (8766 square feet). The purpose of the purchase would be to utilize the area a new building for building boats.

**RECOMMENDATION:**

The Commission voted to recommend to the Assembly and Planning Zoning to move forward with the sale to Micony LLC. With the recommendation to replat the northeast corner by pulling the line back 20' as shown on new drawing provided by Micony LLC.

They believe the service Micony LLC will provides is invaluable to the community and will add to the marine services industry already established in the community.

## *City and Borough of Wrangell*

Date: November 10, 2022

To: Jeff Good, Borough Manager

From: Carol Rushmore, Economic Development Director

Re: Micony, LLC request to purchase tidelands Parcel 02-026-301 Lot 6 of Block 84D (28,936 square feet) and Parcel 02-026-303 Lot 7 of Block 84D (8766 square feet)

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The Planning and Zoning Commission, at their regular meeting of November 9, 2022, moved to recommend to the Assembly that the requested tidelands be sold to Micony LLC, modifying the tideland boundary by moving the northeast outer corner of the tidelands toward shore at least 20'.

The change in the boundary will provide a greater distance between tidelands and Standard Float for any future design needs. The boundary change will require the tidelands to be replatted. The Commission fully supports the efforts of Micony LLC in their endeavor to create additional Marine Industry jobs and opportunities in Wrangell.



# CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 150 feet  
Date: 10/28/2022

Public Map



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



















