



City and Borough of Wrangell
Economic Development Board Meeting
AGENDA

Tuesday, March 05, 2024
5:30 PM

Location: Borough Assembly Chambers

1. CALL TO ORDER

2. ROLL CALL

3. AMENDMENTS TO THE AGENDA

4. CONFLICT OF INTEREST

5. APPROVAL OF MINUTES

- a. Approval of the Economic Development Board meeting minutes from December 20, 2023.

6. CORRESPONDENCE

7. PERSONS TO BE HEARD

8. BOARD MEMBER REPORTS

9. DIRECTOR REPORT

- a. Economic Development Department Report for January and February 2024

10. UNFINISHED BUSINESS

11. NEW BUSINESS

- a. Review and approval of a recommendation to the Borough Assembly to sell the former Wrangell Medical Center (old hospital)

12. NEXT AGENDA ITEMS

13. ADJOURN



**Minutes of Economic Development Committee Meeting
Held on December 20, 2023**

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

2. ROLL CALL:

PRESENT: Chair Bob Dalrymple, Brian Ashton, John DeRuyter, Caitlin Cardinell, Jillian Privett

ABSENT: NONE

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 September 7th, 2023.

M/S: JP/JD move to approve the Regular Meeting minutes of the Economic Development Board from September 7th, 2023.

Approved unanimously by polled vote.

6. CORRESPONDENCE: NONE

7. PERSONS TO BE HEARD: NONE

8. BOARD MEMBER REPORTS

Privett announced that the City and Borough Ketchikan and Saxman were awarded \$4.5m from the Alaska Housing Finance Corporation to build nine units by 2025. Similar to Sitka, Ketchikan lacks readily available land to develop which has similarities to Wrangell's current situation.

Dalrymple stated that the US Forest Service cabin environmental assessment has been completed as the Forest Service continues to look for areas for future cabins. The official report is forthcoming.

9. DIRECTOR REPORT:

Director Thomas provided an oral report. FY25 State and Federal Capital Project priorities approved by the Assembly were distributed.

10. UNFINISHED BUSINESS: NONE

11. NEW BUSINESS

- a. Nomination and appointment of Chair and Vice Chair for the Economic Development Board.

M/S: JD/CC move to appoint Bob Dalrymple as chair and Jillian Privett as vice chair of the Economic Development Board.



Approved unanimously by polled vote.

- b. Approval of the 2024 regular meeting schedule to include the work session in January.

DeRuyter stated that in his opinion, the number of meetings currently proposed do not allow for a proper amount of time for the board to properly digest the information proposed on actions items or for the execution of the annual work plan.

Ashton stated that he agrees with DeRuyter that there needs to be more time but that he doesn't have a solution. He will continue to brainstorm ways to maximize time.

M/S: JP/JD move to approve the 2024 regular meeting schedule as presented to include the January work session on January 27th at 9:00am.

Approved by polled vote.

- c. Review and approval of the Alder Top Village land sale proposal.

Director Thomas gave an administrative report. Stated that she would like to see a homeowners financing workshop to help the public understand their options for funding in February.

DeRuyter mentioned that based on the handbook presented in September, there is precedent for land lottery with stipulations and/or eligibility criteria. Asks what liability the borough may take on by this approach. Thomas stated that the land lottery the borough based their process off was based in Skagway. The handbook refers to lotteries that took place in the 80s and 90s. She continued to state that the borough is looking for ways to make the land sale fair. However, there is no clause in the currently drafted non-codified ordinance that states a person is limited to one lot if more than one ticket is pulled. DeRuyter stated that he would like to see a limit placed on the number of parcels that can be purchased by one party. Cardinell stated that she would support the recommendation of limiting parcel sales to one. Privett stated that she would support a cap on parcel sales but would like to see a higher number to give the public a variety of options which would help encourage more land sales. Cardinell stated that loose restrictions at the beginning do not allow for tightened restrictions in the long term and that she would like to see more people have an opportunity to own land.

Ashton stated that by subsidizing the lots, we would be misusing taxpayer money if one person can buy multiple lots via the lottery. If there is a surplus of lottery lots, then the sale should switch to bid which would help set a precedent for future borough land sales. He recommended that phase one lots be sold to the highest bidder rather than a lottery and then review how the sale went to better inform phase two. Stated that the borough is not subsidizing building dream homes but rather starter homes.

Thomas stated that the current project timeline states that there will be a public surplus auction of land before the lottery takes place. She also stated that she fully supports the limit of parcel per applicant for lottery sales. Lots that go unsold go to public auction. Thomas also mentioned that surplus procedure is in the Borough's current code, but the lottery is a non-codified ordinance that has not been approved.

Ashton asks if boards thought of releasing the high dollar lots immediately, and deferring sale of the lottery lots later. Will this slow down the process? Thomas stated that yes, it will. Thomas



explained that the administration of the sale is a big part of the timeline and that it is her understanding from leadership and the council they would like to tackle all aspects of phase 1 sales at one time, including determination of methods of sale and procedures.

Cardinell stated that she likes the direction the board is going and is ok with one party purchasing more than one lot in the surplus auction but still wants to make sure that the lottery sales are limited to one lot per person. If the lottery runs out of tickets, then a process must be in place to address that.

Dalrymple stated that he agrees with Ms. Cardinell but mentioned that there is need to maximize revenue and agreed that there should be a limit of one lot per person in the lottery. Bob stated to the group that there are a lot of administrative functions that staff are engaging in daily that the board does not need to engage in. He also stated that the assembly has a desire for action and does not want to draw this process out and would see the board's recommendation in one comprehensive package rather than portions over time. He stated he supports an amendment to the motion to add a limit to the number of parcels an individual could purchase in the lottery.

Ashton stated that there was interest from the community in the borough to provide subsidy or financing for lots and asked if this were still something the borough would consider. Thomas stated that the Finance director is not interested in financing lots for the public and this is the reason staff are proposing a financing symposium to educate the public on their options. She also mentioned that the sale terms for the lottery are different than the public surplus and these differences are meant to address the lack of financing. The borough has financed the development of the lots through a balance of funds.

Dalrymple stated that his belief is that the borough doesn't view itself as a housing authority therefore it would not offer financing.

M/S: JP/CC move to approve recommendation to the Assembly on the methods of sale, protective covenants, financing, sale terms and participation eligibility as presented for lot sales at Alder Top Village.

M/S: JD/JP move to amend the motion to limit the number of parcels to one per person in the land lottery.

Amendment approved unanimously by polled vote.

Motion approved unanimously as amended by polled vote.

12. NEXT AGENDA ITEMS

Thomas restated that the retreat is scheduled for January 27th from 9:00am to 12:00pm and that this will help set the workplan for the next calendar year.

13. ADJOURN

Adjourned at 7:12pm. Next regular meeting is scheduled March 5th, 2024. A board retreat has been scheduled for January 27th, 2024.

ECONOMIC DEVELOPMENT DEPARTMENT REPORT

To: Planning and Zoning Commission;
Economic Development Board; and,
Wrangell Convention and Visitors Bureau

Cc: Borough Manager
Borough Assembly

From: Kate Thomas, Economic Development Director
Matt Henson, Marketing and Community Development Coordinator

Date: March 1, 2024

BOARDS AND COMMISSIONS

- Economic Development Board Meetings
 - June 4th, 2024, next meeting
 - March 5, 2024, review of the hospital sale
 - January 19, 2024, retreat to build rapport and review goals
 - December 20, 2023, review and approval of methods of sale for Alder Top Village
- Wrangell Convention and Visitors Bureau Meetings
 - March 19, 2024, review and approval of the FY25 budget
 - March 13, 2024, work session to review and discuss the Transient Tax and CPV budget for FY25
 - March 7, 2024, work session to discuss the Travel Guide design and content
 - February 20, 2024, review of Visitor Industry Report, updates to Visitor Survey, preliminary budget discussion, and creative content for ATIA Travel Alaska website
 - January 16, 2024, approval of a Customer Relationship Management System, review of Travel Guide design concepts, review of Tourism Management Plan development and public process
- Planning and Zoning Commission Meetings
 - March 14, 2024, review and approval of a conditional use permit application, final plat, preliminary plat and hospital sale
 - February 15, 2024, review and approval of a final plat, preliminary plat and property purchase request
 - January 25, 2024, review and approval of commission report on finds for decision on rezone petition
 - January 15, 2024, review and approval of a preliminary plat
- Wrangell Convention and Visitors Bureau Board Members Mya DeLong and Caitlin Cardinell (also an Economic Development Board Member) will be stepping down from their positions. Both individuals have been extremely engaged, critically mindful of their contributions, and supportive of staff during the department's transition in leadership. Staff are grateful to have had their involvement over the years.
- Beginning in April there will be two (2) seats open on the Wrangell Convention and Visitors Bureau and one (1) seat open on the Economic Development Board.

ECONOMIC AND COMMUNITY DEVELOPMENT

- Pleased to report that March 23, 2024, will mark the first work anniversary for the Director and Marketing & Community Development Coordinator.

- Recent Travel
 - Southeast Conference, Kate Thomas
- Community Events
 - USCG Community Day with USCGC Pike
 - Matt Henson coordinated with USCG and middle and elementary schools.
 - Over 100 students and 18 community members
 - Event is evolving into other opportunities such as Kids Don't Float and Touch-A-Boat
 - Further coordination with High School for School-wide recruiting event with USCGC John McCormick
 - Home Wise Information Fair
 - Over 70 community members participated in person and virtually
 - 6 outside agency partners
 - Nolan Center Director and Staff, Capital Facilities Director, Interim Manager, Marketing and Community Development Coordinator
 - Alaska Recreation & Parks Association Conference
 - Assisting with fundraising
 - All funds are raised off the island by way of sponsorships from industry suppliers and businesses
 - Providing resources to Wrangell P&R as needed
 - The event will be hosted the week of September 16
 - 2023 overall economic impact likely exceeds 60k for a 3-day conference
 - After nine years of service as secretary, Kate Thomas will resign from the Alaska Parks & Recreation Association board in October (following the conference)
- Alder Top Village Land Sale Next Steps
 - Update website with FAQ sheet about property sale and regulations on development
 - Finalize protective covenants
 - Assembly review and approval of the resolution and non-codified ordinance
 - Set up a system for an online surplus auction
 - Establish a timeline for sale which is largely influenced by construction
 - Promote land sales within the community and regionally
 - Execute sale procedures
- RAISE Grant Application for Wrangell Harbor Basin Revitalization and Transportation Resiliency Project
 - Assisted with coordination and review of the 2024 RAISE grant application
 - Accumulated over 500 hours of consultant, economist, engineer, technical assistant, and staff labor
 - 25 million dollars of federal discretionary grant funding possible
 - 3 million dollars in a revenue bond necessary to make up for the funding shortfall
 - Technical support was offered throughout the development process through the Thriving Communities grant program
 - Over 60 letters of support from community members, partners, and stakeholders; including the federal delegation, state DOT, and tribal association.
 - Awards will be noticed in June 2024
- The Thriving Communities Program (DOT Grant) includes a site visit from each community's assigned technical assistance team, along with representatives from the Department of Transportation. Several folks from the team will be traveling to Wrangell to learn more about our community and to meet with partners and stakeholders to continue planning for future industry and development at the Deep-Water port (Mill) property.

- Borough Strategic Planning Session
 - February session with all department directors and leadership
 - Focus on goals and expectations
 - Challenges and opportunities the Borough is focusing on
 - Retaining residents
 - Attracting new residents
 - Productive use of the Deep-Water Port (Mill Property) while industry is being sourced and development
 - Sustainable growth and development within the tourism industry
 - Workforce development partnerships
 - Sustainable funding and strategies for capital and major maintenance projects

- Forest Service Update
 - The USFS has begun planning for the Tongass Forest Plan revision. A multi-year process that provides for the vision and foundation for stewardship of the National Forests. Plans are programmatic in nature, meaning they cover a large geographic area, their management direction is broad in scope, and they provide guidance and constraints on management to meet desired conditions. Forest Plans are strategic and should not be prescriptive. They do not authorize any use, projects, or activities, nor do they compel or direct any action. They focus on the “what” not on the “how”.

 - The plan revision will include a series of public engagement opportunities including webinars every Wednesday, beginning March 6 through April 17. Access to the webinars can be obtained by visiting the plan website [HERE](#).
 - 3/06/2024 Revision 101 and How to be Engaged during this Process
 - 3/13/2024 Building blocks for understanding what is important in Plan Revision
 - 3/20/2024 Wild and Scenic River Eligibility Study Process in Plan Revision
 - 3/27/2024 Sustainable Recreation and Tourism in Revision
 - 4/03/2024 Recommended Wilderness Process in Plan Revision
 - 4/10/2024 Planning for Species Diversity in Revision
 - 4/17/2024 Planning for Resource Use in Revision

 - A drop-in and discussion format session will be hosted in Wrangell on Monday, April 22 from 2:00 PM-7:00 PM. The CBW will engage in an individual work session to discuss specific priorities from the lens of the Borough.

- The City and Borough of Wrangell and the Wrangell Cooperative Association came together for a joint work session on Tuesday, February 27, 2024. The purpose of the work session was to welcome new council members and assembly to the table, to review progress on the landslide response efforts, and to share the concepts and themes in developing a mutual work plan and/or agreement to propel projects and initiatives forward. The themes that cross over our entities are Communication, Policy and Advocacy; Transportation and Safety; Tourism Management and Destination Marketing; and Environmental and Community Health. Deliverables of the work will be driven by themes and priority projects where there is a mutual interest and benefit to the community. This work plan builds upon the foundation that exists in the Memorandum of Understanding that was approved by both parties in 2022 and is set for review in 2025.

TOURISM

- Recent Travel
 - Seattle Boat Show- Kate Thomas, Matt Henson, Calleigh Miller, Caitlin Cardinell, Brenda and John Yeager

- Pacific Northwest Cruise Symposium- Kate Thomas and Caitlin Cardinell
- Began meeting with visitor industry business owners and staff to further understand local industry needs
- On January 30, 2024, Wrangell was informed that the Regatta (6/7 & 9/19) and the Seven Seas Explorer (5/17) canceled their stops in Wrangell and planned to call on Klawock instead. The Seven Seas Explorer also canceled a Ketchikan stop to call on Klawock.
 - The two Regatta calls equate to a loss of 1,368 passengers with an estimated \$13,200 in lost revenue to the port department.
 - The Seven Seas Explorer equates to a loss of 750 passengers with an estimated \$8,060 in lost revenue to the port department.
 - This does not account for the economic impact on local operators, retailers, and restaurants in the downtown area.
- On February 26, 2024 Wrangell was informed that American Queen Voyages – the cruise company that operated the Ocean Victory – recently shut down all operations and will not return to Alaska for the foreseeable future. A QV's announcement regarding their shutdown can be found [HERE](#). This means that all previously scheduled Ocean Victory calls to Wrangell have been canceled.
 - This equates to 14 lost port calls, including 2,800 passengers. The estimated loss in revenue to the port department is \$33,428. This does not account for the economic impact on local operators, retailers, and restaurants in the downtown area.
 - It is the department's understanding that there are many outstanding invoices that American Queen Voyages has within the community and region which further impacts the bottom line for operators in Wrangell.
- Tourism Management Plan
 - A Public Survey will be conducted at the end of the season
 - Evaluation of need and scope of work for potential consultant to assist with the broader Tourism Management Plan
 - A series of information videos will be released late winter through spring as a component of the public outreach for the Tourism Management Plan. Below are some sample topics and presenters that will be showcased in the series.
 - Why tourism management and planning matters
 - How tourism impacts Wrangell
 - Who is the CVB
 - What are Tourism Best Management Practices? And why do they matter?
 - Cruise Ship Schedule
 - Who is CLAA
 - Who is CLIA
 - Conglomerate/Agencies/Vessels
 - Who's who (local level)
 - Port Development fees
 - Cruise ship revenue versus Transient Tax revenue
 - Marketing plan expenses
 - Waterfront Master Plan
- Staff will begin local promotions of the Tourism Best Management Practices (TBMP), issuing a notice to operators and businesses prompting them to renew their agreement to adhere to the practices that were established and approved by the Wrangell Convention and Visitors Bureau last year. TBMPs are intended to minimize the impacts of tourism in a manner that addresses both resident and industry concerns and

enhances Wrangell’s visitor experience. It is a cooperative effort between stakeholders and managers of the industry.

- The department will work with the Wrangell Cooperative Association to host a gathering in late April, or early May. Wrangell Cooperative Association approved indigenous art to be used in the redesign of the downtown street banners. Folks will gather at the City Dock to turn around during the raising of the first street banners. Banners will be installed along Front St. The project was facilitated last year with plans to reveal the new design at the beginning of the 2025 tourism season.

PLANNING AND ZONING

- Assessment of costs associated with updating the Comprehensive Plan. The current Comp Plan is outdated and in need of an update. Given the scope of the work, it is necessary to seek outside assistance for the plan update. Staff will identify a cost to be included in the FY25 budget.
- Annual update of recorded plats
- Annual updates to GIS
- Responding to resident and public inquiries
- Review of building permit application
- Review and audit of planning code
- Review of preliminary and final plats
- Review of tidelands leases and land purchase applications
- Assessment of planning permit fees
- Development of new online forms for planning permit applications

MARKETING AND COMMUNICATION

- Review of Marketing Plan and associated projects in preparation for the budget
- Multiple ad buys with Travel Alaska (ATIA) promoting local POIs
- Development of Annual Department report design layout
- Develop marketing collateral for borough and tourism events
- Social Media management
 - Weekly forecast of meetings
 - Weekly wrap of job posting
 - More routine Borough engagement
- Travel Guide design and content review
- Locational map design for distribution
- Privacy Policy for Borough and Travel websites
- Borough Director Head Shots (will be included in the website refresh).
- Preparing for Borough Branding project
- Borough website refresh and audit of content. Staff will work with each department to review the content, layout, and structure of their web pages for updates and improvements.
- Preparing for onboard of Customer Relationship Management System
- Working with Wrangell High School Shop class to manufacture signage for buildings
- Reviewing creative content for Travel Alaska website updates
- Develop cultural marketing policies to ensure that the heritage and culture of the Tlingit people are represented respectfully. Policies will be reviewed and approved by the Wrangell Cooperative Association before they are implemented.
- Preparation for BirdFest with USFS

City and Borough of Wrangell, Alaska
Economic Development Board
Regular Meeting March 5th, 2024
Agenda Statement

Agenda Item: New Business, Item 11A

From: Kate Thomas, Economic Development Director

Subject: Review and approval of a recommendation to the Borough Assembly to sell the Wrangell Medical Center (old hospital).

INFORMATION:

The City and Borough of Wrangell (Borough) own the former Wrangell Medical Center (WMC) and surrounding property. The facility has been vacant since 2020, following the takeover and subsequent service relocation by the Southeast Alaska Regional Health Consortium (SEARHC). Since the vacancy, the Borough has been eager to identify a potential buyer or industry investor to repurpose the facility. To date, the Borough has allocated labor resources and funding to cover the utilities and maintenance expenses for the facility. The cost burden of these expenses is estimated to be upwards of \$100,000 annually.

In 2022, the BOROUGH solicited consultation services to conduct an appraisal of the Wrangell Medical Center facility and land, through Reliant, LLC. As per the *Appraisal Report* dated March 26, 2022, the final market value is estimated at \$830,000. Further, the report states “After careful consideration, based on analysis of the data presented previously as well as data contained within the appraiser’s work file the market value of the subject (land) is estimated at \$5.50/sq ft.” This calculation is regarding the land value, which is estimated at \$467,434 (rounded to 470k). In summary, the depreciated building value is \$418,112 plus the land value at \$470,000 resulting in a total market value estimate of \$890,000. The final market value is \$830,000.

In January 2023 after receiving a notice of interest, the City and Borough of Wrangell (BOROUGH) requested that Jim Freeman and Kevin Jones (proposal party) present their conceptual plans to the Economic Development Board and Planning and Zoning Commission for feedback, concerns, questions, and ideas. The development plans from the proposing party did not come to fruition. Shortly thereafter the Borough solicited proposals for real estate broker services. A six-month Professional Services Agreement (PSA) was executed between the BOROUGH and Anchor Property commencing on June 30, 2023, with a sunset date of December 30, 2023. Anchor Properties' purpose was to assist with the marketing and sale of the property. During the term of the PSA, two notices of interest did not transpire into a sale.

Towards the end of the service agreement, the Borough was notified of an interested buyer, Mr. Wayne Johnson, who sought to work directly with the Borough. From that point, initial discussions between the Borough Manager, Mason Villarma, and Mr. Johnson evolved into a negotiation of the sale. The Borough has an interest in seeing the facility repurposed for the good of the community. Mr. Wayne Johnson states that he intends to demolish the building and construct a new multi-unit development to increase housing opportunities in Wrangell. Given the

nature of liability and the complexities of the Borough maintaining ownership through the demolition, the resulting sale agreement reflects only the seller-to-buyer terms. It does not include a reference to any terms and conditions for demolition or development.

The current purchase agreement lists a sale price of \$200,000. The buyer's agreement and obligation to complete this purchase as outlined in the agreement is contingent upon the seller and buyer reaching a mutually agreeable understanding on the six adjacent properties (lots) that the buyer has requested to purchase in addition to the former Wrangell Medical Center property. The planning and zoning commission reviewed and approved a recommendation to the Borough Assembly to sell the six adjacent lots under the condition that the sale agreement for the old hospital is signed and executed. Once the mutually agreeable understanding is reached, it shall be evidenced in writing signed by both parties, and included in the final sale agreement. The buyer shall pay all document recording charges, cost of title insurance, and costs associated with the municipal code in the sale of the property including publishing notices and recording fees. Additionally, the buyer shall cover all costs associated with any financing the buyer may obtain, expenses related to buyer due diligence investigations, and legal and professional service fees retained by the buyer.

The buyer acknowledges that they will be responsible for the payment of property taxes for the property under the Wrangell Municipal Code and Alaska statutes. If the buyer contends that the property is exempt from property taxes, the buyer agrees to make a payment instead of taxes (PILT) commensurate to the assessed value of the land and improvements. Properties located in Wrangell are assessed by an assessor each year. The property's current assessment value is \$170,000 with a mill rate of 9.75. The property is currently exempt from taxes as it is owned by the Borough. As soon as the property transfers to private ownership, it is assumed it will be assessed and taxed commensurate with the other properties in the Borough.

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.

While there is a prospective housing development that Mr. Johnson ventures to accomplish, the current proposal solely reflects the purchase and sale agreement for the former Wrangell Medical Center for \$200,000 (along with the six adjacent lots) subject to the terms and conditions summarized above. It is the interest of the Borough to sell the property as conveyed in the property's real estate listing and marketed sale which was at the direction of the Assembly.

Immediate benefits to the Borough include a reduction in annual utility and maintenance costs, as well as recuperation of lost labor that has been allocated to the facility's needs since its vacancy. Also, a sale to a private party constitutes an assessment to determine land values for property taxes to be paid by the new owner. Moreover, the sale of the property limits the planning and development burden assumed by the Borough as it would be responsible for continued outreach to source a buyer or new industry to repurpose the facility, all while incurring the maintenance and labor expenses to keep the facility in a state of good repair.

As Mr. Johnson proceeds with his plan to demolish the building with the intent to build additional housing units on the property the benefit increases. The housing crisis known nationally affects Alaska, the region, and Wrangell specifically. It would be a significant economic benefit to the community if additional housing were to become available for purchase, which may open other housing options for residents or attract new residents. Retention of existing and attraction of new residents is an area of continued focus for the Borough.

The Borough Manager and Attorney developed, reviewed, and finalized the purchase agreement to be in the best interest of the Borough. Mr. Johnson signed the purchase agreement as an acknowledgment of the terms and conditions. Before the agreement may be executed and the transactions contemplated in the agreement may be consummated, the Assembly must formally approve the transaction per the Wrangell Municipal Code and Alaska law. A review by the Economic Development Board and Planning and Zoning Commission is the first step in the review process.

ATTACHMENTS:

- 1.) Aerial Map for former Wrangell Medical Center (WMC), 2.) Aerial Map of adjacent six lots 3.) Plat Map, 4.) Property Card for WMC

STAFF RECOMMENDATION:

Staff recommend that the Economic Development Board approve a recommendation to the Borough Assembly to approve the sale of the former Wrangell Medical Center (old hospital).

RECOMMENDED MOTION:

Move to recommend approval to the Borough Assembly of the purchase and sale agreement to sell the Wrangell Medical Center (old hospital) for \$200,000.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



Public Map



1 inch = 106.368459 feet
Date: 2/26/2024

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

CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



Public Map



1 inch = 88.640382 feet
Date: 2/12/2024

14

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 10-9-18 [Signature]
MAYOR, CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK PAGE _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

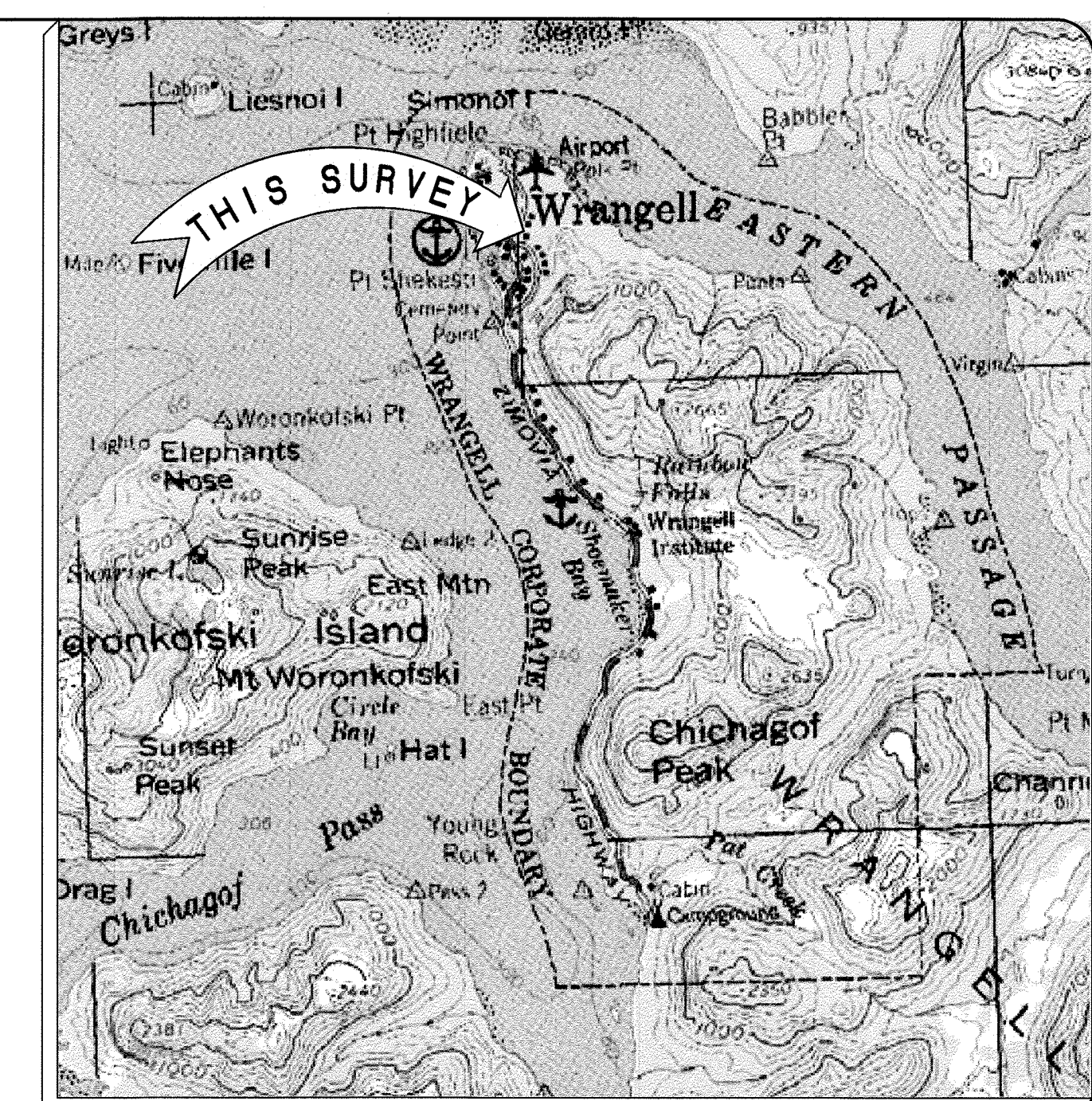
DATE 10-9-18 [Signature]
MAYOR, CITY AND BOROUGH OF WRANGELL
ATTEST: [Signature]
CITY CLERK

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF City of Borough of Wrangell AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2018 WILL BE DUE ON OR BEFORE OCTOBER 15, 2018 DATED THIS 9th DAY OF October 2018
[Signature]
ASSESSOR CITY AND BOROUGH OF WRANGELL

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. _____ DATED October 3 2018, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.
DATE 10-3-18 [Signature] CHAIRMAN, PLANNING COMMISSION
[Signature] SECRETARY



VICINITY MAP:
SCALE: NOT TO SCALE

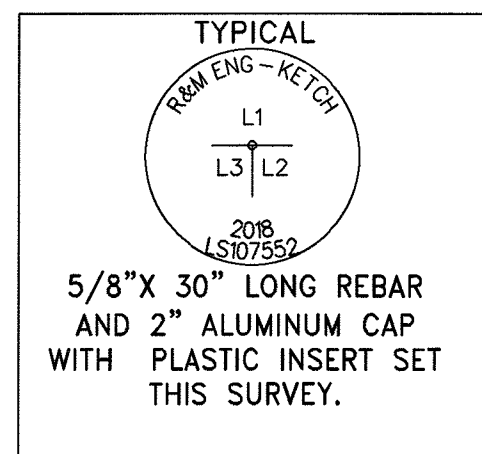
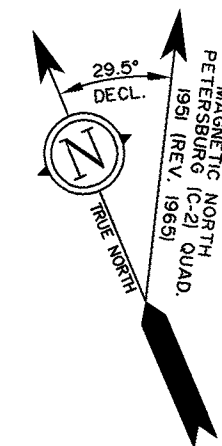
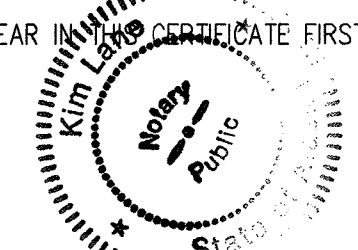
NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF October 2018 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Mayor Steve Prystupa TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR I HAVE SPECIFICALLY SET FORTH HEREIN WRITTEN.

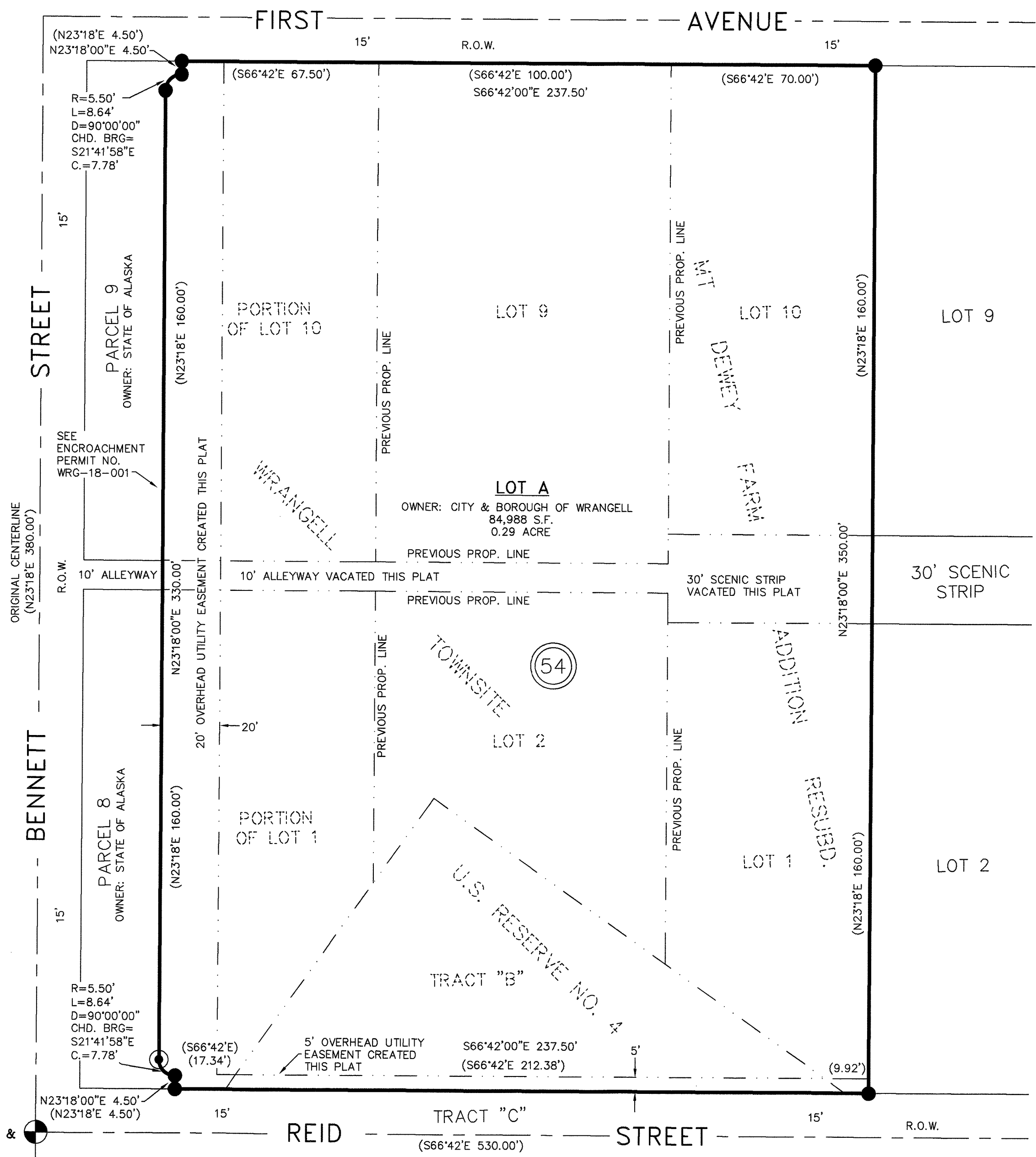
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 7-27-21



CLIENT: CITY & BOROUGH OF WRANGELL
P.O. BOX 541
WRANGELL, ALASKA 99929

DRAWN BY: MCH
CHECKED BY: CCP
DATE PLATTED: SEPTEMBER, 2018
DATE SURVEYED: AUGUST, 2018
SCALE: 1"=30'
SURVEYED BY: MCH
PROJ NO.: 182757

OLD S.I. BENNETT & CHURCH ST.

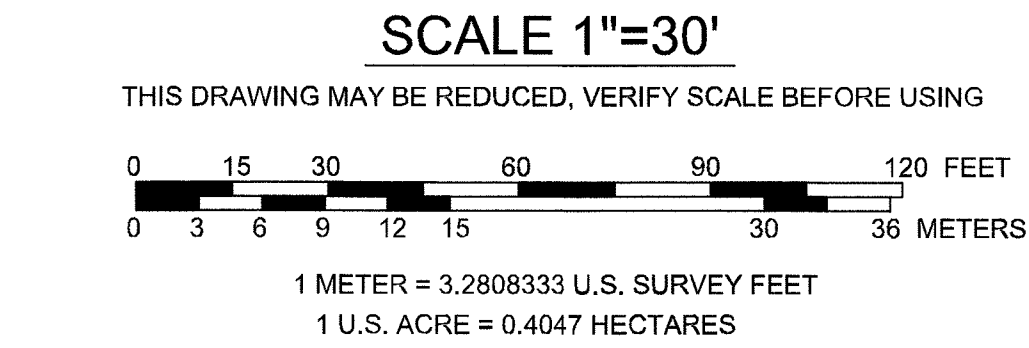


PLAT NOTES

1. THE PURPOSE OF THIS SURVEY IS TO COMBINE LOTS 1 & 10, BLOCK 54, WRANGELL TOWNSITE, ACCORDING TO PLAT NO. 68-81; AND TRACT "B", SUPPLEMENTAL PLAT OF WRANGELL TOWNSITE, USS 1119, ACCORDING TO PLAT 68-129; AND A PORTION OF LOT 1, LOT 2, LOT 9, AND PORTION OF LOT 10, BLOCK 54, TOWNSITE OF WRANGELL, ALASKA, USS 1119, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA. CREATING LOT A, BLOCK 54, W.M.C. REPLAT, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.
2. THIS PLAT WILL VACATE A PORTION OF A 10' WIDE ALLEYWAY ALONG WITH A PORTION OF A 30' WIDE SCENIC STRIP.
3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
PLAT 68-129 (SUPPLEMENTAL PLAT OF WRANGELL TOWNSITE)
PLAT 68-81 (SUBD. OF BLOCK 54, WRANGELL TOWNSITE)
PLAT 82-1 (USS 1119)
PLAT 39-30
PLAT 39-31
DEPARTMENT OF HIGHWAYS PROJECT NO. S-0943 (9)
DEED 69-340 (BOOK 17, PAGE 69 - 70)
DEED 72-71 (BOOK 17, PAGE 453)
DEED 69-341 (BOOK 17, PAGE 72 - 73)
ALASKA D.O.T. ENCROACHMENT PERMIT NO. WRG-18-001
4. REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATE TO PLAT FILE NO. 32421.
5. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
6. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.

LEGEND

- HIGHWAY CENTERLINE BRASS CAP RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- SECONDARY MONUMENT FOUND THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED
- PREVIOUS PROPERTY LINE



WRANGELL RECORDING DISTRICT		
Revisions		
No.	Date	Description

R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
7180 REVILLA ROAD Fax: (907) 225-3441
Ketchikan, AK 99901

WRANGELL OFFICE Phone: (907) 305-0820
P.O. BOX 701
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

PROJECT: **W.M.C. REPLAT**

THE REPLAT OF LOTS 1 & 10, BLOCK 54, WRANGELL TOWNSITE, ACCORDING TO PLAT NO. 68-81; AND TRACT "B", SUPPLEMENTAL PLAT OF WRANGELL TOWNSITE, USS 1119, ACCORDING TO PLAT 68-129; AND A PORTION OF LOT 1, LOT 2, LOT 9, AND PORTION OF LOT 10, BLOCK 54, TOWNSITE OF WRANGELL, ALASKA, USS 1119, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA. CREATING LOT A, BLOCK 54, W.M.C. REPLAT, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE 9/28/2018 [Signature]
CHRISTOPHER G. PIBURN LS 107552



2018-6
Plat # Wrangell
Rec Dist
Date 10-12 2018
Time 10:05 AM



CURRENT OWNER

CITY AND BOROUGH OF WRANGELL HOSPITAL

Property Identification

Parcel #	02-031-351	Use	O - Other
City Number	1177	Building	
		Service Area	REG

Property Information

Improvement Size		Year Built		Land Size	84,988	SF
Basement Size		Effective Age		Zone	OS	
Garage Size		Taxable Interest	Non-Taxable			

Legal Description

Plat #	2018-6	Lot #	A	Block	54	Tract		Doc #		Rec. District	Wrangell - 104
Describe										Date recorded	

PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value	Trending
2024	Non-Taxable	\$170,000		\$170,000	-\$170,000	\$0	
2023	Non-Taxable	\$170,000		\$170,000	-\$170,000	\$0	
2022	Non-Taxable	\$170,000		\$170,000	-\$170,000	\$0	
2021	Non-Taxable	\$170,000		\$170,000	-\$170,000	\$0	

NOTES

LAND DETAIL

Item a.

Market Neighborhood Site Area **84,988** SF Topo **Moderate** Vegetation **Cleared**

Access **Public road** Frontage Ft Road View **Neutral** Soil **Buildable**

Utilities Typical Water Sewer Telephone Electric LQC

Comments

SITE IMPROVEMENTS

Site Improvements Total

Description	Area	Unit Value	Adj.	Value	Comments
	84,988	SF x \$2.00		\$169,976	
		SF x		=	
		SF x		=	
		SF x		=	
		SF x		=	
Total	84,988	SF	Fee Value:	\$170,000	

SUMMARY FEE SIMPLE VALUATION

Inspected By Date Inspected Valued By Date Valued

VALUATION CHECK				FEE VALUE SUMMARY	
The Total Fee Value				Total Residential	
Income Value = NOI Ratio = NOI / =				Total Commercial	
Comments <input type="text"/>				Other Improvements	
				Total Improvements	
				Land & Site imp	\$170,000
				Total Property Value	\$170,000

EXEMPTION DETAIL

	Land	Improvements	Total	Percent Occupied <input type="text" value="100%"/>
Fee Value	\$170,000		\$170,000	Comments <input type="text"/>
Municipal				
Total Exempt			-\$170,000	
Taxable Value	\$0	\$0	\$0	