

December 14, 2022

Public Forum

**6 Mile Zimovia Deep Water Industrial Site
(Former Mill Property)**

The purpose of the community forum was to identify property concerns, potentials, and types of uses that the community would like to see or would accept at the former mill site. It was to encourage a general discussion of a broad brush of possibilities and opportunities as identified by participants. A brief slide show was provided at the beginning regarding current property status information. Over 40 participants were then divided into 5 small work groups and led through a series of activities and discussions to ultimately provide KEY INSIGHTS regarding the property. Chris Mertl of Corvus Design was the forum facilitator.



Small Group Discussions and Outcome

Each individual participant was asked to provide three STRENGTHS of the property – what makes this property valuable to the community for economic opportunity. The list of STRENGTHS includes:

Site Strengths (the number indicates the number of individuals who listed it as a strength):

16 Deep water port

14 Size

7 Accessible by Water and Road

6 Accessible Waterfront

Viability for Development

Good Looking

good location

Electrical Power Possible

Waterfront Isolated Size

ON THE WATER

alternative location for downtown industrial

Fewer Neighbors (studios in town)

Built Ready

Good Road

Close to road

Access to

Good Access (down water Highway)

Good access to shopping, schools

ROAD

ACCESSIBLE

ACCESSIBLE BUILDING WATER

Port

Land/Space

Water

Public Access

Large Area

Wetlands

SIZE

Lots of Space

Large - lots of potential for growth/expansion

Large Area

LAWN

FLAT SPACE

OPEN

LEAD

Deep Water

Flat dropouts Port

Large open area

SIZE

Lots of Space

Large - lots of potential for growth/expansion

Large Area

LAWN

FLAT SPACE

OPEN

LEAD

Deep Water

Site Weaknesses (the number indicates the number of individuals who listed it as a strength):

[illegible]

Each Group then worked together through a series of exercises. This required considerable discussion and thought by each group to ultimately arrive at the group's KEY INSIGHTS, or pieces of advice regarding site opportunities and development.

- 1) **TEAM NAME:** Each group was first asked to provide a TEAM NAME, as the group would be reporting back to all participants along the way. This was a means to talk together, laugh, and reach an easy decision prior to more intense discussion.
- 2) **OPPORTUNITIES:** Each member on each TEAM was asked to provide three community needs. Those needs were written on sticky notes and placed on the recording sheet.
- 3) **LOCATIONS:** The OPPORTUNITIES identified in Step 2 were then separated based on where it was best located within the community. Should the OPPORTUNITY only happen or a best fit for the former mill site; Could the OPPORTUNITY be located either at the former mill site or elsewhere within town; Or, is the OPPORTUNITY best suited for another location than the former mill site.
- 4) **SUPPORT NEEDS:** The next discussion required each TEAM to select four OPPORTUNITIES that should or could be at the former mill site and write down for each the SUPPORT NEEDS – such as facilities or services – that are essential to its success.
- 5) **ENHANCEMENTS:** TEAM members were to identify other ENHANCEMENTS that would be needed on site base on development scenarios identified by the four OPPORTUNITIES and SUPPORT NEEDS.
- 6) **FUTURE HEADLINE:** TEAMS were to come up with a HEADLINE that might appear 20 years in the future.
- 7) **KEY INSIGHTS:** Based on the discussion to this point, each TEAM was asked to identify three KEY INSIGHTS, pieces of advice, main issues or concerns that continued surface during discussion.

The attachment to this document identifies the results of each exercise by TEAM. Following is a complete listing of all responses by EXERCISE.



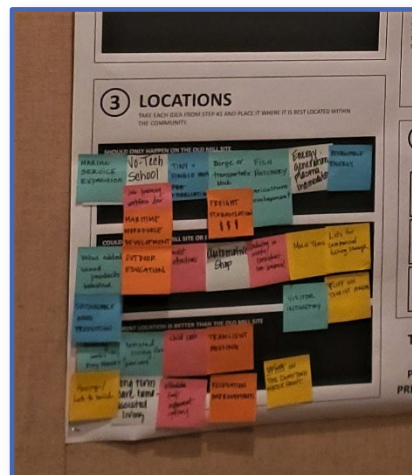
1) TEAM NAMES:

Old Cool Guys and the Youngin'
Yellow-Bellied Sap Suckers
Progressives
What's Cooking
Bear Grease

2 and 3) COMMUNITY NEEDS/OPPORTUNITIES (All Teams)

Mariculture
Scrap Recycling
Plasma Burner
3 international corridors with Canada
Tourism
New vendors
Larger Travel Lift to expand marine services
Move Barge Lines
Added Value logging – kit homes
Lease/sell lots once developed
Year-round employment
Property on Tax rolls
Mining processing complex
Small Coast Guard Station
Cultural Tourism
Recycling Center
School/Education Reform
Child Care Facility
Telecommunications- Live here work online
Housing
Expand Marine Service Center
Tourism
College/Technical School
Relocation of Barge Lines to site
Opportunity to get Industrial out of downtown
A more attractive and workable waterfront
Expand shipyard
Expand Marine Industry
Value Added resource production
Potential green power development
New Barge facility
More economic Diversity
Long-term employment in year-round enterprise
– Light industrial
Centralized SE Waste disposal
Opportunities in energy development
Housing
Stable Workforce
Jobs
Industry Diversification

Infrastructure
Large Vessel Shipyard
Tourism Expansion
Larger Barge Facility
Energy Generation – Plasma incinerator
Renewable energy
More industry
Tourist attractions
Automotive Shop
Non-Seasonal industry
More trails
Lots for commercial fishing storage
Tourism area improvements
Childcare
Housing
Lots to build
Long-term care/assisted Living
Transient Housing
Recreation improvements
Affordable food
Restaurant options
Uplift on the downtown waterfront
Vo-tech School
Marine Service Center expansion
Barge or transportation Hub
Visitor Industry



4) SUPPORT NEEDS (the four selected OPPORTUNITIES of each TEAM and SUPPORT NEEDS essential to the success of that OPPORTUNITY:

Expansion of Marine Service Center/Larger

Travel Lift:

Major Grant funding

Merchants

Utilities

Bulkhead

Marine Barge Lines:

Bulkhead

Dock

Lease/Sell Lots Once Developed:

Design Lots

Site Development

Utilities

Value Added Logging/Kit homes:

Utilities

Survey Lots

Expand Marine Service Center

Deep Water Landing

Travel Lift

Dock for haul out

Chandlery

Relocation of Barge Lines to former mill site

Utilities

Barge ramp

Security Fencing

Office

Tourism:

Utilities – Bathrooms

Dock and Terminal

Transportation

College/vo-tech:

Utilities

Buildings

Transportation

Dormitory

Larger Marine Service Center:

Dock Development

Utilities

Earthwork

Lift equipment

Covered Work Areas

Shuttle/Transportation

Year Round Long-term employment

Utilities

Earthwork

Vendor Space

Barge Facility

Bulkhead

Barge ramp/dolphins

Utilities

Earthwork

Economic Diversity:

Utilities

Earthwork

Vendor space/Jobs/businesses

Renewable resource/recycling stream

Industry Diversification:

Energy Plan

Centralized Waste

Large Vessel Ship Yard:

New Lift

Reinforced Platform

Utilities

Plat

Tourism Expansion:

Move Barge companies

New ramp

Bulkhead

Utilities

Infrastructure:

Lift stations

Sewer Main

Electric Distribution

Possible Water Capacity

Buildings

Marine Service Center Expansion:

Additional Travel Lift

Lease Land

Power/Water

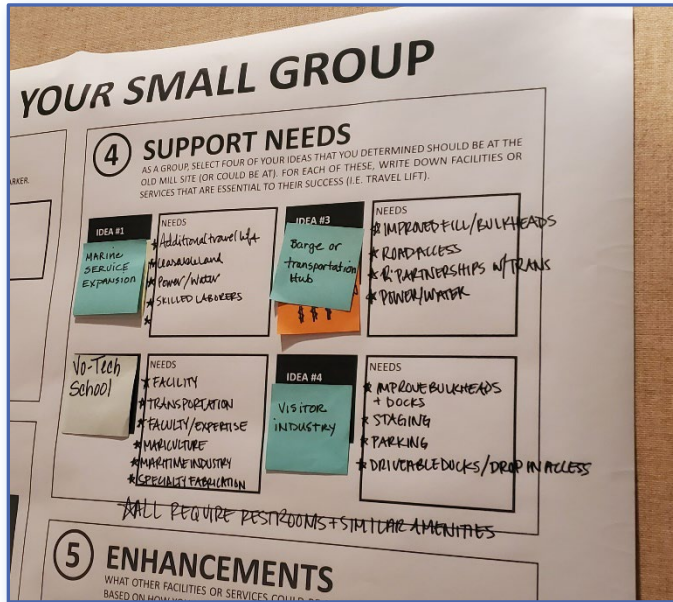
Skilled Laborers



Vo-Tech School:
 Facility
 Transportation
 Faculty Expertise
 Mariculture
 Marine Industries
 Specialty Fabrication

Barge or Transportation Hub:
 Improved fill/bulkheads
 Road Access
 Partnerships with Transportation providers
 Power/Water

Visitor Industry:
 Improve bulkheads/docks
 Staging
 Parking
 Drivable Docks/Drop in Access



5) OTHER ENHANCEMENTS (other services identified by all TEAMS that would be needed on site to benefit the four OPPORTUNITIES):

Vendors
 Trade School
 Apprenticeships
 Food Trucks or shops
 Marketing of new opportunities
 Enhance broadband to area
 New dock
 Vendor spots for Vessel repair
 Cell Service/internet
 Chandlery/marine supply stores
 Transportation
 Beautification- Refill property
 Short term Housing
 Housing
 Food options: Café/food trucks/coffee shop
 Child Care
 Transportation services
 Green space for users
 Safe decent access

Fuel
 Equipment suppliers/retail/hardware
 Marine Services welders, painters etc
 General Convenient Store
 Lodging
 Gas station
 Restaurant
 Storage
 Interpretive Signs; History of the site
 Gated Entrance
 Convenient Store
 Transportation Services
 Food Trucks
 Bike Path extension
 Bunk House for transient workers
 Retailers – hardware/supplies
 Public Ramp
 Site lighting and security

6) FUTURE HEADLINES

Industrial Facility a Success – Largest Haulout Facility in Alaska

Wrangell Industrial Complex Celebrates the Graduating Class of 2042 and \$50 Million in Marine Service Center Revenue

Wrangell's Industrial Diversification Pays Off

Wrangell Shows Steady Economic Growth While Maintaining Smalltown Charm

We're Not Milling Around, Wrangell Turns Dust to Gold!

7) KEY INSIGHTS (all TEAMS):

Need for utilities

Money – Investors – Grants

People – Skilled Trades

Creating a multi- purpose facility to diversify opportunities

Investing in baseline improvements

Consolidate Ownership: develop strategic long term plan; community driven management; property tax roll; market

Maintaining value and quality of life

Need to diversify and grow economy

Any solution will require a base level of development

Strategic Funding

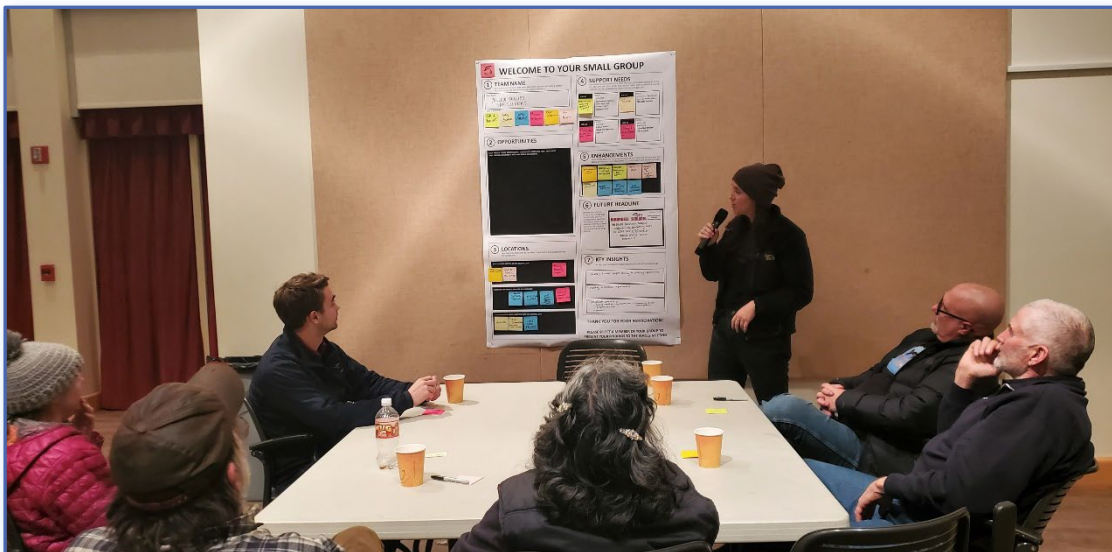
Regional Waste Processing

Certify the Development Process with Goals, Timelines and Follow-through

Partners and/or Funding

Opportunities or Challenges of mixing Industry

Prioritizing workforce development specialized Vo-tech Facility



WELCOME TO YOUR SMALL GROUP

1 TEAM NAME

As a group decide on a team name and write it large here with a marker. Please also include the names of your group members.

What's Cooking

2 OPPORTUNITIES

Each person please write down 3 community needs and place them here. Only one idea per person. Write and place the ideas.

3 LOCATIONS

Where does this happen on the old mill site? Write the location.

Where can we see this on the old mill site or elsewhere?

A different location is better than the old mill site.

4 SUPPORT NEEDS

What do you need to do to make this happen? Write the support needs.

5 ENHANCEMENTS

What can we do to make this better? Write the enhancements.

6 FUTURE HEADLINE

Write a headline for the future. Use the words: **WARRIGELL SENIORS**.

7 KEY INSIGHTS

What are the key insights? Write the key insights.

THANK YOU FOR YOUR PARTICIPATION!

PLEASE SELECT A MEMBER OF YOUR GROUP TO PRESENT YOUR FINDINGS TO THE WHOLE MEETING

WELCOME TO YOUR SMALL GROUP

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Yellow-Bellied SNA Suckers

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BEAR GREASE

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Old Cool Guys and the party

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ATTACHMENT A:

December 14, 2022
Public Forum TEAM Discussion
6 Mile Zimovia Deep Water Industrial Site

The purpose of the community forum was to identify property concerns, potentials, and types of uses that the community would like to see or would accept at the former mill site. It was to encourage discussion over a broad brush of possibilities. A brief slide show was provided at the beginning regarding current property status information. Over 40 participants were then divided into 5 small work groups and led through a series of activities and discussions to ultimately provide KEY INSIGHTS regarding the property. This is the same information provided in the Summary Document, just offered by TEAM Discussion.

Site Strengths (the number indicates the number of individuals who listed it as a strength):

16 Deep water port
14 Size
7 Accessible by Water and Road
6 Accessible Waterfront
5 Out of town but still close/location isolated/
5 level terrain
5 Open for development and expansion opportunities
4 Road Access
2 Close to Utilities
Dock
Electrical possible
Build ready
Multi-use potential
Alternative location for downtown industrial activity
View
Good Looking

Site Weaknesses (the number indicates the number of individuals who listed it as a strength):

10 Distance to town and amenities/ transportation
8 Fill condition/contaminants/sawdust fill
8 Cost to improve/significant investment to improve
5 Poor Bulkhead condition and expensive to repair/reconstruct
5 No infrastructure
4 Age of site and buildings/ structural integrity
3 No dock
3 Proximity to residential/ impact to homes/ noise
Is it Too far from town and is wrangell equipped for major tourism development
Bike path doesn't extend to site
Will take Time to improve
Bad Access from road

Keep Channel construction or push out?
Ramp not developed
Old mill office and lots at entrance not available
Sunken Vessels
Site surface poor condition
Undeveloped
Small area for multiple uses
Big pile of sawdust remains
Extensive site Repair needs

EXERCISE RESULTS BY TEAMS:

Old Cool Guys and the Youngin

COMMUNITY NEEDS:

Mariculture
Scrap Recycling
Plasma Burner
3 international corridors with Canada
Tourism
New vendors
Larger Travel Lift to expand marine services
Move Barge Lines
Added Value logging – kit homes
Lease/sell lots once developed

SUPPORT NEEDS:

Expansion of Marine Service Center/Larger Travel Lift:

- Major Grant funding
- Merchants
- Utilities
- Bulkhead

Marine Barge Lines:

- Bulkhead
- Dock

Lease/Sell Lots Once Developed:

- Design Lots
- Site Development
- Utilities

Value Added Logging/Kit homes:

- Utilities
- Survey Lots

OTHER ENHANCEMENTS:

Vendors
Trade School
Apprenticeships

FUTURE HEADLINE:

Industrial Facility a Success – Largest Haul Out Facility in Alaska

KEY INSIGHTS:

Need for utilities

Money – Investors – Grants

People – Skilled Trades

Yellow-Bellied Sap Suckers

COMMUNITY NEEDS:

Year-round employment

Property on Tax rolls

Mining processing complex

Small Coast Guard Station

Cultural Tourism

Recycling Center

School/Education Reform

Child Care Facility

Telecommunications- Live here work online

Housing

Expand Marine Service Center

Tourism

College/Technical School

Relocation of Barge Lines to site

SUPPORT NEEDS:

Expand Marine Service Center

Deep Water Landing

Travel Lift

Dock for haul out

Chandlery

Relocation of Barge Lines to former mill site

Utilities

Barge ramp

Security Fencing

Office

Tourism:

Utilities – Bathrooms

Dock and Terminal

Transportation

College/vo-tech:

Utilities

Buildings

Transportation

Dormitory

OTHER ENHANCEMENTS:

- Food Trucks or shops
- Marketing of new opportunities
- Enhance broadband to area
- New dock
- Vendor spots for Vessel repair
- Cell Service/internet
- Chandlery/marine supply stores
- Transportation
- Beautification- Refill property

FUTURE HEADLINE:

Wrangell Industrial Complex Celebrates the Graduating Class of 2042 and \$50 Million in Marine Service Center Revenue

KEY INSIGHTS:

- Creating a multi- purpose facility to diversify opportunities
- Investing in baseline improvements
- Consolidate Ownership: develop strategic long-term plan; community driven management; property tax roll; market

Progressives:

COMMUNITY NEEDS:

- Opportunity to get Industrial out of downtown
- A more attractive and workable waterfront
- Expand shipyard
- Expand Marine Industry
- Value Added resource production
- Potential green power development
- New Barge facility
- More economic Diversity
- Long-term employment in year-round enterprise – Light industrial

SUPPORT NEEDS:

- Larger Marine Service Center:
 - Dock Development
 - Utilities
 - Earthwork
 - Lift equipment
 - Covered Work Areas
 - Shuttle/Transportation
- Year-Round Long-term employment
 - Utilities
 - Earthwork
 - Vendor Space
- Barge Facility
 - Bulkhead

- Barge ramp/dolphins
- Utilities
- Earthwork

Economic Diversity:

- Utilities
- Earthwork
- Vendor space/Jobs/businesses
- Renewable resource/recycling stream

OTHER ENHANCEMENTS:

- Short term Housing
- Housing
- Food options: Café/food trucks/coffee shop
- Child Care
- Transportation services
- Green space for users
- Safe decent access
- Fuel
- Equipment suppliers/retail/hardware

FUTURE HEADLINE:

Wrangell Shows Steady Economic Growth While Maintaining Smalltown Charm

KEY INSTIGHTS:

- Maintaining value and quality of life
- Need to diversify and grow economy
- Any solution will require a base level of development

What's Cooking:

COMMUNITY NEEDS:

- Centralized SE Waste disposal
- Opportunities in energy development
- Housing
- Stable Workforce
- Jobs
- Industry Diversification
- Infrastructure
- Large Vessel Ship yard
- Tourism Expansion

SUPPORT NEEDS:

- Industry Diversification:
 - Energy Plan
 - Centralized Waste
- Large Vessel Ship Yard:
 - New Lift

- Reinforced Platform
- Utilities
- Plat
- Tourism Expansion:
 - Move Barge companies
 - New ramp
 - Bulkhead
 - Utilities
- Infrastructure:
 - Lift stations
 - Sewer Main
 - Electric Distribution
 - Possible Water Capacity
 - Buildings

OTHER ENHANCEMENTS:

- Marine Services welders, painters etc
- General Convenient Store
- Lodging
- Gas station
- Restaurant
- Storage

FUTURE HEADLINE:

- Wrangell's Industrial Diversification Pays Off

KEY INSIGHTS:

- Strategic Funding
- Regional Waste Processing
- Certify the Development Process with Goals, Timelines and Follow-through

Bear Grease:

COMMUNITY NEEDS:

- Larger Barge Facility
- Energy Generation – Plasma incinerator
- Renewable energy
- More industry
- Tourist attractions
- Automotive Shop
- Non Seasonal industry
- More trails
- Lots for commercial fishing storage
- Tourism area improvements
- Childcare
- Housing
- Lots to build
- Longterm care/assisted Living

Transient Housing
Recreation improvements
Affordable food
Restaurant options
Uplift on the downtown waterfront
Vo-tech School
Marine Service Center expansion
Barge or transportation Hub
Visitor Industry

SUPPORT NEEDS:

Marine Service Center Expansion:

- Additional Travel Lift
- Lease Land
- Power/Water
- Skilled Laborers

Vo-Tech School:

- Facility
- Transportation
- Faculty Expertise
- Mariculture
- Marine Industries
- Specialty Fabrication

Barge or Transportation Hub:

- Improved fill/bulkheads
- Road Access
- Partnerships with Transportation providers
- Power/Water

Visitor Industry:

- Improve bulkheads/docks
- Staging
- Parking
- Driveable Docks/Drop in Access

OTHER ENHANCEMENTS:

- Interpretive Signs; History of the site
- Gated Entrance
- Convenient Store
- Transportation Services
- Food Trucks
- Bike Path extension
- Bunk House for transient workers
- Retailers – hardware/supplies
- Public Ramp
- Site lighting and security

FUTURE HEADLINE:

We're Not Milling Around, Wrangell Turns Dust to Gold!

KEY INSIGHTS:

Partners and/or Funding

Opportunities or Challenges of mixing Industry

Prioritizing workforce development specialized Vo-tech Facility