



City and Borough of Wrangell
Economic Development Board Work Session and Meeting
AGENDA

Tuesday, December 03, 2024
5:30 PM

Location: Borough Assembly Chambers

Starting at 5:30PM a Work Session with PhD Student Ryan Naylor on the findings of his Tourism Research Study.

Regular meeting will begin at 6:30PM.

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICT OF INTEREST

5. APPROVAL OF MINUTES

- [a.](#) Regular Meeting Minutes from June 4th, 2024.
- [b.](#) Regular Meeting Minutes from June 19th, 2024.
- [c.](#) Regular Meeting Minutes from September 3rd, 2024

6. CORRESPONDENCE

7. PERSONS TO BE HEARD

8. BOARD MEMBER REPORTS

9. DIRECTOR REPORT

10. UNFINISHED BUSINESS

11. NEW BUSINESS

- [a.](#) Review and discussion of Borgford Bio Energy Plant Project Description.
- [b.](#) Nomination and appointment of officers for the Economic Development Board.

12. NEXT AGENDA ITEMS

13. ADJOURN

**Minutes of Economic Development Committee Meeting
Held on June 04, 2024**

1. CALL TO ORDER: Call to order at 5:30 PM

2. ROLL CALL:

PRESENT: Chair Bob Dalrymple, Austin O'Brien, John DeRuyter, Brian Ashton

ABSENT: Jillian Privett

STAFF: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE.

4. CONFLICT OF INTEREST: NONE.

5. APPROVAL OF MINUTES

- a. Approval of the Economic Development Board meeting minutes from March 5th, 2024.

M/S BA/JD move to approve the regular meeting minutes of the Economic Development Board from March 5th, 2024.

Approved by all in favor.

6. BOARD MEMBER REPORTS

- a. Tongass Forest Plan Updates from the USFS/CBW Liaison, Bob Dalrymple

Chair Dalrymple asked O'Brien to introduce himself. O'Brien stated that he wants to act in a hybrid role to help represent the Forest Service and the community.

Ashton stated that he has found funding for salmon restoration and incubation through the National Science Foundation.

Chair Dalrymple provided a report. Dalrymple asked O'Brien for an update regarding the SASS Blueberry Project. O'Brien stated that the project is underway and under contract. He also mentioned that site maintenance around Nemo Loop has continued despite public criticism. Dalrymple stated that this project falls under food security priorities of the USDA.

Dalrymple stated that he has been trying to find more information on the SASS-FM program. O'Brien stated that the USFS has had to prioritize the Tongass Forest Plan revision over the SASS-FM program due to limited resources. However, there are specific areas that the USFS is targeting based on comments received from the comment period of the SASS-FM program. Dalrymple stated that the original letter to the USFS regarding SASS-FM should be revised and sent directly to the USFS to start conversations between the city and USFS.

Dalrymple provided updates to the partnership with the CBW and USFS regarding the Forest Plan. Provided information regarding USFS public outreach efforts and educational resources. Stated that they have officially filed a letter of intent at the beginning of May pushing the project forward and that review, and assessments have begun. Ashton asked how long the assessment period is. Dalrymple stated it will likely last until the end of 2024 with a completion date of 2028.

Dalrymple stated that he has been following Julie Decker's work in Mariculture and its rapid growth within Southeast Alaska. Stated that this area of industry can be very beneficial for Wrangell. ADF&G has a division in this industry.

SSACA has refined its systems and has become incredibly efficient. The organization has broadened its business to include tourism.

7. CORRESPONDENCE

- a. Letter requesting the National Outdoor Leadership School to consider Wrangell as a satellite campus locale.

Director Thomas provided an administrative report.

- b. Rain Coast Data Southeast Alaska Business Climate Survey Report

Director Thomas provided an administrative report.

Dalrymple asked if the responses from Wrangell can be parsed out. Thomas stated no but there will be a separate economic report shortly.

8. PERSONS TO BE HEARD

Tommy Wells, Executive Director of the Wrangell Chamber of Commerce: stated that things are going well with the Chamber. Stated that the main mission is resetting and getting reorganized.

9. DIRECTOR REPORT

- a. Economic Development Department Report for March and April 2024.

Director Thomas provided an administrative report.

Stated that staff has an interest in working with Ashton to draft letters to various agencies to entice research in Wrangell. Ashton stated that there is no regional engine to train people in combatting climate change. Dalrymple stated that local land assets give Wrangell and competitive edge.

Thomas stated that the Alder Top land sale is anticipated for the Fall of 2024.

10. UNFINISHED BUSINESS

11. NEW BUSINESS

- a. Review and discussion of Economic Focus Groups to support business and industry expansion

Director Thomas provided an administrative report.

Ashton stated that he likes the idea because there needs to be a space for these types of discussions. Thomas asked if there is anything missing from the focus areas. Dalrymple stated he thinks that timber could be included as local lumber can be used if graded properly. O'Brien stated that with new forest growth on the horizon, the community needs to ask if they want to be a part of local timber sale. This would affect recreational opportunities on and off island with existing road systems. Thomas stated that timber is still a renewable resource and can still be supportive of the local economy.

The board agrees that this idea is liked and approved by the whole board.

DeRuyter asked what the Port and Marine Service Center need. This should help inform discussion questions.

Thomas stated some focus groups may prove more difficult to bring together than other due to comfort level of having discussion. A schedule will be published to the board soon.

- b.** Review of USDOT Thriving Communities Site Visit Agenda and an invitation to the board to participate.

Director Thomas provided an administrative report.

12.NEXT AGENDA ITEMS

Thomas stated that her notes reference Entitlement Lands and Comprehensive Plan discussion. More discussion to follow on the Forest Plan.

Dalrymple asked for a discussion on childcare. Stated that it has been a couple years since the last discussion on this topic.

Dalrymple asks that any additional topics be sent to Kate.

13.ADJOURN

Adjourned at 7:36 PM

Next Scheduled meeting is for September 3rd at 5:30 PM.

Chair

ATTEST: _____
Secretary

**Minutes of Economic Development Board Special Meeting
Held on June 19, 2024**

1. CALL TO ORDER: Call to order at 5:30 PM

2. ROLL CALL

PRESENT: Chair Bob Dalrymple, Austin O'Brien, John DeRuyter, Brian Ashton

ABSENT: Jillian Privett

STAFF: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA None.

4. CONFLICT OF INTEREST None.

~~**5. APPROVAL OF MINUTES**~~ Not included in agenda.

~~**6. CORRESPONDENCE**~~ Not included in agenda.

7. PERSONS TO BE HEARD None.

~~**8. BOARD MEMBER REPORTS**~~ Not included in agenda.

~~**9. DIRECTOR REPORT**~~ Not included in agenda.

~~**10. UNFINISHED BUSINESS**~~ Not included in agenda.

11. NEW BUSINESS

Request from Mr. Wayne Johnson to purchase Borough Owned Real Property within the Wrangell Townsite, Lot 2, 3, 4, 5, 8 and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space for less than fair market value, for the purposes of economic development.

M/S- JD/ AO move to recommend approval of Mr. Wayne Johnson request to purchase Borough Owned Real Property within the Wrangell Townsite, Lot 2, 3, 4, 5, 8 and 9, of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space under the terms of the Purchase and Sales Agreement, and subsequent First Amendment to the Purchase and Sales Agreement.

Administrative report. Kate Thomas provided the Board with a review of the process to date and a summary of information in the Agenda Statement. The Agenda Statement was read into the record in full. *See Agenda Statement in Meeting Packet, June 19th, 2024, for exact language.*

The initial discussion regarding the purchase of the hospital began in early January 2024. A letter requesting consideration of sale of the adjacent six lots was submitted January 26th, 2024, along with expressed interest to purchase the Wrangell Medical Center (old hospital). Subsequently, the Planning and Zoning Commission (PZ) and Economic Development Board (EDB) reviewed the request to purchase the hospital at less than fair market value for the purposes of economic development. Both the PZ and EDB approved a recommendation to the Assembly to sell the hospital for \$200,000, whereas it was valued at \$800,000. The request to purchase the adjacent six lots was reviewed by the Planning and Zoning Commission (PZ), however the Economic Development Board (EDB) did not review that aspect of the issue, because the lots were suggested to be sold at market value, thus the EDBs review was not required by municipal code.

The Borough Assembly passed (2) Resolution 04-24-1853 and 04-24-1850 approving the sale of the old hospital for \$200,000, and the adjacent six lots for \$316,800 combined on April 9th, 2024. The sale agreement was subject to be executed on May 31, 2024. Prior to the execution of sale, a term in agreement allowed for further negotiation on the adjacent six lots. Mr. Johnson is requesting to purchase the lots at no cost for the purposes of economic development. An amendment to the original Purchase and Sales Agreement reads that conveyance of the lots will not take place until the purchaser demolishes the old hospital to the satisfaction of the seller. In this instance, the Borough relinquishes itself of the old hospital as a liability, gains \$200,000 for that parcel of land, divests itself of the interest in the adjacent six lots and conveys the land following the completion of demolition. The Borough received an estimate of \$2,000,000 to conduct the demolition. The value of the sale less than market value is in the cost savings of labor, maintenance, energy expenses, and the prospective costs of demolition.

Discussion was focused on the criteria of the Wrangell Municipal Code Chapter 16.12.012 in determining the best interest of the public/borough for sale of Borough owned-real property for economic development purposes.

In determining the best interests of the borough under this section, the assembly may consider any relevant factors, which may include:

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

Bob Dalrymple stated that much of the value (based on criteria) is speculation with the information provided. Bob stated that he can make his own assumptions on the value and economic benefit but would like to hear more information from the developer, Mr. Johnson. Bob reminded the group of the main objectives; demolish the hospital and develop housing.

John DeRuyter commented on the property tax value of housing versus storage being more lucrative in terms of tax generation for the Borough. Staff agreed that may be the case, however there are no plans for the Borough to rezone that area for housing and sell the lots to the public under an auction/open bidding form of sale.

Additional discussion covered the existing zoning of the properties, future development plans, and the housing needs of the community.

Brian Ashton stated that he would like to see this plan presented to the people in an open work

session to further discuss the value of this development and whether it is in the best interest of the people. Brian also commented on a lack of understanding or information on the professional work history and project successes of Mr. Johnson. He stated that slowing the process down and requiring a public work session to get more information would allow him to vote on the matter.

Austin O'Brien stated that there is no performance bond requiring the construction of the housing development, therefore the only basis of value is in the demolition. Austin spoke to the fact that while there is value in the demolition, there is nothing that binds the Borough to funding the demolition or completing such a project at this time.

Staff stated that the public has been encouraged to participate throughout the review process. This includes mailed notices to nearby property owners, public meetings of the Economic Development Board, Planning and Zoning Commission, and the Borough Assembly. Additionally, the developer has engaged with the media through written articles and interviews on KSTK radio and in the Wrangell Sentinel. Staff noted that Mr. Johnson has not yet formally presented his position to any official body of the City and Borough of Wrangell.

Amendment.

M/S AO/BA move to amend the original motion to include a condition that prospective buyer provide further information on the economic development criteria as per the Wrangell Municipal Code Chapter 16.12.012 and hold a work session of the Assembly to discuss the proposal with Mr. Johnson.

Discussion. Poll vote. All in favor.

Withdrawal vote.

By consensus of the board, the vote was withdrawn to include a second amendment.

Second Amendment.

M/S JD/AO move to amend the first amendment and original motion striking both, replacing it with a recommendation to the Borough Assembly to deny the sale and request more information from Mr. Johnson as per Wrangell Municipal Code Chapter 16.12.012 and hold a work session of the Assembly to discuss the proposal with Mr. Johnson in person.

Discussion. Poll vote. All in favor.

Vote on first amendment as amended. Poll vote. All in favor.

Vote on original motion as amended. Poll vote. All in favor.

12. NEXT AGENDA ITEMS

Meeting scheduled for Tuesday, September 3rd, 2024. Agenda to be determined.

13. ADJOURN 7:15PM

Chair

ATTEST: _____
Secretary

**Minutes of Economic Development Committee Meeting
Held on September 03, 2024**

1. CALL TO ORDER: Call to Order at 5:30PM

2. ROLL CALL

PRESENT: John DeRuyter, Jillian Privett, Austin O'Brien, Brian Ashton, Chair Bob Dalrymple

ABSENT:

STAFF: Kate Thomas, Matt Henson

3. AMENDMENTS TO THE AGENDA: NONE.

4. CONFLICT OF INTEREST: NONE.

5. APPROVAL OF MINUTES: NONE.

6. CORRESPONDENCE: NONE.

7. PERSONS TO BE HEARD: NONE.

8. BOARD MEMBER REPORTS

9. DIRECTOR REPORT

a. Economic Development Department Report August 2024

Director Thomas provided report.

b. Wrangell Development News Issue 1 (August 2024)

Director Thomas provided administrative report. Dalrymple commends Thomas on her efforts. Asked if new businesses, or filed business licenses, can be included in the monthly newsletter.

10. UNFINISHED BUSINESS: NONE.

11. NEW BUSINESS

a. Disposition (donation/gift) of Borough Property to the Wrangell Cooperative Association to develop a memorial at Alder Top Village identified as Lots 1 and 10.

M/S: JP/JD move to recommend to the Borough Assembly approval of the conveyance of land identified as Lots 1 and 10 within Block 1 of the Shoemaker Bay Subdivision II from the City and Borough of Wrangell to the Wrangell Cooperative Association (WCA) to develop a memorial park within the Alder Top Village Subdivision following the final installation of the public utilities and subject to the approval of the final plat.

Director Thomas provided administrative report.

Ed Caum stated his familial ties to this project. He also stated that these lots are adjacent to Rainbow Falls and can be utilized to create a new trailhead from the memorial. The tribe has actively been taking care and "sprucing" up their properties and this memorial would be no different.

Privett and Dalrymple shared concurring thoughts.

Brian Herman asked if there would still need to be a wetlands assessment and if these lots would impact any of those designations on that. Dalrymple stated that we are still waiting on the

interpretation of a recent SCOTUS ruling to determine that. Thomas stated that the SCOTUS ruling does not change any current policy. The mitigation of private lots or lots owned by WCA does not implicate the surrounding property.

Approved unanimously by polled vote.

b. Wrangell Medical Center discussion and recommendations.

Director Thomas provided administrative report.

Privett asked inquired about the structural report and findings. Thomas stated the general structure is sound, but the layout is unique to a hospital. There is asbestos present. If the borough were to retain the property, there would need to be a Brownsfield site created for prospective demolition. Mayor Gilbert says reports are available at the borough. Privett stated that she would like to see the building repurposed, and a critical community need be filled.

DeRuyter stated that he agrees that if the structure is good, there are many options of potential occupants in the future. He also stated that there are ways to mitigate the asbestos issue, and demolition is not the only solution.

O'Brien asked if there has been any further interest in education institutions taking over and partnering to build out the facility. Thomas stated not at this time but conversations with AvTech have concluded that the overall cost for an institution would be too high and there are many hurdles to complete this. They have stated that they are open to small, one-off, courses instead. She also stated that Wrangell needs to be considerate of the viability of a VoTech school. She provided the current property on Prince of Wales Island. O'Brien also asked if Tlingit and Haida wants to expand their head Start program and if they have expressed interest and what their long-term plans.

Ashton stated that he is currently studying the blueprints of the property. He stressed the need to understand what the investment cost will be to a potential partner. He asked the city to get a sample of the old, prefabricated roof, to test for asbestos and determine what needs to be done for remediation. He also stated that while the building structure is good, anyone looking at the facility needs to understand what the actual structure is. He will provide a color-coded map of the building to better identify what is critical.

Thomas asked what the most meaningful solution is for each board member. DeRuyter stated that job and industrial development is the foundation for any other growth. Through that, money will flow into the economy. Can the facility be used as a mechanism for growth. Caum (member of the public) stated that there is a need for "new money" - money from outside business and outside people. Caum suggested a business incubator model, looking to communities down south for successful comparisons. Requires significant grant funding.

Dalrymple stated that he is focusing on just the land. If the land were to be made available, it would need to be sold for the betterment of the community and allow a free market approach. However, he does not see a path forward using the existing structure.

Dalrymple stated that he believes the borough should continue to market the property heavily. He also believes that there should be another assessment of the building done to update information. He stated that the borough should make a decision on whether the six additional lots would be included in the final sale agreement and be marketed either way. Dalrymple stated that he does not believe the lots should be included in the initial offering. O'Brien agrees with

Dalrymple that the additional lots should not be included in the final package. Ashton stated that the six lots could be sold alongside the hospital property. Caum stated that the borough would need to assess whether they want to sell the additional lots and if they do, they need to act now to prepare the lots for sale.

Dalrymple stated that the EDB's original recommendation to the assembly was to have a formal process for the sale. He stated that that would likely be the recommendation the board again. He also stated that he would recommend revisiting the assessment.

Ashton stated that there should be a listing that states the information of the property and then a line of "or best offer". Thomas stated that the board needs to consider what the minimum sale price might be. Herman (member of the public) stated that Mr. Wayne Johnson's ask will likely become the new asking price.

Matt Henson read correspondence from Bruce and Nancy McQueen from the July 23rd regular assembly meeting.

Dalrymple stated that he had never thought about giving away the property for free.

Director Thomas summarized the board's conversation.

Recommendation from the Board to the Borough Manager and Assembly is as follows:

- ✓ Market the property for sale. Promote terms for selling property at less than market value. See Title 16 Disposal of Property for the purposes of Economic Development. If sale does not take place within a certain timeframe consider condemning the public, donating it to another agency/entity, or proceeding with process and funding for demolition.
- ✓ Priority is to create jobs and grow the economy.
- ✓ Continue marketing in-house utilizing the Borough public surplus site and marketing staff.
- ✓ Update condition assessment, specifically obtaining a core sample of the roof to determine range of contaminates if any.
- ✓ Retain 6 lots and deploy formal process for selling those lots through public surplus.
- ✓ Maintain minimum bid but include language for economic development offers.
- ✓ Bond on any terms of sale with demolition.

c. Addressing Wrangell's Population Decline and Fostering Community Growth.

Director Thomas provided administrative report.

Dalrymple stated that the information and report presented by Thomas are on the right track and provide a good path for discussion.

Director Thomas had the board partake in facilitated activity gauge challenges and benefits of living in and conducting business in Wrangell.

12.NEXT AGENDA ITEMS

Dalrymple asked for a discussion item regarding transportation between other local islands.

13.ADJOURN: Adjournment at 8:12

Next meeting scheduled for October 1st, 2024.

ATTEST: _____
Secretary

Chair

Agenda Item A Items of New Business

Review and Discussion of the Borgford Bio Energy Initiative

**Economic Development Committee
AGENDA ITEM
December 3rd, 2025**

INFORMATION:

This item will introduce the Alaska BioEnergy Plant Project, a proposed development that aims to utilize local biomass waste to produce clean energy, fresh water, and other valuable products. The project has the potential to significantly benefit the community through job creation, economic growth, and environmental sustainability.

The Economic Development Board is being provided an opportunity to review the initial project description in advance of a public work session that will be held with the developer and associated boards and commissions of the borough, including the assembly. The work session is scheduled for December 18 at 5:30 PM.

The goal of this discussion is to identify additional information and questions that may help inform the Borough's decision-making process and to educate the community on the potential impacts of the development.

ATTACHMENTS:

1. Alaska Bio Energy Plant Project Description.
2. Prompts for discussion.

RECOMMENDED MOTION:

No motion. Discussion.

Prompt: Facilitate a discussion with the economic development board on the Alaska BioEnergy Plant Project.

Here are some potential discussion points and questions to guide the conversation:

Key Questions for the Developer

1. Project Timeline:

- What is the anticipated timeline for the project, from initial planning to full operational capacity?
- What are the key milestones and their corresponding timelines?

2. Financial Projections:

- What is the estimated total project cost?
- How will the project be financed (e.g., private investment, public-private partnerships, loans)?
- What is the projected return on investment (ROI)?
- What are the expected financial benefits to the community (e.g., tax revenue, job creation)?

3. Environmental Impact Assessment:

- How will the project address potential environmental impacts, such as air and water pollution, waste disposal, and habitat disturbance?
- What specific measures will be taken to minimize negative impacts and maximize positive environmental outcomes?
- How will the project comply with local, state, and federal environmental regulations?

4. Community Benefits:

- Beyond job creation, what other specific benefits will the project bring to the community (e.g., improved infrastructure, increased tourism, enhanced quality of life)?
- How will the project engage with local communities and stakeholders throughout the planning and implementation process?

5. Long-Term Sustainability:

- What is the long-term sustainability plan for the project?
- How will the project adapt to potential changes in market conditions, technology, and regulatory requirements?

- What is the plan for decommissioning the facility at the end of its useful life?

Discussion Points for the Economic Development Board

1. Alignment with Community Goals:

- How does the project align with the community's long-term economic development goals?
- Does the project address specific community needs or priorities?

2. Potential Risks and Challenges:

- What are the potential risks and challenges associated with the project (e.g., technological uncertainties, market fluctuations, regulatory hurdles)?
- How will these risks be mitigated?

3. Community Engagement:

- How can the community be effectively engaged in the decision-making process?
- What opportunities are there for public input and feedback?

4. Local Content and Workforce Development:

- How will the project prioritize the use of local labor and materials?
- What are the plans for workforce development and training?

5. Economic Impact Analysis:

- What is the expected economic impact of the project on the local economy (e.g., job creation, increased tax revenue, business opportunities)?
- How will the economic benefits be distributed across different sectors of the community?

By addressing these questions and discussion points, the economic development board can gain a comprehensive understanding of the project's potential benefits and risks and make informed decisions about its feasibility and desirability.

Mission Statement

*Improving
the Earth...*



*...one ton at a time
...one gallon at a time*





Alaska BioEnergy Plant Project Description

Purpose:

The purpose of this project is to construct and manage a "waste to heat energy" facility that will provide citizens in Southeast Alaska and the surrounding region, much needed fresh potable drinking water and freshly grown vegetables. To accomplish this, Borgford BioEnergy LLC of Colville, Washington, USA, will use its proprietary technology within a newly formed corporation to build a plant capable of converting locally generated biomass waste material, including municipal solid waste (MSW), into fresh water, food, and other valuable products.

Borgford BioEnergy LLC is owned by Dale and Sharon Borgford, located at 958 Westover Rd., Colville, Washington, USA 99114. We will require a suitable location for the plant currently being researched which meets the construction criteria of Borgford's design. Borgford BioEnergy will accomplish all the engineering, procurement and construction phase of the plant, and will then operate the plant.

Technical Process:

What sets Borgford BioEnergy apart from other "Waste to Energy" companies is the unique bio-burning technology developed by Dale Borgford, known as the Octaflame combustion process. This combustion process is significantly different than that being used by conventional biomass burners. The Octaflame process treats biofuels much like petroleum companies treat petro-fuels in preparation for use in internal combustion engines. For an internal combustion engine to operate efficiently and effectively, the fuel must be clean and precisely formatted to match the design of the engine. The Octaflame process treats biomass fuels before their incineration in the same manner, thereby achieving a much more efficient and effective bio-burning. Octaflame's combustion is much more efficient than conventional bio-burners, achieving more useful BTU (British Thermal Units) production for use in downstream applications. Additionally, the Octaflame technology produces higher temperatures than conventional biomass burners. It does this by extracting the majority of the resident gases from the biomass and turning them into usable heat energy.

Conventional (Waste to Energy) systems currently being used by MSW collection companies in the USA must landfill 38% of the original MSW that remains unburned. Additionally, these companies often use fossil fuels to maintain combustion during these operations.

Octaflame technology is a much better process for burning biomass because it brings biomass burning to a place where it is nearly as precise as petro-fuels. It also enables biomass to be controlled and managed for maximum efficiency, effectiveness, and usefulness. Bio-burning with Octaflame technology brings biomass burning into the modern age.

The outputs from the Alaska BioEnergy plant include:

1. 50,000 gallons of purified water products per day for public consumption in the region.
2. Large volumes of greenhouse grown fruits and vegetables for the community. Types of vegetables and fruits will be tailored to the assessed desires of the citizens of the community.
3. 230,000 tons of Carbon offset, sequestration, and avoidance per year. This will result in a significant CO2 equivalency reduction.
4. Many jobs will be created for the local area during construction and 40 full-time jobs at the plant during full operation.
5. 3000 tons of dry fish fertilizer produced from cannery wastes to be processed and shipped to the lower 48 states, Alaska and Hawaii.

Important Environmental Issue:

In a separate facility at the plant, dry fish fertilizer will be produced. Fish waste is currently shipped out into the ocean and dumped. The fertilizer plant facility is designed to use heat from the burners to dry the fish waste. The waste is pulverized, and bulk bagged for shipment to the distributor for final processing. This eliminates a major pollution problem and creates a very desirable soil augmentation product that has large market potential in the lower 48 states, as well as Alaska and Hawaii. This is an organic product, as opposed to commercial chemical fertilizers, making it highly desirable for commercial and non-commercial users.

Key Plant Processes:

The project will use heat and steam from the Octaflame process to produce clean potable water (both drinking and distilled water) for local sales and distribution. The plant produces custom bottled water, filtered through a reverse osmosis system, pasteurized, and then bottled in assorted sizes for public distribution. Thorough testing at the on-site laboratory ensures consistent quality and purity of the product. A comprehensive system processes all waste materials, ensuring that all environmental standards are met regarding both air and water quality as well as solid material residues.

Greenhouse operations provide locally produced foods, reducing the import requirements. This, in turn, reduces environmental impacts from transportation, packaging, and other factors that contribute to greenhouse gas emissions.

The Octaflame burner system will be strategically located and specifically designed for this site. Population density and fuel availability for the burner system are two major factors that are considered for placement. Because the burners can use MSW, agricultural and aquatic waste, construction/demolition debris, forest materials and others, there is great flexibility in locating the plant where it will have the most effectiveness. After 30 years of research and study, cost analysis, and engineering, it has been determined that a plant located within a 25-mile radius of adequate fuel sources is optimal.

The plant is designed with low profile buildings that will blend in with the environment. Our landscape design emphasizes the use of fruit bearing trees and complimentary shrubbery. The trees and shrubs help blend the plant structure into the local environment and have a productive capacity to enhance local food sources. This also demonstrates carbon sequestration techniques that are an essential goal of the plant.

A companion goal of this project is carbon sequestration, carbon avoidance, and carbon reduction. This plant will reduce, offset, and/or capture approximately 230,000 tons equivalent (tCO₂e) per year of operation activity. This plant has a 50-year minimum life expectancy. To accomplish the companion goal, the Alaska BioEnergy plant will use its technology to reduce MSW accumulation and associated contamination of dumping fish wastes into regional water bodies, reduce emissions from burning, convert unwanted wood and aquatic waste into useful products for a wide variety of carbon sequestration actions.

Improving Agronomy Practices:

This plant will demonstrate how cannery wastes can be efficiently processed, creating products that can be locally produced using advanced greenhouse production. Outdoor fruit and berry production will be enhanced through technological innovations that the Octaflame heating process will make possible. Borgford BioEnergy will engage in public outreach and educational programs to spread the new approaches to all citizens that wish to transition to regenerative agricultural practices.

Evaluation Activities:

The plant will apply current technology for accurately measuring all our inputs and outputs. The current best available commercial technology for reducing and filtering any plant emissions is already designed into the Octaflame system. The plant will have an on-site laboratory that will constantly monitor all plant functions, and analyze all input and output streams. Regular reports will be developed of the plant's carbon sequestration, avoidance, and reduction, which is also required to qualify for the carbon credits the plant proposes to supply.

Summary:

Borgford BioEnergy's mission is to improve the planet by removing one ton of biomass waste at a time and producing one gallon of potable water at a time. The company's overarching goal is to "do well by doing good". To this end, this project in Alaska will help provide locally produced potable water and affordable fresh food stuffs for the local community, while removing MSW and other unwanted biomass materials in an environmentally sound manner.

Borgford BioEnergy will deploy its proprietary Octaflame technology to convert existing biomass fuels such as MSW, industrial waste, agricultural waste, and aquatic waste into heat energy to produce needed drinking water, fruits and vegetable foods. The Octaflame process accomplishes this conversion in an environmentally friendly manner. Greenhouse gas emissions are reduced – or kept out of earth's atmosphere, using Octaflame technology.

The Octaflame technology and its associated processes include refining biofuels, using advanced combustion technology to burn biomass at higher temperatures, and using advanced technology to

capture the energy from the increased BTU production, in turn making it useful to a variety of downstream applications. Because of its design features, the Octaflame technology significantly reduces the production of unwanted emissions of greenhouse gases into the atmosphere.

Social benefits are extremely important for any successful project. Borgford BioEnergy will reach out with educational and public relations programs to the schools and public community groups to show how waste streams from industry and agriculture are used to fuel the plant. They will learn how creating energy from the waste fuels cleans the environment through a variety of processes, such as carbon sequestration, locally grown greenhouse products, and reduced leaching of pollution into sensitive aquifers. This will ultimately result in improved health, more job opportunities, and a much cleaner environment in which the people can thrive.



Sponsorship, Management & Technical Assistance

Borgford Bioenergy LLC is a limited liability corporation located near Colville, Washington, USA, wholly owned by Dale and Sharon Borgford, who are sponsoring this project. Doug Borgford provides management continuity for Dale and Sharon, with complete detailed knowledge of all aspects of the project proposal.

The attached bio details the history and background of the principals involved in this project. Management of the project will rest upon Dale Borgford, who will oversee the total project. He has designed the project, engineered the entire process, and will conduct the onsite engineering, procurement, and construction. Following construction, the BBE Lead Team of engineers will oversee the startup and ongoing operations.

A highly qualified group of specialists in various fields of expertise has been assembled to provide the detailed management of all aspects of construction and operations.

The company will hire many local employees to fill operational and administrative positions. Local contractors will be used during construction and for certain scheduled maintenance requirements.



Bios of Principals

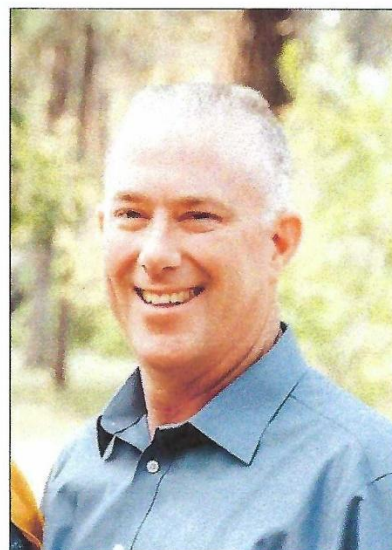
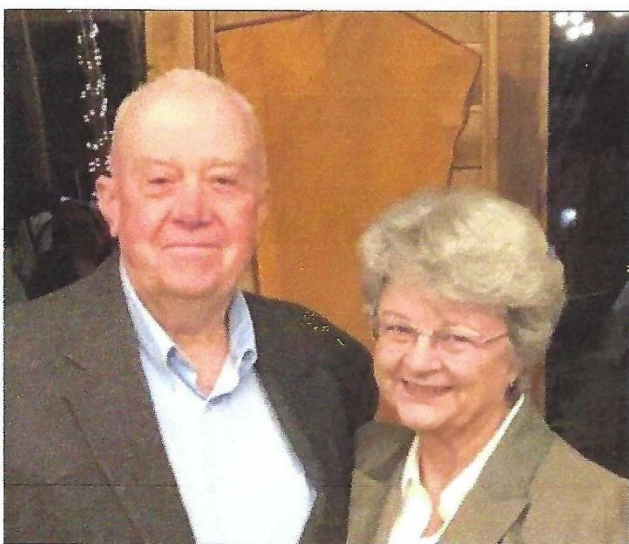
Dale Borgford, co-owner of Borgford BioEnergy LLC, has worked in the equipment and mechanical industry for over 65 years, including direct involvement in sales, maintenance, design, and/or repairs of multiple brands of auto, agricultural, lumber, and heavy duty equipment.

He currently also co-owns and operates Borgford Design and Manufacturing LLC. This firm has been in business over 40 years, manufacturing specialty agricultural and industrial equipment, including loader mounted hydraulic blade and grapple systems for materials, dirt and snow handling under the BoDozer label. He has designed and manufactured sawmill log carriages and other specialty sawmill equipment, and thermal conveyors for precise heating and conveying of special materials.

Dale previously installed several wood waste burner systems in the northwestern part of the United States, and gained specific expertise in the knowledge of burning biomass fuels. In more recent years, Dale has completed research and development of a biomass burner, the Borgford Octaflame Gasifier, which maximizes the efficiency of burning biomass material. Borgford BioEnergy LLC was formed to specialize in the manufacture of these gasifiers and the design of the accompanying energy use systems.

Sharon Borgford, co-owner of Borgford BioEnergy LLC and Borgford Design & Manufacturing LLC, has been involved in both companies from their inception. She maintains a general working knowledge of all facets of the companies, and maintains financial records, assists in producing literature, artist concepts, and online and written communication. Sharon holds a Bachelor of Science Degree in Earth Science/Geology, and has 20 years experience as a business office manager for a healthcare facility.

Doug Borgford, maintains detailed knowledge of all facets of the company, plans, and procedures. Provides all oversight and control under Dale Borgford. Background: 30 years in fabrication and manufacturing along with 26 years in sales and design of industrial electrical controls, electrical motor control centers, lighting. Supervisory experience. 6 years Navy Aviation Electronics.



Agenda Item B Items of Business

Nomination and Appointment of Officers

**Economic Development Committee
AGENDA ITEM
December 3rd, 2025**

INFORMATION:

Nomination and appointment of officers. As per the municipal code the Economic Development Board will establish a Chair and Vice Chair position. The Chair will preside over all meetings of the Board and serve as the chief spokesperson for the Board. The Vice Chair will assist the Chair and act as the Chair in the Chair's absence. Members of the Board may choose to nominate a peer for the Chair or Vice Chair position, or they may choose to self-nominate.

ATTACHMENTS:

None

RECOMMENDED MOTION:

Motion to approve nominations for the Chair and Vice Chair as discussed.