



Industry Transformation Initiative

EDA Project Coalition

AGENDA – Closing Updates

- Thank you to Panelist & Consultants
- Project Scope Updates & Cost Estimates
- Project Impact & Industry Transformation
- Public Engagement Activity & Findings
- Coalition Input
- Investment Commitments
- Ongoing Coordination Plans
- Final Thoughts & Closing Remarks



City Dock Port of Entry

PROJECT OVERVIEW #1

Deep Water Port

Project Scope (High-Level)

- Partial removal of failing bulkhead and replacement with armored shoreline
- Construction of industrial roadway and highway access
- Installation of utilities (water, sewer, stormwater, power, communications)
- Site preparation for multiple industrial tenants (freight, shipyard, energy, data)

Preliminary Budget Estimate: \$38.3 million

- Includes construction, design, permitting, contingencies, and inspection



Aerial of Deep Water Port





PROJECT OVERVIEW #2

Downtown Waterfront Expansion

Project Scope (High-Level)

- Expansion and modernization of the downtown working waterfront
- Waterfront fill and dock reconfiguration
- Utility extensions and marine support infrastructure
- Improved circulation, access, and operational safety
- Designed to support fishing, tourism, and marine services

Preliminary Budget Estimate:

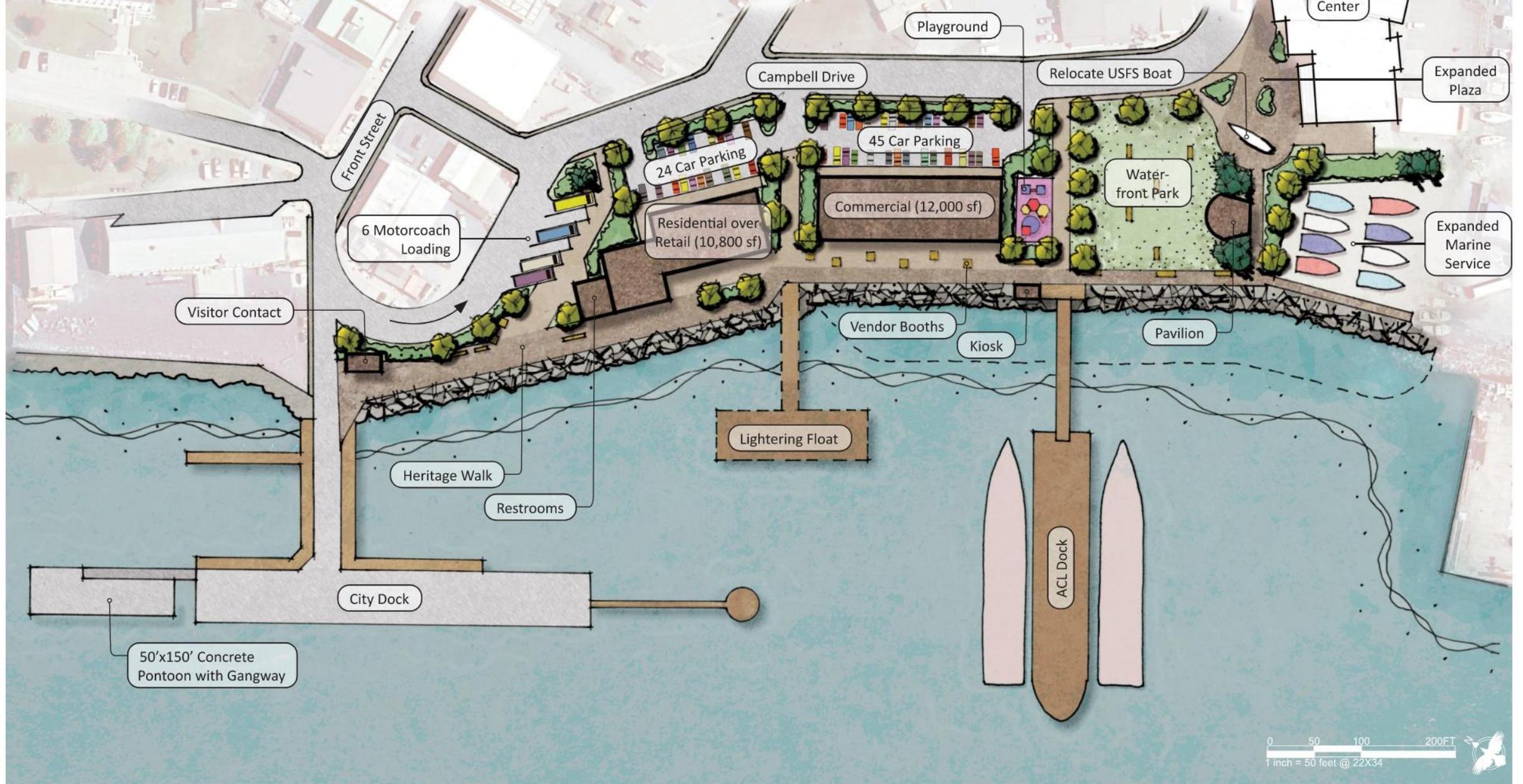
- \$12.5 million – Dock Modifications

Reduced Scope and Alternate Funding

- \$3.9 million – Marine Service Center Expansion
 - Includes fill, marine structures, & utilities



View from Mt Dewey



CITY & BOROUGH OF WRANGELL

DOWNTOWN WATERFRONT EXPANSION

Rev. 2026-02-18



PROJECT OVERVIEW #3

Water Resiliency – Flume Replacement

Project Scope (High-Level)

- Replacement of aging water conveyance infrastructure
- Improved long-term reliability of the drinking water system
- Reduced vulnerability to extreme weather and disaster events

Preliminary Budget Estimate: Under \$2 million

- Includes engineering, environmental review, and construction



Aerial of Water Tx Construction

DEEP WATER PORT

Shipyard Employment Impact
150–180 Direct Shipyard Jobs

Annual Payroll Impact (2025 Dollars)

- \$14–18 Million in Direct Annual Wages:
 - Stable, year-round income base

Annual Local Spending & Vendor Activity
Strategic Economic Significance

- Establishes Southeast marine industrial capacity
- Diversifies Wrangell beyond seafood and tourism
- Retains vessel repair and fabrication dollars within AK
- Expands borough tax base and utility revenues
- Creates durable, export-oriented manufacturing employment



Local fishing vessel

DEEP WATER PORT

Economic Impact – Other Long-Term Tenants

- Stable, Long-Term Lease Revenue to CBW
- Industrial Clustering Effect

Alaska Marine Lines

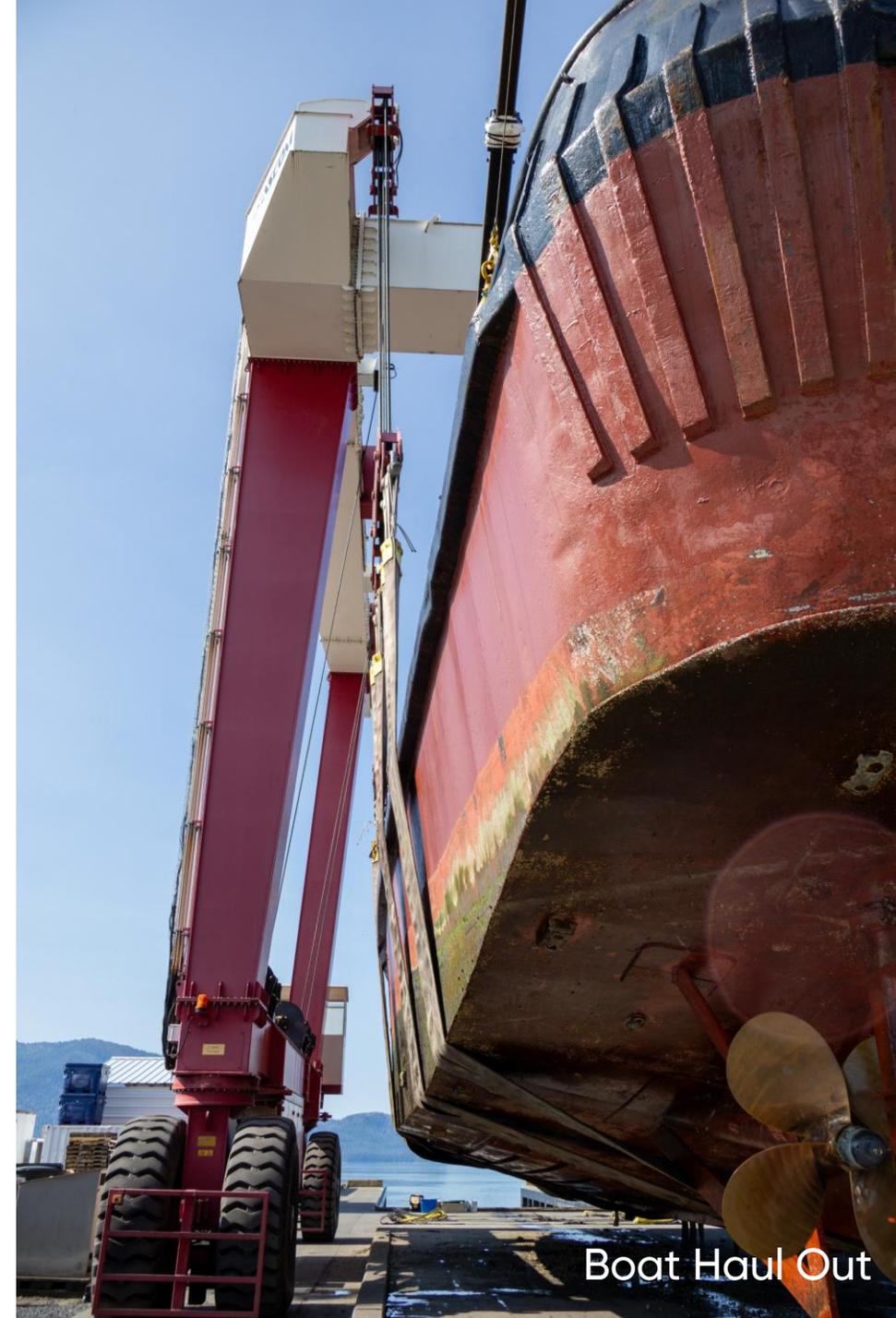
- Essential freight lifeline

Greensparc

- 1–3 new direct jobs
- Requires dedicated power & cooling

Tideline Construction

- Marine construction anchor tenant
- No expected net change in employment
- Strengthens competitiveness for regional marine work



Boat Haul Out

DEEP WATER PORT

Site Development Costs:

Construction Economic Impact (3-Year Period)

78 Average Annual Jobs Supported

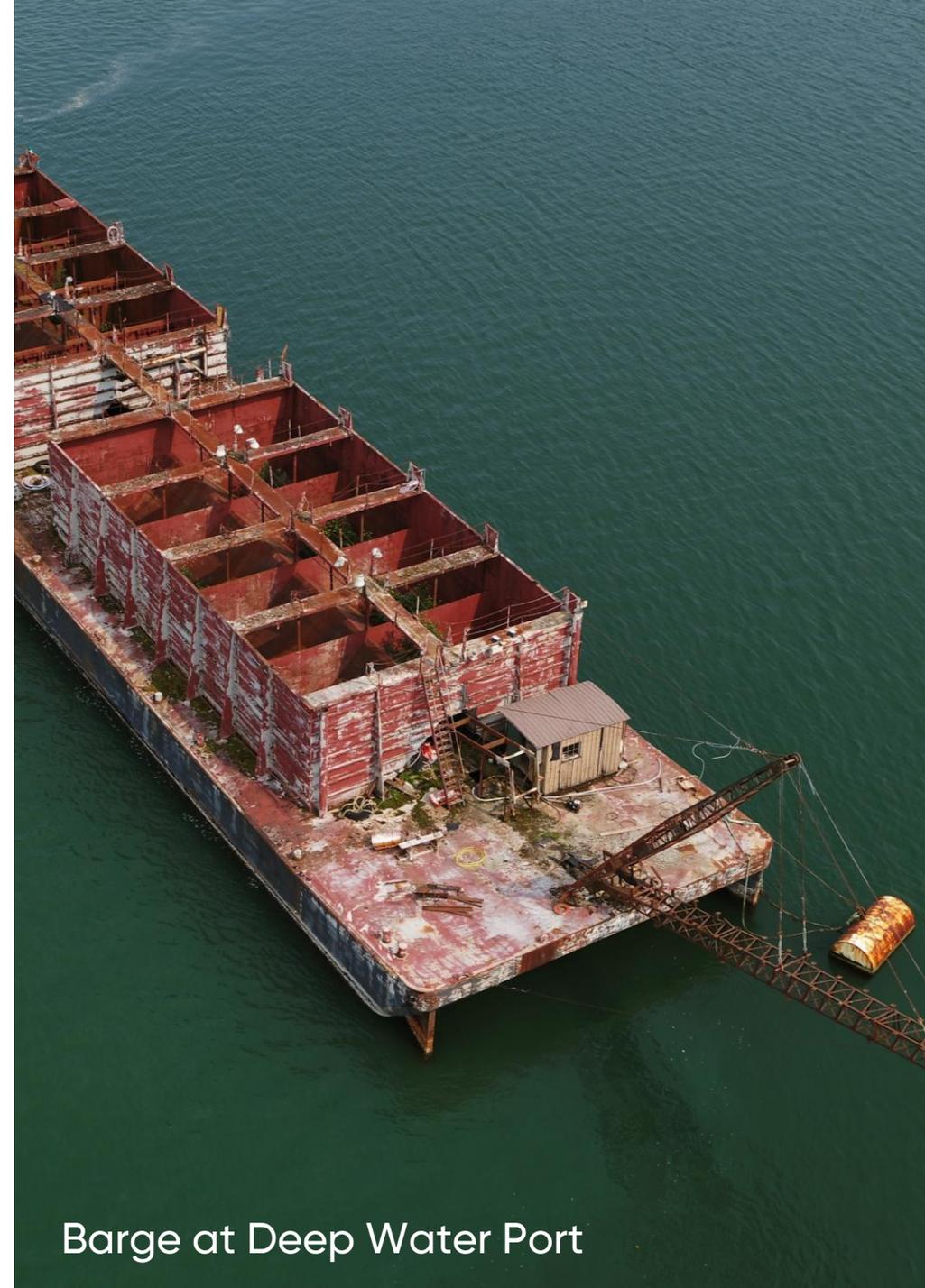
- 56 direct construction jobs
- 22 indirect & induced jobs

\$15 Million in Total Labor Income

- \$11.5M direct wages
- \$3.7M ripple effects

\$30 Million in Total Regional Economic Activity

- \$21M direct spending
- \$8.5M secondary economic effects



Barge at Deep Water Port

DOWNTOWN WATERFRONT EXPANSION

City Dock Economic Impact

Increased Passenger Disembarkation

- Docking increases passenger disembarkation rates
- At \$146 average per visitor

Attraction of Additional Cruise Calls

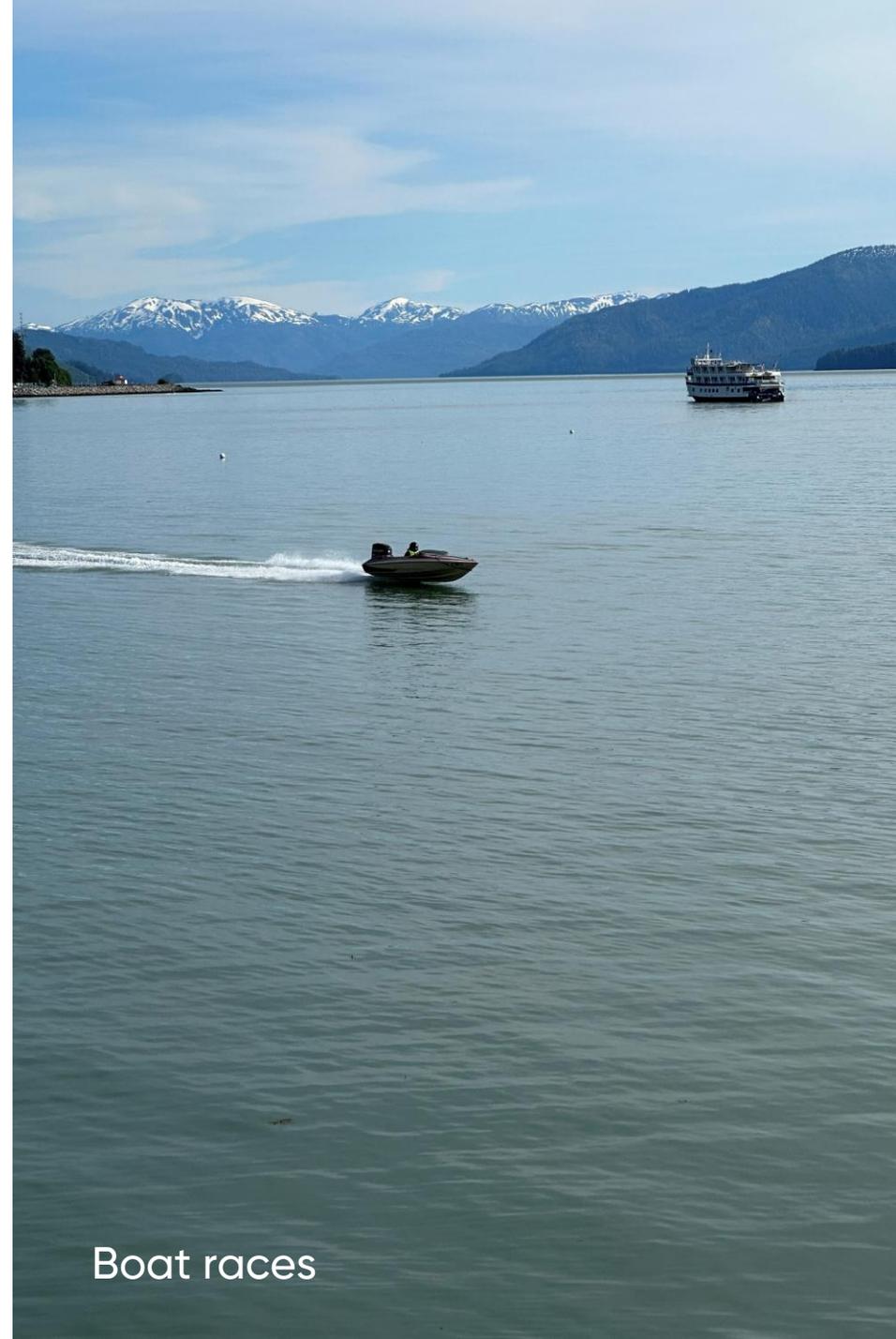
- In 2025, Wrangell hosted 117 port calls
- Reduce tendering constraints and expand eligibility to additional medium-sized vessels.

Increased Municipal Revenue

- 40% more in moorage revenue when vessels dock at City Dock versus anchoring offshore.

Secondary & Long-Term Impacts

- New excursion operators; Expanded guiding services; Retail and food service growth; Local job creation
- Generates multiplier effects across Wrangell's service sector.



Boat races

DOWNTOWN WATERFRONT EXPANSION

ACL Dock Economic Impact

Project Overview

40-year tidelands lease with American Cruise Lines (ACL)

- ACL finances and maintains 300-foot floating dock
- Two 170-passenger vessels in 2027; third 100-passenger vessel expected in 2028

Construction Impact

- Borough investment plus multi-million private dock investment by ACL

Long-Term Economic Significance

- Guaranteed annual vessel calls
- Overnight stays increase local excursion and retail spending
- Port revenues repay bonds (no general tax reliance)
- Stable 40-year private-sector partnership

Annual Operating Impact: Estimated

- \$314,000+ recurring annual borough revenue (lease, property tax, passenger fees, docking fees – scaled estimate)



American Cruise Lines

DOWNTOWN WATERFRONT EXPANSION

Site Development Costs:

Construction Economic Impact (3-Year Period)

25 Average Annual Jobs Supported

- 18 direct construction jobs
- 7 indirect & induced jobs

\$5.0 Million in Total Labor Income

- \$3.8M direct wages
- \$1.2M ripple effects

\$9.6 Million in Total Regional Economic Activity

- \$6.8M direct spending
- \$2.8M secondary economic effects



Aerial of town

ECONOMIC IMPACT: FLUME REPLACEMENT

Protecting Water Certainty for a Water-Dependent Economy

The flume replacement restores more than a million gallons per year currently lost to leakage and eliminates a critical vulnerability in Wrangell's raw water system. While the direct commodity value of recovered water is modest, the primary economic impact is risk reduction for water-dependent industries.

Reliable water supply protects:

- Community Resilience
- Community drinking, household water
- Public health facilities
- Seafood processing operations during peak harvest
- Marine repair and waterfront services
- Cruise vessel potable water sales
- Deep Water Port utility expansion

Removes a binding infrastructure constraint, protects existing industrial employment, strengthens investor confidence, and supports long-term waterfront redevelopment.



COMMUNITY CONVERSATION

PANELIST PRIVATE & AGENCY PARTNERS

- Corvus Design, Chris Mertl
- Rain Coast Data, Meilani Schijvens
- Alaska Marine Lines, Dan Kelly
- Cruise Line Agencies of Alaska, Rick Erickson
- American Cruise Lines, Mark Freeman
- Greensparc, Sam Enoka
- JAG Marine Group, Tim Jagielski II
- SEAPA, Clay Hammer
- Mental Health Trust, Jusdi Warner

HIGHLIGHTS OF EVENT

- 105+ in attendance
- 27 virtual attendees
- 3 + hours of presentation & discussion
- 110 + survey responses



Wrangell Timber Initiative Team

COMMUNITY IMPACT

- 53 residents (15.8%) lost a family or close community member
- 56 respondents (16.7%) reported emotional/mental health impacts
- 65 respondents (19.4%) report increased concern about community safety
- 46 respondents (13.7%) increased concern about infrastructure reliability
- Only 2.7% reported no direct impact



RISK IF INFRASTRUCTURE IMPROVEMENTS ARE NOT COMPLETED

- Loss of population (88 responses)
- Reduced business activity (75 responses)
- Loss of local jobs (72 responses)
- Higher long-term infrastructure costs (68 responses)
- Fewer industrial maritime opportunities (59 responses)
- Less than 1% believe there would be no significant impact

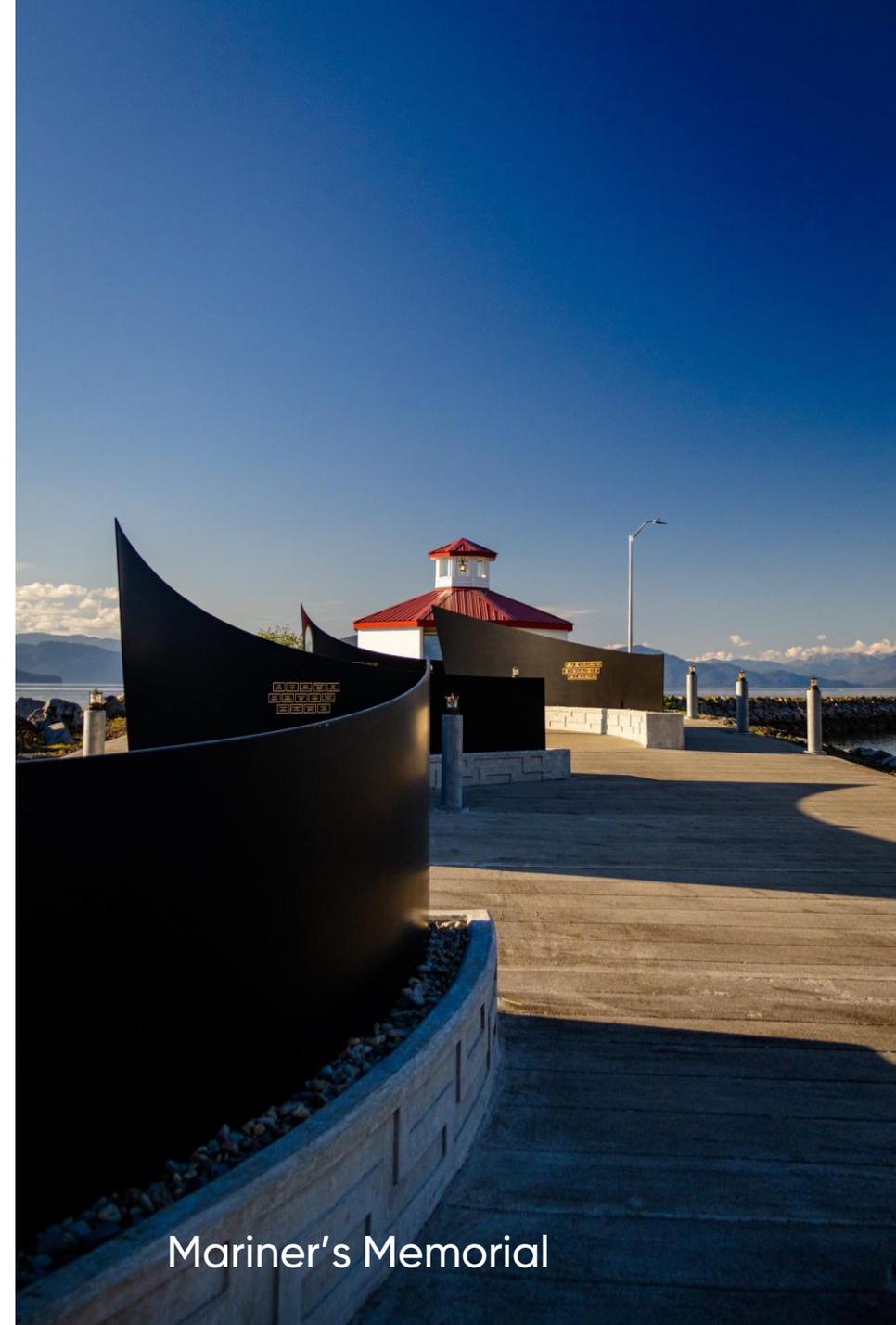


Reliance Harbor

PRIORITY INDUSTRIES FOR ECONOMIC STABILITY

Top industries identified:

- Marine service & vessel repair (82 responses)
- Tourism & recreation services (68 responses)
- Seafood processing & fisheries (53 responses)
- Freight & logistics (47 responses)



Mariner's Memorial

PROJECT IMPORTANCE

- Water Infrastructure (Flume Replacement):
 - 87% extremely/very important
 - 68% extremely important
- Deep Water Port Redevelopment:
 - 78% extremely/very important
 - 58% extremely important
- Downtown Waterfront Expansion:
 - 62% extremely/very important
 - 44% extremely important



COMMUNITY SUPPORT FOR FEDERAL FUNDING

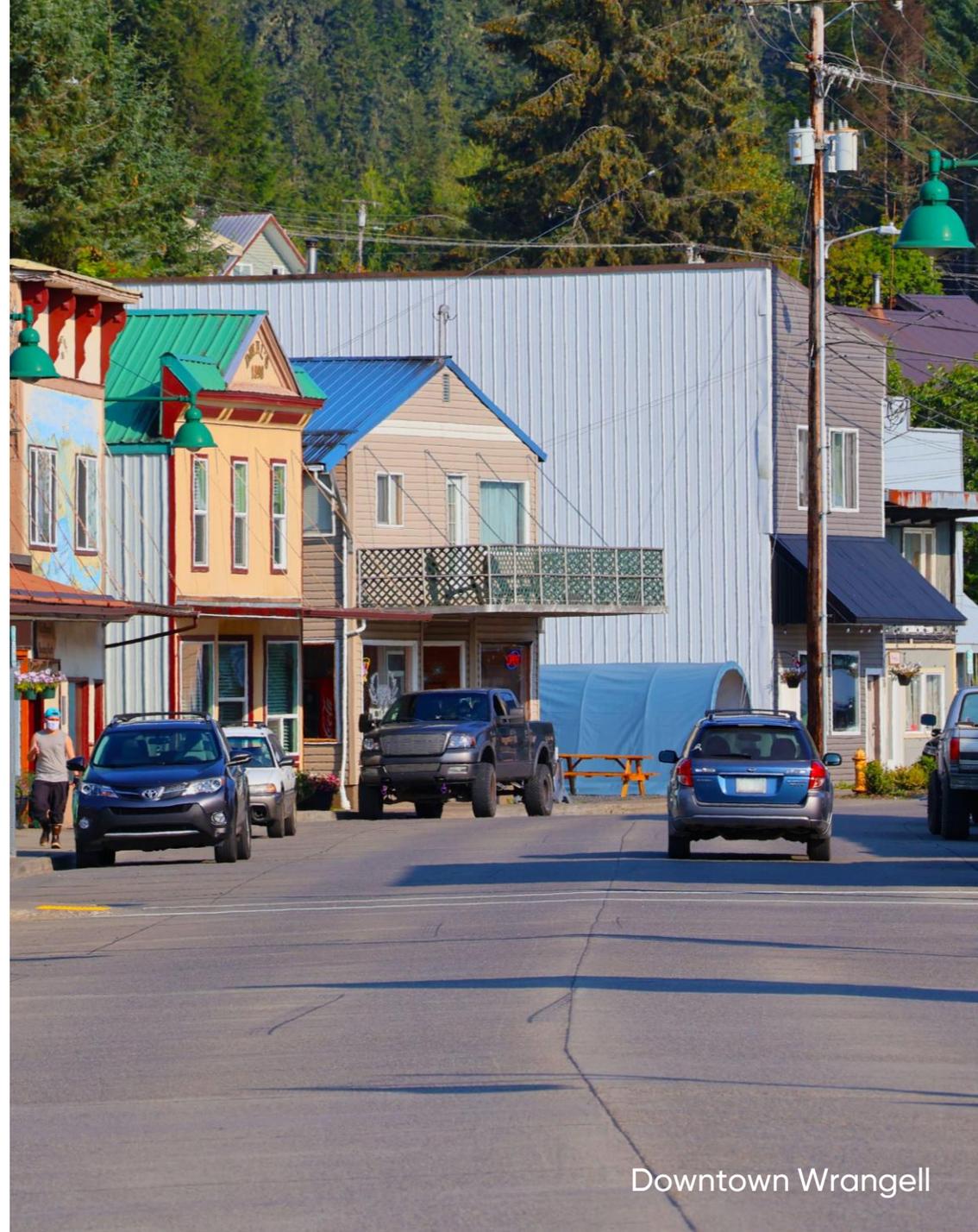
- 86% support pursuing federal funding
- 8.8% need more information
- 4.9% do not support



USCG Pike

ONGOING EFFORTS

- Consultants & CBW Team
 - Assembly approval
 - Investment commitments
 - Grant submission
- Ongoing Coordination
 - Monthly Community Leadership Mtgs.
 - Workforce Development Mtgs.
 - Community Updates
 - Webpage
 - Newsletters
- Actionable
 - Lease Negotiations
 - USCG Presentations
 - Federal Appropriation
 - Construction of Waterfront Fill & Dock



Downtown Wrangell

FINAL THOUGHTS & CLOSING REMARKS

- Thank you to coalition, panelists and consultants
- Thank you to CBW team and community
- Investment Commitments
- Letters of Support
- Coalition & Public Input Responses



COALITION SURVEY

https://bit.ly/Wrangell_Development_Projects_Coalition



PUBLIC SURVEY

<https://www.surveymonkey.com/r/H5SCXRL>



North corner of Deep-Water Port



WRANGELL'S MISSION

Preserving Our Past. Building Our Future.

- Thank you for helping us achieve our mission.
- Please complete the survey to share feedback and comments.





Comments & Questions

Thank you for joining us