
Tuesday, April 01, 2025
5:30 PMLocation: Borough Assembly Chambers
City Hall

PRESENTATION AND WORK SESSION

Facility Use Agreement between the City and Borough of Wrangell and the Wrangell Chamber of Commerce.

1. CALL TO ORDER**2. ROLL CALL****3. AMENDMENTS TO THE AGENDA****4. CONFLICT OF INTEREST****8. PERSONS TO BE HEARD****5. APPROVAL OF MINUTES****6. DIRECTOR REPORT****7. CORRESPONDENCE****9. UNFINISHED BUSINESS****10. NEW BUSINESS**

- a.** Facility Use Agreement between the City and Borough of Wrangell and the Wrangell Chamber of Commerce.
- b.** Review and approval of the Tideline Construction proposal to purchase a portion of the Six Mile Deep Water Port property for economic development purposes.
- c.** Information and Resources on the Wrangell Timber Initiative and prospective areas for zoning Timber Management.

11. BOARD MEMBER REPORTS**12. NEXT AGENDA ITEMS****13. ADJOURN**

City and Borough of Wrangell, Alaska
Economic Development Board
Regular Meeting April 1, 2025
Agenda Statement

Agenda Item: New Business, Item 11A

From: Kate Thomas, Economic Development Director

Subject: Review and approval of the Facility Use Agreement between the Borough and Chamber

SUMMARY:

This agreement establishes a framework for the shared use of designated spaces within the Nolan Center between the Wrangell Chamber of Commerce and the City and Borough of Wrangell. The intent is to promote efficient and equitable use of the facility, ensure its security and maintenance, and clarify the responsibilities of each party regarding usage, maintenance, and liability. Key aspects include the use of the Visitor's Center and storage areas, allocation of space, rules for use, maintenance responsibilities, shared resources, and cost-sharing arrangements.

ATTACHMENTS:

1. Draft Facility Use Agreement

STAFF RECOMMENDATION:

Staff recommends approval of the Facility Use Agreement between the City and Borough of Wrangell and the Wrangell Chamber of Commerce. This agreement facilitates the continued collaboration and shared use of space within the Nolan Center, specifically the Visitor's Center and designated storage areas. The agreement promotes efficient use of the facility, outlines responsibilities for both parties, and supports the Chamber's role in local economic development.

RECOMMENDED MOTION:

Move to recommend to the Borough Assembly approval of the Facility Use Agreement between the City and Borough of Wrangell and the Wrangell Chamber of Commerce, as presented.

I. INTRODUCTION

This Facility Use Agreement ("Agreement") is hereby entered into on [Date] by and between the Wrangell Chamber of Commerce, a local non-profit corporation (hereinafter referred to as "Chamber"), and the City and Borough of Wrangell, a municipal corporation organized under the laws of the State of Alaska (hereinafter referred to as "Borough"). Collectively, Chamber and the Borough shall be referred to as the "Parties." This Agreement acknowledges the mutual benefit derived from the shared use of designated areas within the Nolan Center, owned and operated by the Borough, and establishes a clear framework for their cooperative relationship.

This Agreement aims to promote the efficient and equitable utilization of the shared facility, ensuring its continued security, proper maintenance, and preservation of its integrity. It delineates the specific responsibilities of each party, including but not limited to usage guidelines, maintenance obligations, and liability considerations.

II. SHARED SPACES

The shared space subject to this Agreement encompasses the Visitor's Center, located within the James and Elsie Nolan Center facility, and designated storage areas as further specified herein. This shared space is intended to facilitate the collaborative activities of both the Chamber and the Borough.

The allocation of space within the shared facility is as follows:

Office space: Chamber shall be granted access to and use of a designated office space within the James and Elsie Nolan Visitor's Center. This office space will be utilized in a shared capacity, accommodating both Chamber operations and, as necessary, Borough staff activities.

Storage area: Chamber shall be allocated use of a designated storage closet. The remaining portion of the storage space shall be reserved for the Borough's use.

Rules for Use of Shared Space:

- The office and storage spaces allocated to Chamber shall be used solely for the conduct of Chamber business and related activities. The Chamber is authorized to conduct its regularly scheduled business meetings within the Visitor's Center as needed and communicate the schedule with staff as necessary.
- No alterations, modifications, or improvements to the shared facility, including but not limited to structural changes, installations, or signage, shall be undertaken by Chamber without the express prior written approval of the Borough.
- Each Party shall conduct its activities within the shared space with due regard for the working hours, operational needs, and activities of the other Party. A weekly schedule of planned activities shall be communicated between the Parties to ensure effective coordination and minimize disruption.

- Upon request, the Borough shall provide the Chamber with a monthly schedule of events and activities planned for the Nolan Center. The Visitor's Center staff will also keep the Chamber informed of schedule changes as they happen.
- If either Party is unavailable to address walk-in inquiries, the available Party shall record the inquirer's name, contact information, and a brief message and promptly transmit this information to the requested Party via email.
- Each party will utilize their own designated storage space for the storage of their supplies and equipment.
- Any Chamber activities beyond regularly scheduled business meetings and routine office duties require prior written approval from the Borough. This ensures proper scheduling and coordination of facility usage.

Maintenance and Cleaning Responsibilities:

- Each Party shall be responsible for the daily maintenance and upkeep of its respective allocated workspace. This includes maintaining an orderly environment free from excessive clutter, regularly wiping down surfaces, and vacuuming as needed. Chamber and Borough personnel are expected to maintain a professional and hygienic workspace.
- The maintenance and cleaning of shared spaces within the Nolan Center, excluding individual workspaces, shall be a joint responsibility of both Parties. A mutually agreed-upon schedule outlining specific cleaning duties and responsibilities will be established and adhered to. This schedule will be reviewed and updated as necessary to ensure the ongoing cleanliness and functionality of the shared areas.
- Any damage to the shared facility, including but not limited to structural damage, equipment malfunctions, or spills, must be reported immediately to the other Party. The Parties shall conduct a joint damage assessment and agree upon the necessary repairs and the allocation of repair costs. The Borough retains the right to utilize its maintenance personnel or contractors.
- The Borough's custodial services will provide routine cleaning and maintenance of the Nolan Center, including common areas and building systems, in accordance with established Borough policies and procedures. Specific maintenance requests from the Chamber should be directed to the Nolan Center Director.
- The Borough shall provide all necessary cleaning supplies for the maintenance of both individual and shared spaces within the Nolan Center. The Chamber shall utilize these supplies in accordance with the agreed-upon cleaning schedule and in a manner that ensures the efficient and responsible use of resources.

III. SHARED RESOURCES

The following resources are identified as shared between the Chamber and the Borough within the Nolan Center:

- **Utilities:** Water, electricity, internet connectivity, and heating services shall be provided by the Borough as shared resources for the operation of the Nolan Center.
- **Facility Access:** The shared Visitor Center office and storage space within the Nolan Center, as designated in this agreement.

IV. EQUIPMENT AND SUPPLIES

Each Party shall be responsible for providing and maintaining its own equipment necessary for the conduct of its respective operations within the shared space. No shared equipment, other than that permanently affixed to the building, will be provided within this agreement.

Each Party shall be responsible for procuring and maintaining its own office supplies and materials necessary for its daily operations. The Borough will provide cleaning supplies as covered in the maintenance section of this document.

V. COST SHARING ARRANGEMENTS

This shared space arrangement reduces the Chamber's overhead costs, reflecting the Borough's commitment to supporting the Chamber's vital role in local economic development and community enhancement. Recognizing the Chamber's contributions, the Borough provides the shared facility and utilities as an in-kind contribution, fostering collaboration and supporting the Chamber's continued success. This agreement is structured to avoid direct monetary exchanges between the Parties for the use of the shared space. Instead, the Borough's provision of the shared facility and utilities constitutes its contribution.

The Chamber will be required to follow the same procedures as any outside entity when requesting the use of the Nolan Center for events beyond regularly scheduled business meetings, ensuring equitable access and management of the facility. Therefore, no additional cost-sharing arrangements exist beyond the in-kind contribution of the space and utilities

VI. SECURITY AND ACCESS

Both the Chamber and the Borough shall adhere to all established security protocols and procedures within the Nolan Center. This includes, but is not limited to, ensuring all doors are securely locked when the facility is unoccupied, safeguarding equipment and sensitive information, and immediately reporting any security breaches or suspicious activities to the appropriate authorities. Each Party is responsible for the conduct of their staff and visitors as it relates to facility security.

Access to the designated shared spaces within the Nolan Center shall be controlled as follows:

1. Authorized personnel from the Chamber and the Borough will be granted access to the facility via a designated security code and/or master key, as provided by the Borough.

2. Unauthorized individuals are strictly prohibited from entering the shared spaces without prior written approval from the Borough.
3. In the event that the Chamber's Executive Director is unable to access the facility, the Nolan Center Director shall be contacted for assistance.
4. The Chamber's Executive Director may submit a written request to the Nolan Center Director for back-up access to be granted to designated authorized personnel. This request must specify the names of the individuals and the duration of the authorized access.

VII. EMERGENCY PROCEDURES

In the event of an emergency, all Parties shall adhere to the emergency procedures outlined in Exhibit A, which is hereby incorporated by reference into this Agreement. Each Party shall designate and maintain a current list of emergency contact persons, which shall be provided to the other Party and kept readily accessible. The Parties shall conduct periodic reviews of emergency procedures to ensure familiarity and effectiveness.

VIII. INTELLECTUAL PROPERTY AND CONFIDENTIALITY

Each party retains all rights to its own intellectual property. No transfer of ownership occurs under this Agreement. Parties shall maintain the confidentiality of disclosed information. No disclosure or use of confidential information is permitted without written consent. This obligation survives the Agreement's termination.

IX. DISPUTE RESOLUTION

While the Borough reserves the right to terminate this agreement at its sole discretion with or without cause, the Parties acknowledge the value of open communication. In the event of a dispute or concern arising from the performance or interpretation of this Agreement, the Parties agree to engage in good-faith communication. Designated representatives from each Party may meet, at the discretion of the Borough, to discuss and attempt to clarify the issue. However, such discussions shall not limit or impede the Borough's right to terminate this Agreement as provided herein. The Borough's decision regarding termination shall be final and binding.

X. INSURANCE

Upon execution of this Agreement, and annually thereafter, the Chamber shall provide the Borough with a certificate of insurance evidencing the following required coverage:

1. **General Liability Insurance:** The Chamber shall maintain General Liability insurance with a limit of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. The insurance policy shall name the Borough as an additional insured.
2. **Compensation Insurance:** The Chamber shall provide proof of Workers' Compensation insurance as required by applicable state laws, and shall also provide a Waiver of

Subrogation under its Workers' Compensation insurance policy, in favor of the Borough.

- 3. Property Insurance: The Chamber acknowledges that maintaining property insurance is at its discretion.

INDEMNIFICATION AND HOLD HARMLESS

The Chamber agrees to indemnify, defend, and hold harmless the Borough, its officers, employees, and agents, from and against any and all claims, demands, losses, damages, liabilities, costs, and expenses (including reasonable attorney's fees) arising out of or in connection with the Chamber's use of the Nolan Center, including but not limited to, any damage to property, injury to persons, or claims by third parties, except to the extent such claims, demands, losses, damages, liabilities, costs, and expenses are caused by the sole negligence or willful misconduct of the Borough.

TERM OF AGREEMENT AND TERMINATION

This Agreement shall commence on [Date] and continue for a term of three (3) years, subject to annual review by the Borough. Notwithstanding any other provision herein, the Borough retains the absolute right to terminate this Agreement, in its sole discretion, with or without cause, upon thirty (30) days' written notice to the Wrangell Chamber

This Agreement, and any subsequent amendments or terminations, must be approved by the Chamber Board of Directors, as evidenced by official minutes of a duly held meeting. The Chamber shall provide the Borough with a copy of these minutes.

Either Party may terminate this Agreement prior to the expiration of the term by providing sixty (60) days' written notice to the other Party under the following conditions:

- 1. Material breach of any term or condition of this Agreement.
- 2. Mutual written agreement of both Parties to terminate.

Upon termination, both Parties shall settle all outstanding obligations and return any property belonging to the other Party. Notice of termination shall be provided in writing by certified mail or personal delivery to the designated representative of the other Party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Patricia Gilbert, Borough Mayor

Signature: _____

Date: _____

Mason Villarma, Borough Manager

Signature: _____

Date: _____

Omid Rhamanian, Wrangell Chamber President

Signature: _____

Date: _____

Tracey Martin, Wrangell Chamber Executive Director

Signature: _____

Date: _____

City and Borough of Wrangell, Alaska
Economic Development Board
Regular Meeting April 1, 2025
Agenda Statement

Agenda Item: New Business, Item 11B

From: Kate Thomas, Economic Development Director

Subject: Review and approval of a recommendation to the Borough Assembly to sell a portion of the Deep-Water Port Property to Tideline LLC. for economic development purposes.

INFORMATION:

The City and Borough of Wrangell (Borough) owns the Deep-Water Port Industrial Site. Tideline Construction, LLC, has submitted a proposal to purchase approximately 9.7 acres on the southern end of the site. Tideline's proposal involves continuing and expanding existing scrap collection operations, which are currently managed by their sister company, Channel Construction. The proposal also includes adding scrap metal processing and potentially developing vehicle processing infrastructure. The Borough has been actively seeking to develop the property for economic benefit. This proposal offers potential economic benefits and job creation for Wrangell.

BACKGROUND:

The Deep-Water Port Industrial Site was formerly a logging mill. Tideline Construction's sister company, Channel Construction, currently leases a portion of the site for scrap collection. Tideline intends to expand the use into processing of scrap metal and eventually install infrastructure to process vehicles. Tideline also plans to construct a shop for equipment maintenance. This development will create jobs for Wrangell residents. Community input has supported multi-use development of the site. The property is zoned Waterfront Development District (WFD), permitting the proposed uses.

PROPOSAL DETAILS:

Tideline Construction has submitted a proposal to purchase specific parcels of land for \$250,000. Tideline has also submitted an alternative proposal to perform a comprehensive cleanup of the site in exchange for the property. The board should review both proposals and consider the economic benefits to the Borough.

ECONOMIC DEVELOPMENT CONSIDERATIONS:

When BOROUGH-owned property or tidelands are sold for less than fair market value, it is often under the notion that there is an economic benefit to the community and/or that the sale is in the best interest of the Borough. In determining the best interests of the Borough, the economic development board and Assembly may consider any relevant factors, which may include:

1. The desirability of the economic development project;
2. The actual or potential economic benefits to the Borough, its economy and other businesses within the Borough;
3. The contribution of the proponent to the economic development project in terms of money, labor, innovation, expertise, experience and otherwise;
4. 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;
5. Actual or potential local employment due to the economic development project;
6. Actual and potential enhancement of tax and other revenues to the Borough related to the project; and
7. Existing and reasonably foreseeable land use patterns and ownership.

FINANCIAL CONSIDERATIONS:

Tideline's initial purchase offer is \$250,000 for specific parcels. The alternative proposal involves a cleanup project valued at \$710,000 in exchange for the property. The Board should analyze the financial implications of each option.

ATTACHMENTS:

1. Tongsgard Original Proposal
2. Labor Value Price Estimate
3. Letter of Support from Current Lessee
4. Map of Requested Area
5. Alternative Proposal with Value Added

STAFF RECOMMENDATION:

Staff recommend that the Economic Development Board approve a recommendation to the Borough Assembly to authorize the Borough Manager to proceed with project development plans and the negotiation of a Purchase and Sale Agreement with Tideline Construction, LLC, for the economic development purposes outlined in the proposal.

RECOMMENDED MOTION:

Move to recommend that the Borough Assembly authorize the Borough Manager to proceed with project development plans and the negotiation of a Purchase and Sale Agreement with Tideline Construction, LLC, for economic development purposes.

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 PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180

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 TYPE	CHECK <input type="checkbox"/>
			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 <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"/>
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APPLICANT'S PHYSICAL ADDRESS

APPLICANT'S MAILING ADDRESS

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 <input type="text" value="See attached map"/>	PHYSICAL ADDRESS <input type="text" value="Mile 6 Zimovia Hwy"/>	
LOT: see attached	BLOCK: _____	SUBDIVISION: _____

LEGAL ACCESS TO LOTS (STREET NAME)

CURRENT ZONING OF PROPERTY

LOT SIZE

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

Item b.

CONTINUED FROM PAGE 1

SECTION III.

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

See attached for map

STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.

Proposed use will initially be a scrap metal recycling area and staging area for scrap barges and construction equipment. As infrastructure is built, it will likely also evolve into processing of vehicles for the scrap operation as well as a heavy equipment repair shop.

DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.

If an agreement is made on a purchase, our first improvement to the property will likely be establishing utilities such as water, sewer and electricity. Eventually for the vehicle processing, an oil water separator system will need to be installed as well as contained tank areas for temporary fluid storage. A heavy equipment repair shop is likely to be eventually built on the property.

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: \$500000

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 on traffic, parking or other utilities are expected in this property investment.

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

Item b.

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

DATE



Proposal to Purchase Mill Property Parcels from the City of Wrangell

Date: January 3, 2025

Address: 205 Brueger St, Wrangell, AK 99929

From: William Tonggard III

Owner, Tideline Construction, LLC

Address: PO Box 32121, Juneau, AK 99803

Contact: will@tidelineak.com, (907) 209-8397

Subject: Proposal to Purchase Parcels

Tideline Construction LLC is pleased to submit this proposal to purchase part of the old mill property located next to Zimovia Highway, from the City of Wrangell. We believe this land investment will be mutually beneficial and contribute to the economic development of the area.

Company Overview

Tideline Construction, LLC is a family-owned and operated construction business based in Juneau, Alaska. Founded in 2019 by William Tonggard III, the company specializes in civil construction, including excavation, slope stabilization, material placement, road building, demolition, and rock crushing. Tideline has successfully completed numerous small-scale projects in Southeast Alaska and has supported larger contractors through material production, including in Juneau, Hoonah, Sitka, Prince of Wales and at the Kensington Gold Mine.

As of 2025, Tideline is a certified DBE with the State of Alaska, is SDVOSB with SBA and is progressing towards an 8a certification with SBA which we expect will result in additional workload for at least 8 years once certification is achieved.

Background and Intentions

Channel Construction, our sister company, currently leases the property for the use of scrap collection. Tideline intends to continue use of the site as scrap metal collection point for most of SE Alaska but expand the use into processing of scrap metal into different categories and eventually install infrastructure necessary to process vehicles.

We estimate that 1-2 bulk scrap barge loads per year would continue to be loaded and exported from the site as Channel has been doing since leasing the property. Additionally, when needed, equipment would be transferred to/from the site when needed for construction work. It is therefore highly important that our current waterside access is maintained so that this can continue, otherwise the operations will not make sense to implement.

We also plan to construct a shop at the location for the purpose of maintaining the construction and recycling equipment. This development will mean Tideline would base all equipment assets from Wrangell, form a new DBA (Stikine Recycling), and a certain number of jobs for Wrangell residents would be available at the resulting scrap recycling yard as operations grow.

Additionally, once a shop is constructed, Tideline would likely hire 1-2 mechanics to staff the shop and a certain number of operators/laborers on its construction projects.

Community Benefit

Construction and subsequent scrap operations will create numerous job opportunities for residents. The proposed scrap operation would eventually result in 2-3 full-time jobs for

residents of Wrangell as we will need to cut and sort different grades of scrap metal, while the shop and construction jobs will vary dependent on the volume of work Tideline acquires through bids and the construction season. We are expecting to grow our capabilities and thus our workload in both construction and recycling over the next 5 – 10 years, which will result in additional job opportunities.

Our private operation of a scrap metal collection point in Wrangell will also decrease the costs for the Public Works department in dealing with the scrap metal.

Services Offered

Tideline Construction offers a range of services, including:

1. Civil Construction:

- Excavation and grading
- Slope stabilization and erosion control
- Road and utility construction
- Demolition and site preparation
- Material placement, including crushed rock and riprap

2. Rock Crushing and Aggregates:

- On-site rock crushing for use in road building and other construction projects
- Aggregate production for sale to the public and commercial use

3. Recycling and Remediation:

- Recycling of scrap metal, including vehicles, marine vessels, and heavy equipment
- Environmental cleanup and remediation
- Asbestos Abatement

4. Future Services Planned

- Waste Shredding (tires, wood, building debris, metals, plastics)

Proposal Offer

We propose to purchase the parcels 03-011-100, 03-011-152. Additionally, small portions of parcels 03-011-200, 03-011-150 and 03-010-216 are of interest to us and would be desired to run our operations effectively, either through subdivision of them and sale or long-term leasing/lease purchase. The financial offer would be \$250,000 for the two full parcels referenced above.

Tideline would finance the purchase of these parcels of property through its bank. This offer is based on current assessed valuations available and our assessment of known current conditions

of the land, including past fill types that exist on the parcels we are interested in. Regarding the need for partial use of three larger parcels, please find our attached map and our following proposal.

In exchange for the additional portions and tideland areas shown on our attached map, Tideline would remove the large chip pile from the waterfront North of our proposed area and grade that area to match the immediate surrounding elevation. The saw dust chips would be moved to the South end of the property that we are proposing to purchase and would be spread out and used as fill, after which that area would be capped with crushed or shot rock.

With that being said, we are open to negotiating the terms of sale on the other portions to reach a mutually agreeable arrangement for the remaining area we would need. Additional items that we would be open negotiating into the sale would be demo/disposal of buildings on site such as the remaining mill buildings.

Conclusion

Tideline Construction, LLC is excited about the opportunity to contribute to the growth and development of Wrangell. We are confident that our proposal will bring significant benefits to the community and look forward to working with the City of Wrangell to make this vision a reality.

Thank you for considering our proposal. I am available to discuss this further at your earliest convenience if clarifications are needed.


Sincerely,

William Tonsgard III
Owner, Tideline Construction, LLC

Mill Area - Purchase Proposal

Area which will suit our needs for implementing proposed operation.
This area is approximately 11 acres.

Legend

 TL land purchase

Item b.





Tideline Construction, LLC

PO Box 32121
Juneau, AK 99803

Item b.

Estimate

Date	Estimate #
1/6/2025	70

Name / Address
Channel Construction, Inc. PO Box 33359 Juneau, AK 99803 USA

Description	Qty	U/M	Project	
			Rate	Total
Price to MOB to work location	1	LS	60,000.00	60,000.00
Excavation, sawdust pile on site at Wrangell Mill, excavate to surrounding elevation	1	LS	21,000.00	21,000.00
Articulated Trucks, relocate material to area to be capped, spread	1	LS	31,500.00	31,500.00
Placing, sawdust	1	LS	15,000.00	15,000.00
Placed 3" Minus, 100x100' area	1,500	CY	27.00	40,500.00
Placed D1, 100x100' area	500	CY	40.00	20,000.00
Work is assuming a 3' lift of 3" minus on top of placed sawdust material. Pricing assumes sawdust spread in 100x100' area approximately 1-2' thick. 1' lift of D1 spread on top of area for surface course cap. Additional rock needed to cap area current sawdust pile area if desired. Pricing assumes one way trip with equipment to Wrangell by barge with all equipment needed. If the work was to be put out to bid, additional fees would be involved with mobilization. Pricing includes lodging, room & board, travel, fuel, equipment time and rock pricing to cap area where material will be placed. Equipment needed includes tug and barge, D6R, L220H, x2 A35F Articulated haulers, EC460 Excavator, Caterpillar Compactor. Additionally, crushed rock from a local quarry would be necessary for the capping material and highway trucks would likely be needed to haul it to the location. Pricing excludes any permits, additional mob that could be needed or additional rock needed. All pricing assumes above quantities are correct.				
			Total	\$188,000.00
	Proposals must be signed prior to work commencing	Signature _____		

City of Wrangell
205 Brueger St
Wrangell, AK
99929
1/31/25



Channel Construction, Inc.
PO Box 33359
Juneau, Alaska
99803

Subject: Wrangell 6 Mile Mill Property Lease

Mason,

This letter is regarding Tideline Construction, LLC's recent proposal to purchase parcels of the property to include parcels that Channel is currently leasing. Our operations align with Tideline, and I fully support the proposal my son has put forth to purchase the property. Should the proposal be accepted and the City of Wrangell does move forward with a sale, Channel will agree to terminate its lease of the barge landing area upon closing of the sale. Because of Tideline's relationship with Channel, we would also plan to work alongside Tideline to further develop the property that will be economically beneficial to the Borough.

Sincerely,

William Tonsgard, Jr.

President, Channel Construction, Inc.

A handwritten signature in black ink, appearing to read 'W. Tonsgard, Jr.', written in a cursive style.

Alternative Proposal to Purchase Mill Property Parcels from the City of Wrangell



Date: March 28, 2025

Address: 205 Brueger St, Wrangell, AK 99929

From: William Tonggard III

Owner, Tideline Construction, LLC

Mailing Address: PO Box 32121, Juneau, AK 99803

Contact: will@tidelineak.com | (907) 209-8397

Subject: Alternative Proposal to Purchase Property Parcels

Introduction

Tideline Construction, LLC is pleased to present this alternative proposal to purchase a portion of the former mill property located adjacent to Zimovia Highway in Wrangell, AK. This proposal represents an alternative to our previous offer and focuses on a cleanup project that will benefit both parties while advancing economic opportunities in Wrangell.

Proposed Cleanup in Exchange for Property

We propose to perform a comprehensive cleanup of the site in exchange for the parcels of land outlined in the map provided in our earlier proposal. Our goal is to improve the property and facilitate future development by addressing a variety of site issues.

Tideline will provide the necessary equipment, materials, and labor to complete the following:

- **Removal of sawdust pile** to surrounding grade
- **Removal and disposal of alders and brush** on the northern side of the 42-acre property
- **Removal and disposal of log boom sticks**
- **Removal and disposal of miscellaneous ground debris**
- **Removal and disposal of concrete footings and foundations** to surrounding grade or pavement elevation
- **Interior demolition of the "Shipping and Receiving" building** on the north end of the property, including debris removal
- **Demolition and disposal of two structures** in the middle section of the property, south of the Maintenance Shop
- **Disposal of generator and associated fluids** in its current location
- **Disposal of abandoned heavy equipment**
- **Disposal of downed electrical lines** from power poles considered "dead"
- **Site grading**
- **Removal of spud** from sunken barge north of the property
- **Removal and disposal of failed rail car bulkhead sections**

Equipment to be Provided

Tideline will provide the following equipment to complete the tasks above:

- 988B front-end loader with Surestrike attachment for breaking concrete foundations
- Two (2) A35 articulated haul trucks for hauling debris, trees, and logs to disposal and burn areas
- EC460 excavator with cleanup bucket, rock bucket, and Shearforce magnet attachment for metal and debris cleanup
- L180H and L220H front-end loaders with GP buckets, log fork attachment, and GP fork attachments for truck loading and cleanup
- Hitachi 470 for additional excavation needs
- Tug and barge for spud pile removal
- L70 front-end loader with GP bucket and forks for interior cleanup of standing buildings
- Fluid draining equipment and associated tanks for the disposal of hazardous liquids
- Mack MD642 service truck with crane, tools, parts, and diagnostic laptop for on-site breakdowns; a second service truck will serve as a backup and also as a fuel truck

Precautionary Measures

Tideline Construction adheres to MSHA and OSHA regulations, outfitting all equipment with serviceable fire extinguishers, which are inspected annually. Many of the vehicles and equipment are also stocked with spill kits in the event of accidental spills or breakdowns, including the tug and barge.

A burn permit will be obtained from the Alaska Department of Environmental Conservation (AKDEC) Division of Air Quality for any controlled burns. Two qualified air quality emissions observers employed by Tideline will monitor the burn to ensure compliance with DEC regulations. A designated attendant will remain at the burn site at all times.

The controlled burn location will be chosen to ensure maximum distance from public roads, buildings, and vegetation. The City of Wrangell will have input on the final location of the controlled burn.

Value of Proposed Cleanup

Tideline Construction estimates the value of this cleanup project to be \$710,000.00. We are committed to completing the work in exchange for the property, regardless of whether the value of the property is lower or higher than the cleanup costs.

Conclusion

Tideline Construction looks forward to receiving a favorable response to this proposal, as it

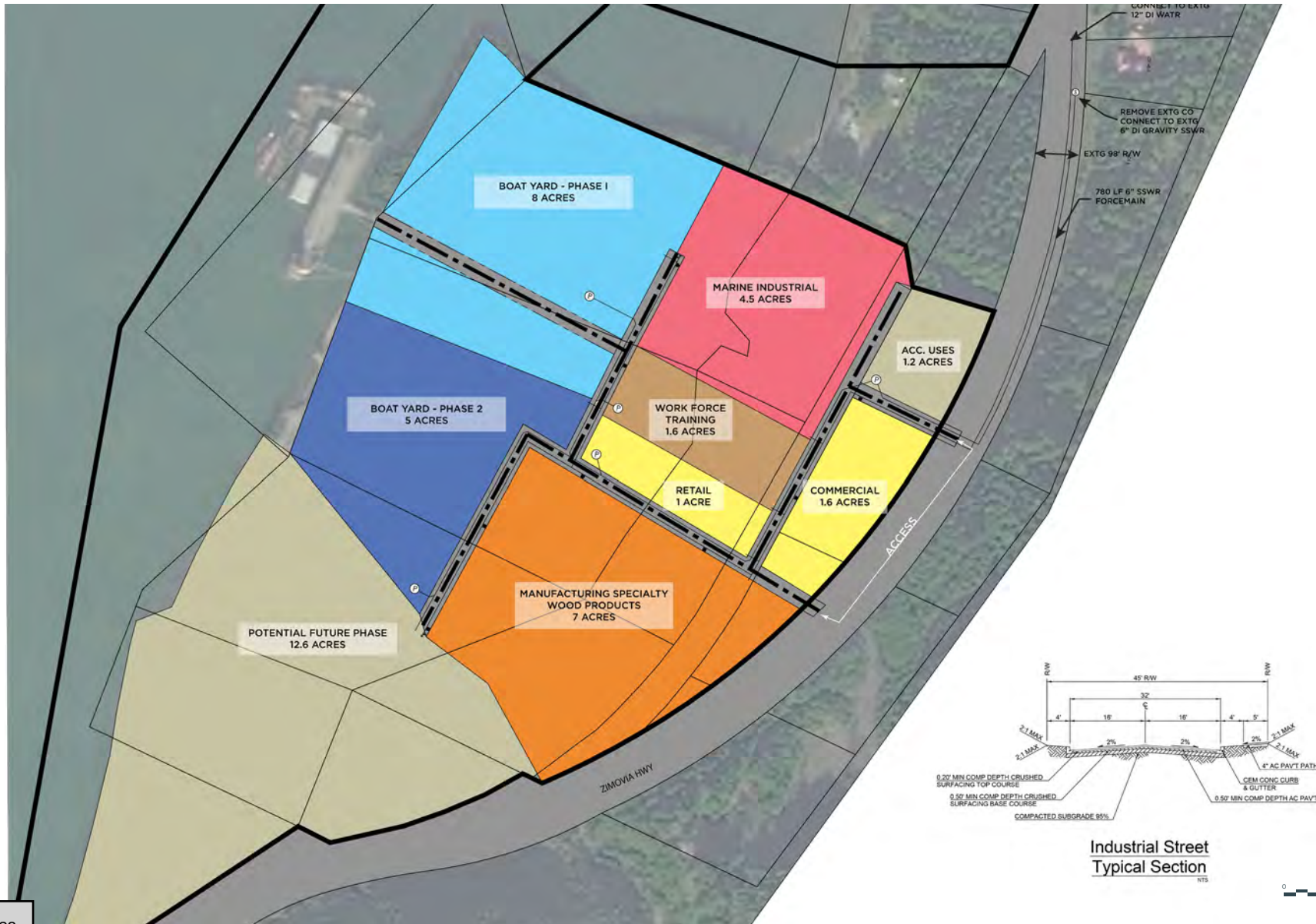
offers significant benefits to both parties. We are eager to help revitalize the site, enhance economic opportunities, and contribute to the future development of Wrangell.

Sincerely,



William Tonggard III
Owner, Tideline Construction, LLC

Figure 2. Conceptual Site Plan Option A



PLANNING DEPARTMENT

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



Date: February 27th, 2025

To: Honorable Mayor and Borough Assembly
Mason Villarma, Borough Manager
Kim Lane, Borough Clerk

From: Kate Thomas, Economic Development Director
Planning and Zoning Commission

Subject: Prospective Zoning Designations for Borough Entitlement Lands.

Introduction: This report summarizes the Planning and Zoning Commission's recommendations regarding the management of Borough entitlement lands, specifically focusing on potential timber harvesting and zoning considerations. These recommendations are informed by the Commission's past work, recent discussions, and information gathered from the Borough Entitlement Lands webpage and the Mental Health Trust Land Office partnership.

Key Recommendations from the Commission:

Partnership and Expertise: The Commission acknowledges the importance of the partnership with the Mental Health Trust Land Office. Their expertise in timber economics and land valuation is crucial for the Borough to make informed decisions about timber harvesting and land use.

Initial Timber Management Designation: The Commission recommends the following areas be initially designated as "Timber Management": Wrangell Island West, Wrangell East, Earl West Cove, Sunny Bay, and Zarembo Island. This designation will allow for a comprehensive assessment of timber value and potential harvesting opportunities.

Cautious Approach to Thoms Place: Due to its proximity to a neighboring community, critical habitat areas, and cultural sites, the Commission recommends a cautious approach to Thoms Place. Selective logging should be considered in this area.

Preservation of Sensitive Areas: The Commission recommends preserving Olive Cove, Crittenden Creek, and Mill Creek due to their proximity to residential areas, cultural sites, viewshed considerations, and recreational use.

Phased Approach: The Commission suggests a phased approach to timber management, starting with a smaller number of areas to assess the overall success and outcomes before rezoning all areas for "Timber Management."

Survey and Valuation: The Commission emphasizes the need for a survey to accurately ascertain timber value in each area. Concurrent land valuation is recommended due to the high cost of mobilization and surveys.

Public Engagement: The Commission recognizes the importance of public engagement throughout the zoning process. Ample public notice, including direct mailings to residents in remote areas, will be provided. The Commission also recommends sharing information about rezoning entitlement lands with the Tribe.

Next Steps: Following the February 25th Assembly work session and the March 3rd- 5th interagency meeting, a draft ordinance will be presented to the Commission for review and approval before proceeding to the Assembly.

Conclusion: The Commission believes that these recommendations will help the Borough make informed decisions about the management of its entitlement lands, balancing economic opportunities with environmental and cultural considerations. We urge the Borough Assembly to carefully consider these recommendations and support the Commission's efforts to ensure responsible and sustainable land use.

The following tables provide details on each Entitlement Land Area and support information on the data provided and processes for survey instructions and final conveyance by a state-issued land patent.

Summary

Municipality	Certified Entitlement	Patented	Approved	Conditional Approval	Selected	Estimated Entitlement Remaining
Wrangell	9,006	2,410	6,968	0	0	0

Detail

Area Name	Total Acreage	Patent	Survey Determination
Thoms Place	1306.69	No	Yes
Olive Cove	463.82	Yes	Yes
Wrangell Island West	696.32	No	Yes
Wrangell Island East	874.91	Yes	Yes
Earl West Cove	895.29	No	Yes
Crittenden Creek	405.79	No	Yes
Mill Creek	148.57	No	Yes
Sunny Bay	2507.62	No	Yes
Zarembo	1631.9	Yes	Yes

Discrepancies between the Decision and Surveys acreage is due to rounding and/or amended methods of determination. Acreage for unsurveyed parcels will be determined at the time of survey.

**Survey Status of Lands Not Patented
(Survey Determinations Completed March 2022)**

Area Name	ACREAGE ¹		
	TOTAL	SURVEYED	UNSURVEYED
Thoms Place	1306.70	121.98	1184.72
Wrangell Island West ²	656	0	656
Earl West Cove	893.33	0	893.33
Crittenden Creek	388.29	0	388.29
Mill Creek	148.57	0	148.57
Sunny Bay	2507.62	2507.62	0

A portion of Wrangell Island West was considered surveyed in the 2021 Survey Determination but is now considered *unsurveyed* due to identification of lands to be retained by the State in the Preliminary Decision, a new Survey Determination was issued August 8, 2024.

Surveyed lands may be requested for Patent, refer to Land Conveyance Section for process. Unsurveyed lands require a Request for Survey Instructions along with the fee (\$2,000) be provided to the DNR Survey Section, Statewide Platting. Survey Instructions will be issued to the City and Borough of Wrangell, which is required to obtain a Professional Land Surveyor licensed in the State of Alaska to perform the survey.



ENTITLEMENT LANDS & TIMBER INITIATIVE PRESENTATION

FEBRUARY 25, 2025

OVERVIEW

Entitlement lands in Alaska are federal lands that were transferred to the state for various purposes, including community use, schools, and universities. The process for transferring these lands includes selection, adjudication, and surveying.

The 1959 Alaska Statehood Act granted Alaska approximately 105 million acres of federal land for economic self-sufficiency, with the state selecting lands over an extended period. While roughly 98.7 million acres have been conveyed, either surveyed and patented or tentatively approved, about 5.2 million acres remain.

The City and Borough of Wrangell was created May 20, 2008. As part of Borough formation, the new Borough was permitted to select 9,006 acres of vacant and unappropriated State Land of certain land use designations as identified in the Central Southern Southeast Area Plan, November 2000.





PROCESS

STATE OF ALASKA TO MUNICIPALITIES

Municipal Entitlement conveyances, managed by the Land Conveyance Section, transfer vacant, unappropriated, and unreserved general grant land to Alaskan municipalities under state law.

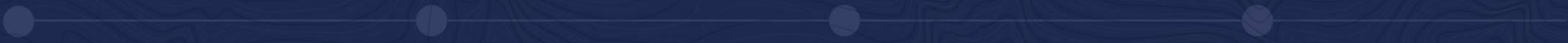
- Borough Formation
- Selection
- Preliminary Decision
- Final Decision
- Survey Determination
- Survey Instructions
- Survey
- Conveyance
- Record





CITY & BOROUGH OF
Wrangell

Timeline of Entitlements



2009

The Borough began reviewing eligible lands.

2011

The Borough made its first request for land to the Department of Natural Resources.

2013

The Borough was granted 7,638 acres of land.

2015

The Borough was granted an additional 1,368 acres of land.



WRANGELL ENTITLEMENTS

SUMMARY OF CURRENT CONDITIONS

Certified Entitlement	—————>	9,006 Acres
Patented	—————>	2,410 Acres
Approved	—————>	6,968 Acres

There are no remaining entitlements that fall under the categories below.

- Conditional Approval
- Selected
- Remaining





CURRENT CONDITIONS

PATENTS & SURVEY DETERMINATION

The City and Borough of Wrangell holds patents for three entitlement areas; Olive Cove, Wrangell Island East, Zarembo Island.

In the context of the State of Alaska, a "survey determination" relates to the process of establishing and documenting land boundaries and features.

Sunny Bay has been surveyed. Thoms Place is partially surveyed. All other entitlement areas have been determined to be unsurveyed.





WHAT DOES THIS MEAN?

PATENTS & SURVEY DETERMINATION

Surveyed lands may be requested for Patent, refer to Land Conveyance Section for process.

Unsurveyed lands require a Request for Survey Instructions along with the fee (\$2,000) be provided to the DNR Survey Section, Statewide Platting.

Survey Instructions will be issued to the City and Borough of Wrangell, which is required to obtain a Professional Land Surveyor licensed in the State of Alaska to perform the survey.



Alaska Mapper - Ownership M... x +

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Wrangell Wale Pass ALASKA MARINE HIGHWAY ALASKA

5 mi Tiles © USGS

WRANGELL WEST

656 Acres
No Patent
Unsurveyed



This area prioritizes residential development, mirroring adjacent RR1 zoning, with commercial recreation potential like cabins and lodges.

Uses and development should consider safety, addressing landslide concerns and leveraging existing logging roads and USFS collaboration for access and potential timber harvest, while also considering limited industrial expansion near the Allen sawmill.

WRANGELL EAST

874.91 Acres

Patented

Partially Surveyed



This area prioritizes residential development with large lots and commercial recreation, but requires significant road improvements.

Uses and development plans should include careful analysis of steep slopes and timber resources to ensure sustainable development while maintaining spaciousness between housing areas.

EARL WEST COVE

895.29 Acres

No Patent

Unsurveyed



This area balances habitat protection along fish streams with residential development along the shoreline and expanded recreational opportunities, potentially including USFS camping.

Uses and development may include selective timber harvesting in coordination with future State land sales and clarify DOT road easements to ensure access.

SUNNY BAY

2507.62 Acres
No Patent
Surveyed



This area offers prime residential view and shoreline lots, with potential timber harvesting to offset development costs.

Development should prioritize community access through a dock, boat launch, and roads, while also accommodating potential mineral resource development on adjacent claims.

ZAREMBO ISLAND

1631.90 Acres

Patented

Partially Surveyed



This area is slated for mixed-use development, prioritizing residential view and shoreline lots, with potential timber harvesting to fund infrastructure like a community dock and boat launch.

Uses and development may include farming, pasture, and varied residential lot sizes, while also considering mineral resource development and addressing access limitations due to a shallow bay.

THOMS PLACE

1306.70 Acres

No Patent

Partially Surveyed



This area prioritizes a balanced development of residential, recreational, and selective logging activities, prioritizing habitat and cultural preservation, and leveraging existing USFS road access with shared easements.

OLIVE COVE

463.82 Acres

Patented

Partially Surveyed



This area prioritizes habitat protection along the stream while allowing for low-density residential development with larger lot sizes and potential lodge accommodations.

Uses and development should align with existing RMU-O zoning regulations, balancing conservation with limited, compatible development.

CRITTENDEN CREEK

405.79 Acres
No Patent
Unsurveyed



This area prioritizes uses designated for shoreline residential cabins and recreation, emphasizing habitat and cultural site preservation.

Consider prioritizing residential development and future road easements, with limited commercial potential and a focus on maintaining timber harvesting options in conjunction with federal and state sales.

MILL CREEK

148.57 Acres
No Patent
Unsurveyed



This area is dedicated to recreation and habitat preservation, with potential for cabin rentals similar to USFS models.

While commercial lodges are not planned, minimal commercial recreation supporting personal use will be considered, prioritizing the protection of cultural sites and fish habitat.



TIMBER INITIATIVE OVERVIEW

INTERAGENCY AND LOCAL COLLABORTION

- Research of Timber Economics
- Established Partnerships
- Review of Land Use Discussion with PZ
- Upcoming Interagency Meeting
- Process Development
- Cruise Priority Entitlement Lands
- Evaluate Conditions
- Plan, Schedule and Execute





NEXT STEPS

HOW DO WE MOVE FORWARD FROM HERE?

- Request Survey Instructions from DNR
- Request Patent for Surveyed Areas (Sunny Bay)
- Facilitated Interagency Timber Meeting
- Undergo the Public Process to Establish Zoning
- Timber Management Areas
 - Process Development
 - Cruise Priority Entitlement Lands
 - Evaluate Conditions
 - Plan, Schedule and Execute



City and Borough of Wrangell

Interagency Meeting Charts Course for Wrangell Timber Industry Revitalization

Wrangell, Alaska – March 2025 – Representatives from the U.S.D.A. Forest Service (USFS), State of Alaska Division of Forestry, City and Borough of Wrangell (CBW), Mental Health Trust Land Office (TLO), along with local operators convened recently to develop strategies and action plans aimed at revitalizing the timber industry in Wrangell. The collaborative meeting addressed critical challenges and identified opportunities for sustainable economic growth through responsible resource management.

The discussion focused on key areas, including:

- Good Neighbor Authority (GNA) and Stewardship Programs: Exploring avenues to enhance timber sales and restoration efforts through collaborative agreements.
- Regulatory Streamlining: Addressing NEPA requirements and appraisal policies to facilitate efficient project execution.
- Infrastructure Development: Prioritizing road maintenance, log raft areas, and access improvements.
- Subdivision Planning: Coordinating timber harvesting with potential land development and subdivision plans.
- Resource Management: Emphasizing sustainable timber yields, pre-commercial thinning, and carbon credit opportunities.
- Economic Diversification: Investigating biomass energy potential and value-added product development.
- Political Advocacy: Aligning lobbying efforts to influence policy decisions related to timber industry revitalization.

“This interagency meeting is a pivotal step in reigniting Wrangell’s timber industry,” said Borough Manager Villarma. “With our deepwater port, available timber inventory, and a history rooted in forestry, Wrangell is primed to be the hub for sustainable timber production in Alaska. By working together to tackle challenges and streamline opportunities, we are setting the stage for long-term economic growth and responsible resource management.”

Key outcomes and action items from the meeting include:

- USFS to assess economically viable timber volume in existing Environmental Impact Statements (EIS) and Assessments, including the Wrangell Island EIS.
- State of Alaska Division of Forestry to develop a GNA program and streamline permitting processes, assist with coordination of Lumber grading program.
- CBW to develop a strategic agency plan and advocate for infrastructure improvements, beginning with small sales and preparing for scalable harvesting on entitlement lands within the Borough.
- TLO to assess timber resources and explore land exchange opportunities.

The agencies involved will continue to meet and provide updates on their progress. Stakeholders and community members are encouraged to stay informed and engage in the ongoing revitalization efforts.

###



**Timber Initiative – Interagency Meeting
March 3-5, 2025
Wrangell, Alaska**

AGENCIES PRESENT

City and Borough of Wrangell (CBW), Mental Health Trust Land Office (TLO), State of Alaska Division of Forestry, USDA Forest Service Wrangell District (USFS), Local Operators.

PERSON'S PRESENT

Mayor Patricia Gilbert; Borough Manager Mason Villarma; Assembly Member Bob Dalrymple; Eco Dev Board Member Austin O'Brien; Economic Development Director Kate Thomas; Capital Projects Director Amber Al-Haddad; Port Director Steve Miller; TLO Executive Director Jusdi Warner, TLO Senior Resource Manager Jeff Hermanns; TLO Project Manager Katie Vachris, Alaska State Forester Jeremy Douse; Local Operator Mike and Brian Allen, Local Operator William Tonsgard, Resident Mark Mitchell, USFS Wrangell Ranger Tory Houser, USFS Wrangell Forestry Division Staff Christy Gardner and Nate Stearns; and, Engineer Chuck Pool.

AGENDA

Agency Introductions; Overview of Initiative with Goals; Presentation of CBW Entitlement Lands; Review of Associated Capital Projects; Discussion of Initial Steps, Challenges, and Available Resources; Definition of Roles and Responsibilities for Each Agency; Establishment of Next Steps. Following Morning Agenda, Field Trip to Accessible Timber Areas, Log Transfer Facility, Working Sawmill, and The Deep-Water Port.

AGENCY-SPECIFIC SUMMARIES AND NEXT STEPS

U.S.D.A Forest Service (USFS) Wrangell Ranger District

Summary

- Explore Good Neighbor Authority (GNA) and Stewardship Programs to facilitate timber sales and restoration.
- Recognition of NEPA requirements as a significant hurdle.
- Emphasis on the need for restoration components in GNA sales.
- Interest in partnering with the State and CBW on various projects, including the Bradfield Canal restoration and road projects.
- Discussion of micro sales and appraisal policy challenges.
- Reviewing Environmental Impact Statements (EIS) 2018 for the Wrangell Project.

Next Steps

- Review and potentially develop GNA and Stewardship Programs.
- Contact Barb Miranda (Acting Forest Supervisor) and Senators to advance EIS 2018.
- Reanalyze EIS 2018 for a new decision on the Wrangell Island Project.
- Review the Bradfield Canal project, including easement and patent review.
- Pursue micro sales.
- Advocate for changes to appraisal policies in the Farm Bill.
- Request data from Nate Stearns on Sunny Bay.
- Communicate with the TLO on pre-commercial thinning projects.
- Identify stewardship opportunities within GNA and Stewardship programs.
- Review bridge conditions to Earl West.
- Provide the requested log raft permitting areas spreadsheet.
- Schedule a meeting with the regional forester to highlight meeting results.

State of Alaska Division of Forestry

Summary:

- Focus on streamlining permitting and project management.
- Interest in leveraging GNA for timber sales.
- Exploration of opportunities in the Bradfield Canal area.
- Emphasis on coordinating with the Borough and USFS.
- Reviewing easement and schedules.
- Reviewing 115 sale negotiations.

Next Steps

- Follow up with Matt Labrenz (UAF Cooperative Extension) regarding the lumber grading program.
- Communicate with the CBW and USFS on the Earl West sale schedule.
- Review easements and schedules for the Bradfield Canal and other opportunities with the CBW.
- Explore 115 sale negotiations for smaller mills.
- Develop a GNA program, focusing on Thomas Bay.
- Coordinate with federal agencies to address agency gaps.

- Contact Christi Colles with Alaska Division of Mining, Land and Water for mineral exploration on the Bradfield.
- Jeremy Douse to review Tyee for best interest finding.

City and Borough of Wrangell (CBW)

Summary

- Emphasis on developing a strategic agency plan.
- Focus on advocacy and lobbying efforts.
- Explore biomass energy potential.
- Addressing infrastructure needs, including roads and log raft areas.
- Developing a step-by-step process for standing up a timber sale.

Next Steps

- Develop a strategic agency plan.
- Continue advocacy with the Alaska Forest Association (AFA).
- Lobby the Governor for CAPSIS funding.
- Review the Farm Bill for appraisal requirements.
- Review existing permitted log raft areas.
- Review the Bradfield Canal project.
- Investigate biomass energy potential and inventory buildings for potential conversion.
- Address lumber grading certification and building code exemptions.
- Advocate for road maintenance and investment.
- Pitch to Viking and Alcan regarding lease opportunities.
- Establish short-term timber volume goals with the USFS.
- Create a step-by-step process for timber sales.

Mental Health Trust Land Office (TLO)

Summary

- Focus on assessing timber resources and infrastructure needs.
- Exploration of land exchanges and carbon credit programs.
- Emphasis on value-added product opportunities.
- Coordination of pre commercial thinning.

Next Steps

- Conduct on-the-ground assessments of timber quality and quantity.
- Analyze all parcels for potential land trades with the CBW.
- Look at second-growth stands for pre-commercial thinning.
- Evaluate carbon credit program areas.
- Review value-added product opportunities.
- Communicate with the USFS on pre-commercial thinning projects.
- Plan priority projects for better coordination with the CBW.
- Revisit land exchange and valuation with the CBW.
- Investigate biomass energy potential.