

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

- 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



Participants were then asked to individually provide three WEAKNESSES of the property – concerns regarding future development. The list of WEAKNESSES includes:

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



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**.



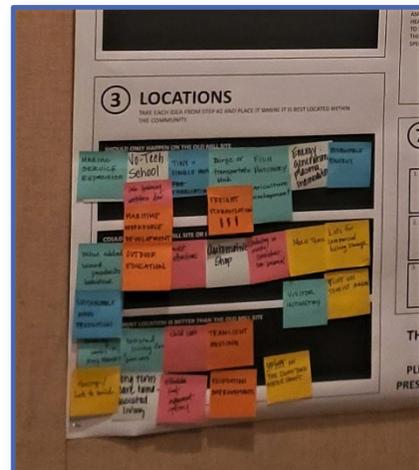
1) TEAM NAMES:

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

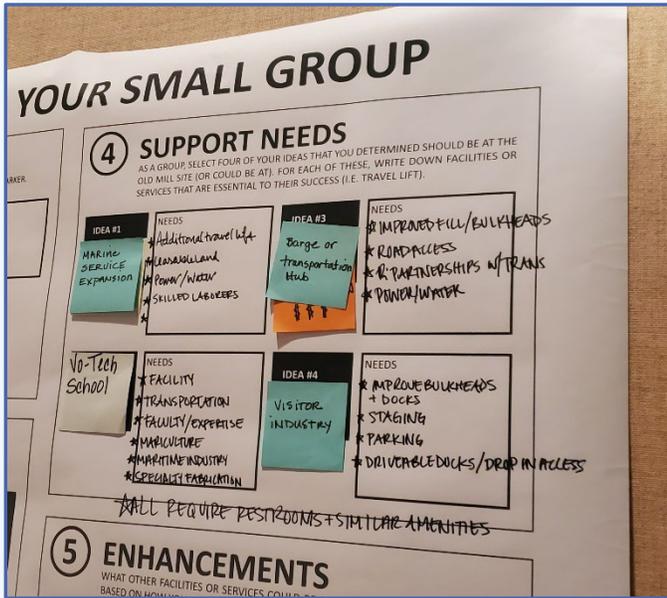
Marine Service Center Expansion:

- 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

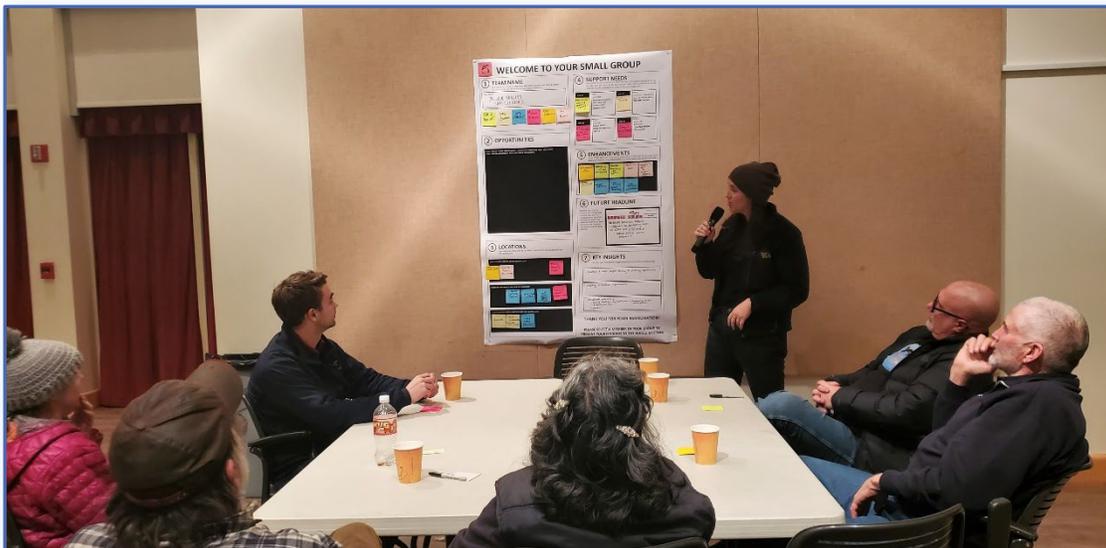
Regional Waste Processing

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



1 WELCOME TO YOUR SMALL GROUP

1 TEAM NAME
 AS A GROUP DECIDE ON A TEAM NAME AND WRITE IT LARGE HERE WITH A HIGHLIGHTER. PLEASE ALSO INCLUDE THE NAMES OF YOUR GROUP MEMBERS.

What's Cooking

2 OPPORTUNITIES
 EACH PERSON PLEASE WRITE DOWN 3 CONCERN/ISSUE/AREA AND PLACE THEM HERE. ONLY ONE IDEA PER POSTIT NOTE AND PLEASE USE SHARING.

3 LOCATIONS
 HOW MANY LOCATIONS ARE THERE IN YOUR AREA OF INTEREST? IN A BEST LOCATION WITHIN THE COMMUNITY?

4 SUPPORT NEEDS
 AS A GROUP, LIST DOWN 3 CONCERN/ISSUE/AREA AND PLACE THEM HERE. ONLY ONE IDEA PER POSTIT NOTE AND PLEASE USE SHARING.

5 ENHANCEMENTS
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6 FUTURE HEADLINE
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7 KEY INSIGHTS
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THANK YOU FOR YOUR PARTICIPATION!
 PLEASE SELECT A MEMBER OF YOUR GROUP TO PRESENT YOUR FINDINGS TO THE WHOLE MEETING

5 WELCOME TO YOUR SMALL GROUP

1 TEAM NAME
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YELLOW BELLED SWAMP SUCKERS

2 OPPORTUNITIES
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BEAR GREASE

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Old Cool Guys and the partygo

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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