



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda

### City Council

---

Tuesday, December 16, 2025

7:00 PM

Council Chambers

---

#### Regular Meeting

#### WORK SESSION AGENDA - 6:00 pm

*Transcribed minutes are not taken for Work Sessions. Audio is available upon request.*

1. [Electronic Voting System Training](#)

#### REGULAR AGENDA - 7:00 PM

##### I. CALL TO ORDER

##### II. PLEDGE OF ALLEGIANCE

##### III. ROLL CALL

##### IV. PUBLIC APPEARANCES

1. [Biannual Report on T3 Alliance and Mariculture](#)

##### V. PUBLIC BUSINESS FROM THE FLOOR

##### VI. CONSENT AGENDA

1. [Approval To Go Into Executive Session Re: 1\) Discussion of Litigation Strategy for Larry Ables Lawsuit; 2\) Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues; 3\) Discussion of Ongoing Escaped Property Legal Issues; 4\) Discussion of Local Regulation and Assessment of Oil Spill Prevention and Response Property](#)

##### VII. RESOLUTIONS

1. [#25-64 - Authorizing a Lease Amendment and Extension to the Lease and Management Agreement with the Valdez Museum and Historical Archive Association for the Museum and Museum Annex](#)
2. [#25-65 - Amending the 2025 City Budget by Reallocating \\$171,100 in Previously Appropriated Funds](#)

## VIII. REPORTS

1. [Alaska Women's Business 3rd Quarter Report](#)
2. [2025 Valdez By the Numbers](#)

## IX. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

## 1. City Manager Report

1. [City Manager Written Report](#)

## 2. City Clerk Report

## 3. City Attorney Report

## 4. City Mayor Report

## X. COUNCIL BUSINESS FROM THE FLOOR

## XI. EXECUTIVE SESSION

## XII. RETURN FROM EXECUTIVE SESSION

## XIII. ADJOURNMENT



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

---

**File #:** 25-0521, **Version:** 1

---

**ITEM TITLE:**

Electronic Voting System Training

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

The goal of the session will be to provide training on the new electronic voting system to members of City Council. No official action will be taken or city business discussed.



## Legislation Text

---

**File #:** 25-0520, **Version:** 1

---

**ITEM TITLE:**

Biannual Report on T3 Alliance and Mariculture

**SUBMITTED BY:** Martha Barberio, Economic Development Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and file.

**SUMMARY STATEMENT:**

Tommy Sheridan and Adam Low will provide City Council with an update on mariculture development and the ongoing T3 Alliance projects that support workforce development, innovation, and youth engagement in Valdez.

The presentation will include:

- An overview of current mariculture and maritime initiatives and possible emerging opportunities for Valdez.
- Updates on program growth, training, and collaboration with local partners.
- Progress within the T3 Alliance, including student-focused projects, STEM engagement, and community-based learning activities that align with workforce needs in Valdez.
- A discussion on future partnership opportunities and how these programs can continue to support economic development within the community.

This report is intended to keep City Council apprised on active initiatives that relate to the Economic Strategic Plan priorities to “Strengthen the marine industrial sector” and “Maritime workforce development: Build Teaching Through Technology Alliance with mariculture sector”.





## Legislation Text

---

**File #:** 25-0517, **Version:** 1

---

**ITEM TITLE:**

Approval To Go Into Executive Session Re: 1) Discussion of Litigation Strategy for Larry Ables Lawsuit; 2) Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues; 3) Discussion of Ongoing Escaped Property Legal Issues; 4) Discussion of Local Regulation and Assessment of Oil Spill Prevention and Response Property

**SUBMITTED BY:** Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: na  
Unencumbered Balance: na  
Funding Source: na

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Alaska Statute AS 44.62.310 provides an exception to the Alaska Open Meetings law (AS 44.62.310) which allows the City Council to meet in executive session for the purpose of discussion related to:

1. Matters which involve litigation and where matters of which the immediate knowledge would clearly have an adverse effect upon the finances of the City.
2. Matters which by law, municipal charter, or ordinance are required to be confidential.

**Any formal action related to the discussion requiring a motion and vote of the governing body must be done in open session.**



## Legislation Text

---

**File #:** RES 25-0064, **Version:** 1

---

**ITEM TITLE:**

#25-64 - Authorizing a Lease Amendment and Extension to the Lease and Management Agreement with the Valdez Museum and Historical Archive Association for the Museum and Museum Annex

**SUBMITTED BY:** Nicole Chase, Senior Planner

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve Resolution 25-64.

**SUMMARY STATEMENT:**

The Valdez Museum and Historical Archive (VMHA) entered into a lease and management agreement with the City of Valdez on September 3, 1996. The prior agreement expired in 2021, and the Museum applied for a new agreement which was approved. The first of four consecutive 5-year terms expires December 31, 2025, and the VMHA submitted a letter of intent to renew with the same terms (letter attached). VMHA requested to extend the term of the lease for an additional five-year term.

VMHA leases the property for \$10 annually. VMC Section 4.08.030 states : "...the city may lease city lands for less than the fair rental value to any state or federal agency or political subdivision, a public utility, a **nonprofit organization**, or to a new industry on terms advantageous to the public welfare of the city if the council, **by motion passed by not less than six councilmen, determines the lease to be in the best interest of the public.**"

Due to the requested discounted rent, the approval of this lease requires an affirmative vote of not less than six City Council members.

VMHA, City of Valdez staff, and the City Attorney reviewed the existing LMA and identified clerical errors, and some sections that needed to be updated for current practice. Minor redlines are proposed to update some clerical errors, add clarity, and modernize the Agreement language to current practice regarding the Museum Endowment. All other aspects of the agreement will remain unchanged.

Pending Council approval of this lease, Community Development staff will work with VMHA and the

City Attorney to execute an updated lease and management agreement.

CITY OF VALDEZ, ALASKA

RESOLUTION # 25-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING A LEASE AND MANAGEMENT AGREEMENT AMENDMENT WITH THE VALDEZ MUSEUM AND HISTORICAL ARCHIVE ASSOCIATION, INCORPORATED FOR THE VALDEZ MUSEUM AND MUSEUM ANNEX

WHEREAS, the City of Valdez initially entered a lease with the Valdez Museum and Historical Archive Association, Inc. (VMHA) on September 3, 1996, and the lease was amended on August 19, 2002 to include the Museum and the Museum Annex; and

WHEREAS, the current lease and management agreement, approved on May 5, 2021, expires on December 31, 2025, and allows for four additional five-year options to renew; and

WHEREAS, the VMHA submitted a letter of intent to renew the lease and management agreement for a successive five-year term; and

WHEREAS, the City Attorney reviewed the lease document and proposed minor amendments to modernize the language and update for current processes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

Section 1. The City Council of the City of Valdez, Alaska authorizes the City Manager or designee to negotiate an amendment to the lease and management agreement with the Valdez Museum and Historical Archive Association, Inc. for the Museum and Museum Annex and to execute the amendment extending the lease for an additional five year term with three additional five year-options to renew the lease remaining.

Section 2. This resolution takes effect immediately upon passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 16<sup>th</sup> day of December, 2025.

CITY OF VALDEZ, ALASKA

ATTEST:

\_\_\_\_\_  
Dennis Fleming, Mayor

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk

**LEASE AND MANAGEMENT AGREEMENT**

**BY AND BETWEEN**

**CITY OF VALDEZ, ALASKA**

**AND**

**VALDEZ MUSEUM AND HISTORICAL ARCHIVE ASSOCIATION,  
INCORPORATED**

**WITH RESPECT TO THE  
VALDEZ MUSEUM AND HISTORICAL ARCHIVE**

As amended on May 5, 2021

Original agreement adopted on September 3, 1996

**LEASE AND MANAGEMENT AGREEMENT  
BY AND BETWEEN  
CITY OF VALDEZ, ALASKA  
AND  
VALDEZ MUSEUM AND HISTORICAL ARCHIVE ASSOCIATION,  
INCORPORATED**

<u>Article</u>	<u>Provision</u>	<u>Page</u>
	Recitals	3
I	Demise and Other Property Transfers	5
II	Term; Rent; Use	5
III	Taxes; Utilities; Repairs; Insurance	6
IV	Additions; Improvements; and Alterations	9
V	Management of the Valdez Museum	10
VI	Damage; Condemnation	15
VII	Warranties of City	16
VIII	Termination	17
IX	Prescribed and Proscribed Practices	18
X	Surrender of Property, Holdover	19
XI	Miscellaneous	20
Exhibit A	Legal Descriptions	23
Exhibit B	Encumbrances and Legal Proceedings	23
Exhibit C	Exceptions as to Title to Owned Collections	23

### **LEASE AND MANAGEMENT AGREEMENT**

THIS LEASE AND MANAGEMENT AGREEMENT (this “Agreement”) is made as of the third day of September 1996 by and between CITY OF VALDEZ, ALASKA a political subdivision of the State of Alaska (the “City”) and the VALDEZ MUSEUM AND HISTORICAL ARCHIVE ASSOCIATION, INCORPORATED, an Alaska nonstock, nonprofit corporation (the “Museum Corporation”) (the “City” and “Museum Corporation” are sometimes herein together referred to as the “Parties” and individually as a “Party”).

#### **WITNESSETH:**

WHEREAS, the City owns and operates a local/regional history museum in Valdez, Alaska, known as the Valdez Museum and Historical Archive (the “Museum”);

WHEREAS, the City owns the Museum’s real property, including building and fixtures attached thereto (the “Current Buildings”) in Valdez, Alaska, and more particularly described in Exhibit A attached hereto and hereby incorporated herein the (the “Current Sites”);

WHEREAS, currently located in or around the Current Buildings, or in other locations on temporary loan from the Museum, are numerous artifacts, exhibits, and other items and materials of historical or scientific value or significance owned or held by the City and used or intended to be used for exhibition, display, education, or research in connection with or as a part of the activities and operations of the Museum (collectively the “Current Collections”);

WHEREAS, currently located in or around the Current Buildings are various tangible personal property, other than the Current Collections, owned by the City for use in connection with the Museum, including, without limitation, equipment, chairs, tables, desks, furnishings, computers, office supplies, and materials used for the storage, handling or display of the Current Collections (collectively the “Current Personal Property”);

WHEREAS, it is in the best interests of the Museum, the residents of the City and the public at large, that the City lease the Current Sites, the Current Buildings, the Current Personal Property, and the Current Collections to the Museum Corporation and that the Museum Corporation undertake primary responsibility for managing and operating the Museum as provided herein;

WHEREAS, the City and the Museum Corporation desire to set forth herein their agreements and understandings with respect to the Museum and other matters related thereto; and

WHEREAS, as used herein, the following terms shall have the following meanings:

“Collections” means, at any point in time, the Current Collections, plus all additional artifacts and archival materials of historical or scientific value or significance hereafter acquired or held by the City or the Museum Corporation to be used or intended to be used for exhibition, display, education, or research in connection with or as part of the activities and operations of the Museum, less any of the foregoing that shall be sold, transferred or otherwise disposed of in accordance with this Agreement. The term “Collections” includes objects of or documents relating to human activity and also specimens of naturally occurring objects and materials.

“Loaned Collections” means artifacts and archival materials that are held or possessed by the City or the Museum Corporation but are owned by others.

“Owned Collections” means artifacts and archival materials that are owned by the City or Museum Corporation.

“Personal Property” means, at any point in time, the Current Personal Property, plus all tangible personal property (other than the Collections) hereafter acquired by the City or the Museum Corporation for use in connection with the Museum, less any of the foregoing which shall be sold, transferred, or otherwise disposed of in accordance with this agreement.

“Members” of the Valdez Museum and Historical Archive Association (“VM&HA”) are exclusively the persons currently serving on the Valdez City Council and those who succeed them [see Article V, VM&HA Bylaws]. The Members appoint the VM&HA Board of Directors.

“Real Estate” means, at any point in time, the Current Sites and the Current Buildings plus any additional sites and real property interests in Valdez, Alaska or elsewhere, hereafter made subject to this Agreement by the terms hereof or by mutual agreement of the City and the Museum Corporation, plus all additions, extensions, improvements, betterments, and replacements hereafter constructed on the Current Sites or any such additional site, plus all rights, privileges, licenses, easements, tenements, hereditaments, and appurtenances belonging or appertaining to the foregoing, less any of the foregoing which shall be sold, transferred, or otherwise disposed of in accordance with this Agreement.

WHEREAS, the City has been authorized to enter into the Agreement by Resolution No. 96-71 adopted by the Valdez City Council on September 3, 1996.

NOW, THEREFORE, in consideration of Ten Dollars, the premises, the mutual promises and covenants contained therein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, such Parties hereby agree as follows:

## **ARTICLE I DEMISE AND OTHER PROPERTY TRANSFERS**

### **Section 1.1    Demise of Real Estate, Personal Property and Collections.**

The City does hereby lease, let and demise unto the Museum Corporation, and the Museum Corporation does hereby lease and rent from the City, all right, title, and interest of the City, now owned or hereafter acquired in the Real Estate, the Personal Property and the Collections on the terms and conditions set forth herein.

### **Section 1.2    Assignment of Rights in Loaned Collections.**

The City does hereby assign to the Museum Corporation, and the Museum Corporation hereby accepts from the City, all right, title, and interest of the City in the Loaned Collections on the terms and conditions set forth herein where this is consistent with the terms and conditions for the original loan of the individual objects to the City.



## **ARTICLE II TERM; RENT; USE**

### **Section 2.1 Initial Term.**

This Agreement shall be for an initial term commencing on the 6<sup>th</sup> day of May, 2021, and expiring at 11:59 p.m. on December 31, 2025 (the “Initial Term”), unless sooner in the event of an earlier effective date and/or if terminated as provided herein.

### **Section 2.2 Extended Terms.**

The Initial Term may be extended for four (4) successive periods of five (5) years each upon approval of the Valdez City Council (each such extended term is an “Extended Term” and collectively such extended terms are the “Extended Terms.”) (The Extended Terms and the Initial Term are collectively the “Term.”) (The term preceding any Extended Term is the “Preceding Term.”) Each Extended Term shall commence upon the expiration of the Preceding Term, subject to approval by the Valdez City Council, except that any Extended Term shall not so commence if:

(a) The Museum Corporation gives the City notice not less than six (6) months prior to the expiration of any Preceding Term that the Museum Corporation elects not to extend such Preceding Term, in which case this Agreement shall terminate upon the expiration of such Preceding Term.

### **Section 2.3 Rent.**

During the Term hereof, the Museum Corporation shall, as rent for the use and occupancy of the Real Estate, the Personal Property, and the Collections, pay the City an annual rent of Ten Dollars (\$10), payable in advance, on or before the 15th day of January of each and every calendar year during the Term hereof.

### **Section 2.4 Use of the Property.**

The Museum Corporation may use the property described in Article I for the purposes of a local/regional history museum, historical archive, and ancillary and related uses, from time to time, in a manner not substantially unlike the current contemporary uses of property by first-class local/regional history museums and historical archives in the United States.

## **ARTICLE III TAXES; UTILITIES; REPAIRS; INSURANCE**

### **Section 3.1 Property Taxes.**

The City agrees to exempt the Museum Corporation and the Museum Corporation agrees to accept the exemption from all general real property taxes, if any, levied against the property owners within the City during the Term of this Agreement. If during the Term of the Agreement any special assessment or other similar charge is levied against the Real Estate, the City shall waive or be responsible for payment thereof. The Museum Corporation will apply for this exemption as required by the Code of the City of Valdez.

### Section 3.2   Utilities.

At all times during the Term of this Agreement, the Museum Corporation shall cause the Real Estate to receive such separately metered utility services as are necessary for the use and operation of the Real Estate by the Museum Corporation. The Museum Corporation agrees to pay when due all charges and costs for gas, heat, air conditioning, electricity, telephone, and any and all other utilities furnished to or consumed by the Museum Corporation in or upon the Real Estate during the Term hereof.

Formatted: No underline

### Section 3.3   Repairs and Maintenance.<sup>1</sup>

The Museum Corporation covenants and agrees that, at its expense, it will plan for, budget for, and perform or contract the performance of the following maintenance responsibilities on the Real Estate Buildings:

- (a) Interior janitorial services;
- (b) Replacements of light bulbs and receptacles as needed;
- (c) Exhibit maintenance;

The City, at its expense, will plan for, budget for, and perform or contract the performance of the following maintenance responsibilities as deemed necessary by the City:

- (a) Maintenance, repair, and replacement of the following systems: boiler, heating, Fire and Intrusion Alarm systems, HVAC, electrical, water and sewer,
- (b) Annual inspection of the fire alarm systems;
- (c) Snow removal from the parking lot and sidewalk area;
- (d) Repairs or replacement of paved plaza, flag poles, sidewalks, and parking lots;
- (e) Maintenance, repair or replacement to the exterior of the building;
- (f) Repairs or replacements that are necessitated by the willful or negligent acts or omission of the City, its agents, employees, contractors, invitees, or representatives;
- (g) Repairs or replacements that are necessitated by reason of fire or another casualty;
- (h) Repairs or replacements that are necessitated by reason of a defect in the condition of the Current Sites or Current Buildings that existed prior to this date; and
- (i) Repairs or replacements that are necessitated by reason of a breach of any warranty or representation of the City contained in this Agreement or by reason of the City's

---

<sup>1</sup> Section 3.3 was amended on Aug. 19, 2002, by Valdez City Council to clarify and specify responsibilities for building maintenance.

failure to perform or observe any term, covenant, or condition to be performed or observed by the City pursuant to this Agreement.

~~(j) — Intrusion alarm system; and~~

~~(k) — Fire alarm system including annual inspections.~~

#### Section 3.4 City Insurance Obligations.

Throughout the Term hereof, the City shall maintain in force insurance, at levels consistent with the coverage of other City facilities, covering:

- (a) The Real Estate (other than land) for replacement value thereof against loss or damage by fire or other hazards insurable by an extended coverage endorsement to standard fire insurance policies; and
- (b) The Personal Property and Artifacts against loss or damage by fire, other hazards, theft, and other risks in such manner and with such policy limits as are usual and customary for museums of the type and character of the Museum, as may be mutually determined between the City Manager and the VM&HA.

Throughout the Term hereof, the City shall maintain public liability insurance, the coverage limits of which are consistent with that for other facilities and/or properties of the City.

All such insurance shall be carried for the benefit of the City and the Museum Corporation as their interests appear.

#### Section 3.5 Museum Insurance Obligations.

Throughout the Term hereof, the Museum Corporation shall maintain workman's compensation insurance as required by state law with a waiver of subrogation in favor of the City.

Throughout the Term hereof, the Museum Corporation shall maintain officers and directors insurance, auto, and corporate liability insurance in an amount mutually determined between the City Manager and the VM&HA naming the City as an additional insured.

#### Section 3.6 Release of Liability and Waiver of Subrogation.

Whenever any loss, cost, damage, or expense resulting from any peril covered by any insurance carried is incurred by any Party to this Agreement in connection with the Museum, including, without limitation, the contents thereof, then the party so insured hereby releases the Party from any liability it may have on account of such loss, cost, damage, or expense to the extent of any amount recovered by reason of such insurance and waives any right of subrogation that might otherwise exist in or accrue to any person on account thereof, provided that such release of liability and waiver of right of subrogation shall not be operative in any case where the effect thereof is to invalidate such insurance coverage.

## ARTICLE IV ADDITION, IMPROVEMENTS AND ALTERATIONS

### Section 4.1 Real Estate.

Subject to Members' approval, that shall not be unreasonably withheld, the Museum Corporation may make whatever improvements and additions to the Real Estate and construct whatever additional improvements on the Real Estate, as the Museum Corporation deems necessary or desirable in the best interest of the Museum. Trustees' approval shall not be required for non-structural modifications or additions to the interior of existing buildings on the Real Estate. All such real property improvements and additions, regardless of how funded, shall be deemed to be part of the Real Estate and shall be subject to the terms of this Agreement.

At any time during the Term hereof, subject to Members' approval, that shall not be unreasonably withheld, the Museum Corporation may alter, demolish, or remove any or all of the buildings and structures that are part of the Real Estate as it deems necessary or desirable in the best interests of the Museum provided, however, that prior to the demolition of any substantial portion of any such buildings, the Museum Corporation shall furnish the City with either:

(a) A resolution of the Board of Directors of the Museum Corporation containing findings, supported by the written opinion of an independent architect, to the effect that such demolition will not impair the structural integrity of, or the ability of the Museum Corporation to house a first-class Museum in, the remaining Real Estate, or

(b) Evidence that the portion of the Real Estate to be demolished will be replaced with newly acquired or constructed building(s) or building addition(s), the funding for which has been committed. Members' approval shall ~~not be required~~ for all demolitions, where such activity is needed for purposes of displays or exhibits.

### Section 4.2 Personal Property.

The Museum Corporation may furnish, install and maintain on the Real Estate any and all personal property which the Museum Corporation deems necessary or desirable in connection with the operation of the Museum. All tangible personal property, other than Collections, acquired by the City or the Museum Corporation and installed in or located on the Real Estate for use in connection with the Museum, regardless of how funded, shall be deemed to be part of the Personal Property and shall be subject to the terms of this Agreement. The Museum Corporation may alter, rehabilitate and improve Personal Property in such manner, as it deems necessary or desirable in the best interests of the Museum.

### Section 4.3 Collections.

The Museum Corporation may acquire whatever artifacts, exhibits, archival materials and other items of historical or scientific value or significance it deems necessary or desirable in connection with the operation of the Museum. All such items, regardless of how funded, shall be deemed to be Collections and shall be subject to the terms of this Agreement. The Museum Corporation may alter, rehabilitate, restore and improve Collections in such manner, as it deems necessary or desirable in the best interests of the Museum.

**ARTICLE V  
MANAGEMENT OF THE MUSEUM**

**Section 5.1   General Management.**

Subject only to limitations expressly set forth in this Agreement, the Museum Corporation shall have, and hereby agrees to undertake and assume, full and complete control and discretion in the management and operation of the Museum during the Term of this Agreement. Without limiting the generality of the foregoing, but subject to such limitations, the Museum Corporation shall have the following rights and duties with respect to the management and operation of the Museum:

- (a) To employ, pay, supervise, and discharge all employees and personnel, including an Executive Director, as shall be deemed necessary or desirable by the Museum Corporation for the operation of the Museum;
- (b) To determine and carry out the labor policies of the Museum relating to, among other things, compensation, hours and conditions of employment, retirement and benefit plans, and the hiring and discharge of employees;
- (c) To contract for such goods and services as shall be deemed necessary or desirable by the Museum Corporation for the operation of the Museum;
- (d) To determine and carry out all policies relating to the exhibition and display of Collections in the Museum;
- (e) To determine and carry out all policies relating to the acquisition, loan, maintenance, exchange, lease, sale, disposal, accession, and de-accession of Collections;
- (f) To determine and carry out the historical, educational and research policies, programs, and activities of the Museum;
- (g) To keep and maintain the financial books and records of the Museum Corporation in accordance with generally accepted accounting principles;
- (h) To determine and carry out the budgetary and fiscal policies of the Museum, including the establishment of admission fees and other fees and charges for other services;
- (i) To determine, in consultation with the City, and carry out the building and maintenance policies for the properties of the Museum, including the Real Estate and the Personal Property;
- (j) To determine and carry out policies relating to the ancillary activities and services offered at the Museum without limitation;

- (k) To determine and carry out policies relating to the promotion and publicity of the Museum; and
- (l) To properly keep and maintain all Collection inventory records, accession records, and de-accession records\_ ~~(existing records are described in Exhibit F hereto).~~

In performing its duties under this Section 5.1, the Museum Corporation shall exercise the same degree of care and skill exercised by nonprofit corporate owners and managers of similar local/regional history museums in the United States and shall comply in all material respects with all laws applicable to the conduct of its business and the use and operation of the Museum.

The Museum Corporation is an independent contractor for the management and operation of the Museum, and nothing herein is intended to create or shall be deemed to create a partnership or joint venture between the Museum Corporation and the City.

#### Section 5.2 Funding.

~~(a) Museum Endowment. Funding is provided to the Museum Corporation pursuant to Valdez Municipal Code 3.40.020 Valdez Museum memorial endowment account. During the first City Council meeting following the effective date of this agreement, the City will, by resolution, transfer and assign management authority for the Museum Endowment to the Members. If funds are available, the City may make a one time or scheduled deposits to the Museum Endowment. These contributions will acknowledge and demonstrate the City's long-term commitment to maintain its public trust property and will serve as an inducement to other potential donors to the Endowment.~~

~~—To complete the maturation of the Museum Endowment, the Museum Corporation will organize and conduct a long-range, formal fund development program. The Board of Directors will report the proceeds of this fund development program and all other revenue programs annually to the Members.~~

~~—In the distribution of revenues, the Members will allocate a minimum amount equal to 50 percent of the previous annual earnings of the Museum Endowment to the Fund's principal at the close of each fiscal year; the Members may use any remaining balance of the previous year's interest income from the Endowment and other program revenue to further enhance the Museum Endowment and/or to fund operational and capital expenses of the Museum Corporation as they deem appropriate.~~

~~(b) Phyllis Irish Memorial Fund. During the first City Council meeting following the effective date of this agreement, the City will, by resolution as above, transfer and assign management authority for the Phyllis Irish Memorial Fund to the Board of Directors; the resolution will specify the dollar amount to be transferred to VM&HA. This fund—established in memory of original Heritage Board member Phyllis Irish—will be invested in an interest bearing account as a revolving account to fund special projects such as acquisitions, publishing, restorations, scholarships, as requested by the Executive Director and approved by the Board of Directors.~~

**Formatted:** Heading 3, Left, Indent: Left: 0.5", Hanging: 0.5", Space After: 0 pt, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Indent at: 1.75"

(e) (b) Funding for Museum Operations/Capital Improvements. The Board of Directors will provide the Members and the City with an annual budget request no later than the date established each fiscal year by the City Manager<sup>2</sup>. This document will reflect the previous year's expenses and revenues and projections for future years. This projected budget will reflect funding requested for administration and operations of the Museum Corporation as well as requests for capital improvements; the City will review this request and recommend appropriate levels of funding.

Formatted: Indent: Left: 1", No bullets or numbering

Funds appropriated for Museum operations shall be paid to the Museum Corporation in installments as mutually determined by the Parties.

During the fourth quarter of each fiscal year, the Board of Directors will report any General Fund budget surplus of the Museum Corporation to the Members for consideration and reallocation by the City.

#### Section 5.3 Museum to be operated as a Public Museum.

The Museum shall be operated as a facility open to the general public, subject to such reasonable rules and regulations as the Museum Corporation may promulgate in its discretion from time to time regarding matters such as, but not limited to: admission fees; day and hours of operation; the safety of employees and the general public; the safety, protection, and security of Collections; the anonymity of donors who desire anonymity; and, to the extent permitted by law, the confidentiality of employee records and business records.

Notwithstanding the foregoing, throughout the Term hereof, admission to the Museum shall be free to residents of the City a minimum of twelve (12) days of each year on such days as determined to be appropriate by the Museum Corporation.

#### Section 5.4 Accessions and De-accession of Collections.

By resolution of its Board of Directors, the Museum Corporation shall adopt a formal written policy regarding the accession and de-access of Collections. Upon its adoption and upon any amendment thereof, a copy of such policy or amended policy, as the case may be, shall be submitted to the Members for approval, which shall not be unreasonably withheld.

Commencing with the Effective Date of this Agreement, the Museum Corporation shall establish and maintain an inventory record of all newly accessioned Collections according to generally accepted museum inventory practices.

#### Section 5.5 Dispositions of Personal Property.

The Museum Corporation shall have the right to sell, lease, (as lessee or lessor), transfer or otherwise dispose of Personal Property as it deems necessary or desirable in the best interests of the Museum. In this disposition, the Museum Corporation will provide the City either the

---

<sup>2</sup> Amended on Aug. 19, 2002, by the Valdez City Council to change the date that the budget is due to the City.

opportunity of first refusal to acquire such personal Property either by transfer or purchase as appropriate. Upon request of the Members, the City shall execute and deliver such bills of sale or other instruments of transfer as the Museum Corporation may reasonably deem necessary or desirable to evidence, perfect or give legal effect to any such sale, lease transfer or other disposition.

Section 5.6 Grants and Releases of Interests in Real Estate.

The Museum Corporation shall have the right to lease portions of the Real Estate and to grant and release easements, licenses and property interests in the nature of subleases, easements or licenses in respect of the Real Estate to third parties as it deems necessary or desirable in the best interest of the Museum for any of the following purposes:

- (a) In the case of subleases and property interests in the nature of subleases to facilitate the exhibition or display of Collections or the provision of ancillary services or activities, such as the provision on food concessions or gift shops; provided, however, that any such sublease shall provide that it shall terminate contemporaneously with the expiration or earlier termination of this Agreement; and
- (b) In the case of easements, licenses and property interests in the nature of easements or licenses—to facilitate the provision of utility or transportation of services to the Museum.

Section 5.7 Funds of the Museum Corporation.

All funds of the Museum Corporation, whether derived from the City, from operations, from loans, from or in respect of the disposition of property, from insurance or condemnation proceeds, from gifts or bequests, or from other sources, shall be held and used by the Museum Corporation solely for the management, operation, maintenance, repair, expansion or betterment of the Museum. Funds that are received and accepted by the Museum Corporation subject to restrictions shall be held and used in accordance with such restrictions. Any budgetary surplus of VM&HA general fund revenue will be reported at the end of each fiscal year to the Member of the Corporation, as provided for in Section 5.2 (c).

By resolution of its Board of Directors, the Museum Corporation shall adopt a formal written policy regarding the investment of funds held by the Museum Corporation. Upon its adoption and upon any amendment thereof, a copy of such policy or amended policy, as the case may be, shall be delivered to the Members and to the City Clerk of the City of Valdez for retention in the records of the City. The Museum Corporation shall invest its funds only in accordance with such policy.

Section 5.8 Accounting Systems; Financial and Insurance Reporting; Inspections.

The Museum Corporation shall employ a system of accounting in accordance with generally accepted accounting principles applicable to a corporation of its type and character. The Museum Corporation shall close its fiscal year on December 31st of each year and shall make the following periodic filings with the City for retention in the City's records:



- (a) Budget: By the date established each fiscal year by the City Manager<sup>3</sup>, the Museum Corporation will submit an operations and capital expenditure budget for the following fiscal year to the Members and to the City;
- (b) Quarterly Financials: Within forty-five (45) days following the close of each fiscal quarter of the Museum Corporation, —unaudited statements of revenues, expense, and cash flows of the Museum Corporation for such quarter and a balance sheet of the Museum Corporation as of the close of such fiscal quarter, certified by the chief accounting officer of the Museum Corporation to be true, correct, and subject to annual audit adjustments, in accordance with generally accepted accounting principles;
- (c) Annual Audit: Within ninety (90) days following the close of each fiscal year of the Museum Corporation,—statements of revenue, expenses, and cash flows of the Museum Corporation for such fiscal year and a balance sheet of the Museum Corporation as of the close of such fiscal year prepared in accordance with generally accepted accounting principles, together with a report and opinion thereon made and given by independent certified public accountants in accordance with generally accepted auditing standards; and
- (d) Annual Insurance Summary: Within thirty (30) days following the close of each fiscal year of the Museum Corporation, —a written summary of the insurance policies needed by the Museum Corporation, including the limits of coverages afforded thereby, the expiration dates thereof and insurers thereon.

The Museum Corporation shall permit the City and its duly authorized agents to inspect the Real Estate, the Personal Property, and the Collections and to examine the books and records of the Museum Corporation at any reasonable time, upon at least twenty-four (24) hours written notice, for the purpose of determining the compliance by the Museum Corporation with the provisions of this Agreement. The Museum Corporation shall also cooperate with the City in their monitoring and review of the financial and programmatic progress of the Museum.

#### Section 5.9 City funding of Capital Expenditures.

The City agrees that any request of the Museum Corporation for the funding of capital improvements or additions to the Real Estate or Personal Property that are included in the Museum Corporation's capital budget furnished pursuant to Section 5.8 (a) hereof and that the City is not otherwise obligated to fund pursuant to this Agreement will be presented to the City for its consideration and recommendation regarding funding as part of the City's annual budgetary process.

---

<sup>3</sup> Amended Aug. 19, 2002, by Valdez City Council to change date that budget must be submitted to the City.

## **ARTICLE VI DAMAGE; CONDEMNATION**

### **Section 6.1    Damage or Destruction.**

If, during the Term of this Agreement, there is damage or destruction to the Real Estate or such portion thereof as to render the remaining portion thereof unsuitable for the continued operation of a first-class local/regional history museum, the Museum Corporation thereafter, by giving written notice to the City within ninety (90) days following such damage or destruction, may terminate this Agreement.

If the Museum Corporation does not elect to terminate this Agreement or if the damage or destruction to the Real Estate does not render the remaining portion thereof unsuitable for the continued conduct of the Museum Corporation's activities thereon, then this Agreement shall continue in full force and effect, and the City and the Museum Corporation shall promptly pursue mutually agreeable means to complete whatever repairs to the Real Estate are necessary to restore the Real Estate to substantially the same condition that it was in prior to such damage or destruction. All such repairs shall be performed promptly and in good workmanlike manner in accordance with all statutes, laws, ordinances, rules, and regulations of any governmental authority having jurisdiction over the Real Estate.

In the event that this Agreement shall terminate, the rental, management compensation and all other amounts payable hereunder shall be prorated to the date of the damage or destruction.

In the event that this Agreement shall not terminate, then commencing on the date of such damage or destruction and continuing during the period in which the City is repairing and restoring the Real Estate pursuant to this Section 6.1, the rental and all other amounts payable by the Museum Corporation shall abate in proportion to the floor area of the building of which the Museum Corporation is deprived for the period in which the Museum Corporation is deprived of such area.

## **ARTICLE VII WARRANTIES OF CITY**

### **Section 7.1    Warranty of Title; Quiet Enjoyment.**

The City hereby represents and warrants that it has a good, valid, and marketable title (in fee simple, as to the Real Estate) to the Real Estate, the Owned Collections, and the initial personal property provided for use by the Museum, free of all liens, charges, and encumbrances except encumbrances of public record and those that are set forth in Exhibit B attached hereto and hereby incorporated herein (as to the Current Sites and Current Buildings), Exhibit C attached hereto and hereby incorporated herein (as to the Owned Collections), and Exhibit D attached hereto and hereby incorporated herein (as to the Current Personal Property). ~~The City represents that Exhibit E contains a complete identification of the Loaned Collections and the terms under which the City is in possession thereof.~~ The City covenants and agrees that, so long as the Museum Corporation shall duly and punctually perform and observe all of its obligations under this Agreement (taking into consideration the grace periods granted herein), the Museum Corporation shall peaceably and quietly have, hold, and enjoy the Real Estate, the Personal Property, and Owned Collections.

Section 7.2 Condition of Property; Compliance of Property with Law.

The City hereby represents and warrants to the Museum Corporation that, as of the date of this Agreement, the City has no knowledge of any material defect in the condition of the Real Estate, the Personal Property, or the Collections that will or might impair the Museum Corporation's occupancy or use thereof, as the case may be.

Section 7.3 Defaults Under Other Agreements.

With respect to the Museum, the City hereby represents and warrants that it is not in default under any contract to which it is a party or obligation owed to it that could result in the creation of any lien, charge, or encumbrance whatsoever upon any of the Real Estate, the Personal Property, or the Collections.

Section 7.4 No Breach of Statute or Contract.

The City hereby represents and warrants that it has full right and authority to enter into this Agreement. The City further warrants and represents that the use and operation of the Real Estate, the Personal Property, and the Collections by the Museum Corporation pursuant to this Agreement will not breach or violate any statute, ordinance, or regulation of any governmental authority or adversely affect any other previous agreement or instrument to which the City is a party.

Section 7.5 No Litigation or Adverse Events.

The City hereby warrants and represents that, except as set forth in Exhibit B hereto, with respect to the Museum, no suit, action or legal, administrative, arbitration or other proceeding, or investigation by any governmental agency, including but not limited to, matters involving environmental, safety, or health standards, is pending or has been threatened, nor do any fact exist that might lead to any such proceedings.

**ARTICLE VIII  
TERMINATION**

Section 8.1 Default of the Museum Corporation.

The City may terminate this Agreement upon written notice to the Museum Corporation (i) if any default by the Museum Corporation occurs in case of nonpayment of rent for more than ten (10) days after written notice of such default from the City or (ii) if any default by the Museum Corporation, other than nonpayment of rent, continues for more than ninety (90) days after written notice to the Museum Corporation from the City specifying such default and demanding that it be corrected (or, if such default is not of a type that can be reasonably corrected within ninety (90) days, then if the Museum Corporation fails to commence promptly and proceed with due diligence to correct such default.) In the event that the City terminates this Agreement as provided in this section, the City may re-enter the Real Estate or any part thereof with judicial process and expel and remove the Museum Corporation or any person or persons occupying the same and again repossess and enjoy the Real Estate, the Personal Property, and the Collections.

Section 8.2 Special Right of Museum Corporation to Re-Open Agreement.

Any time during the Initial or any Extended Term of this Agreement, if the combination of earned and contributed operating revenues of the Museum Corporation from sources other than from the City for each of two (2) consecutive fiscal years shall have exceeded the funding provided by the City for such years, the Museum Corporation may request appropriate modifications to this Agreement and other agreements with the City respecting the operation and governance of the Museum to reflect such change in funding status; and the City hereby agrees to negotiate in good faith with respect to any such request.

Section 8.3 Special Right of Terminations for Invalidity, etc.

Any Party may terminate this Agreement if this Agreement is determined to be invalid by operation of law or by any court or tribunal of competent jurisdiction, or if compliance with or enforcement of this Agreement or any part hereof is restrained by any court or tribunal of competent jurisdiction or if it is determined that any Party lacks the legal capacity or authority to execute or perform under this Agreement or that such execution or performance would violate any collective bargaining agreement or any other agreement by that which any such Party is bound. If this Agreement is so terminated the Parties shall fully and completely cooperate each with the other to effectuate and comply with any court order or judgment as may be applicable and shall further negotiate in good faith to resolve equitably any matters that require resolution in connection with such termination.

**ARTICLE IX  
PRESCRIBED AND PROSCRIBE PRACTICES**

Section 9.1 Nondiscrimination, Equal Employment Opportunity and Affirmative Action Programs.

In the operation of the Museum, as contemplated by this Agreement, the Museum Corporation shall not discriminate against any employee or applicant for employment because of race, color, religion, marital status, change in marital status, pregnancy, national origin, age, sex, physical or mental disability, or other characteristic protected by law.

Section 9.2 Prohibited Practices.

- (a) During the Term of this Agreement, the Museum Corporation shall not hire, retain, or utilize for compensation any member, officer, or employee of the City or any person who, to the actual knowledge (without inquiry) of the principal officers of the Museum Corporation, has a conflict of interest that has been undeclared as required by Code of the City of Valdez.
- (b) The Museum Corporation hereby states that it is familiar with the Code of Ethics (Chapter 2.24, code of the City of Valdez) and warrants and agrees to conduct the business of the Museum Corporation and the operations of the Museum according to its provisions.

Section 9.3 Cultural Awareness.

The Museum Corporation and its Board of Directors shall portray cultural groups in existing and newly created exhibits in an accurate and respectful manner and when possible to develop new exhibits and exhibitions in a collaborative manner with cultural groups specific to the content of the exhibit or exhibition.

(a) The Museum Corporation and its Board of Directors shall follow, as a matter of policy, the federal Native American Graves Protection and Repatriation Act, and all other relevant federal or state acts concerning artifacts, whether the Museum receives federal or state funding or not.

Section 9.4 Open Meeting and Records.

The Museum Corporation shall comply with the applicable provision of the Alaska statutes with respect to Open Meetings [AS 44.62.310-.312] and the Open Records provisions of the Valdez City Code [Sec. 2.76] as currently presented and hereafter amended except to the extent appropriate to protect the privacy of donors to the Museum.

**ARTICLE X  
SURRENDER OF PROPERTY; HOLDOVER**

Section 10.1 Surrender of Real Estate, Personal Property, and Collections.

Upon expiration or termination of this Agreement, by lapse of time or otherwise, the Museum Corporation agrees to peaceably surrender the Real Estate, Personal Property, and the Collections to the City. In addition, upon such expirations or termination, the Museum Corporation shall execute and deliver to the City such quit-claim deeds, bills of sale, or other instruments as the City may reasonably request to evidence, perfect, or give legal effect to the relinquishment by the Museum Corporation of its right, title, and interest in and to the Real Estate, Personal Property, and Artifacts to the extent the Museum Corporation is not prohibited from doing so by the terms of the Museum Corporation's acquisition of such property (including without limitation, donation restrictions, and purchase money financing restrictions).

Section 10.2 Holdover

If the Museum Corporation remains in possession of Real Estate, Personal Property, or Collections after the termination of the Term of this Agreements and without the execution of a new agreement, the Museum Corporation shall be deemed to be occupying or possessing such Real Estate, Personal Property, and Collections as a tenant from month-to-month, subject to all of the applicable terms, covenants, and conditions of this Agreement, including without limitation Article V hereof.

**ARTICLE XI  
MISCELLANEOUS**

Section 11.1 Memorandum of Agreement.

At the request of the Museum Corporation, the City shall execute and deliver a memorandum or short form of this Agreement, in form satisfactory to the Museum Corporation, setting forth the principal terms hereof, other than the rent and management fees, for purposes of recording the same in the office of the Magistrate, Third Judicial District, State of Alaska, on order to provide third parties with notice of the rights of the Museum Corporation hereunder.

Section 11.2 No Liens.

Without, in each instance, the prior written consent of the City, the Museum Corporation shall not directly or indirectly create or permit to be created or to remain any lien, encumbrance, charge on, or pledge of (collectively “Encumbrances”) any of the Real Estate, Personal Property, or the Collections, except as follows:

- (a) With respect to the Real Estate—the Encumbrances described in Exhibit B hereto;
- (b) With respect to Personal Property—(i) the Encumbrances described in Exhibit D hereto and (ii) any Encumbrances in the nature of purchase money security interests or title retention arrangements in connection with the acquisition or leasing of Personal Property provided that the Encumbrance is limited to the Personal Property so acquired or leased; and
- (c) With respect to the Collections—(i) the Encumbrances described in Exhibit C hereto, (ii) any Encumbrances with respect to Loaned Collections, the rights of the owner thereof, and (iii) any Encumbrances in the nature of purchase money security interests or title retention arrangements in connection with the acquisition or leasing of Collections provided that the Encumbrance is limited to the Collections so acquired or leased.

Section 11.3 Notices.

Notice as permitted or required under this Agreement shall be given by certified or registered mail or hand delivered and any notice so sent shall be deemed to have been given on the date that the same is deposited in a United States Postal Service mailbox, postage prepaid or hand delivered. Notices shall be addressed to the City at P.O. Box 307, Valdez, Alaska 99686-0307, Attention: City Clerk and to the Museum Corporation at P.O. Box 8, Valdez, Alaska 99686-0008, Attention: President, or at such other address as either Party may from time to time specify in writing in lieu thereof.

Section 11.4 Choice of Law.

This Agreement shall be construed by and enforced in accordance with the laws of the State of Alaska.

Section 11.5 Benefit.

This Agreement and all of the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

Section 11.6 Entire Agreement; Severability; Interpretation.

This Agreement contains all of the agreements of the Parties hereto with respect to the subject matter hereof and supersedes all previous negotiations. There have been no representations made by or understandings made between the Parties with respect to the subject matter hereof other than those set forth in this Agreement. This Agreement may not be modified except by a written instrument duly executed by the Party against whom enforcement is sought. If any provision of this Agreement shall be held or declared to be invalid, illegal, or unenforceable under any applicable law, that provision shall be deemed omitted from this Agreement without impairing or prejudicing the validity, legality, and enforceability of the remaining provisions hereof. The headings contained herein are for convenience only and shall not be used in any manner in construing the meaning or intent of this Agreement. The doctrine that a document is to be construed against its draftsman shall not be applied to this Agreement.

Section 11.7 Relationship of the City and Museum Corporation.

Nothing contained herein or in any other instrument or agreement between the City and the Museum Corporation shall be deemed or construed by the Parties hereto or by any third party as creating the relationship of principal and agent, of partnership, or of joint venture, or of fiduciary between the City and the Museum Corporation.

Section 11.8 Warranties Survive.

The warranties and representations contained herein shall survive the Term of this Agreement.

IN WITNESS WHEREOF, the City and the Museum Corporation have executed this Agreement as of the day, month, and year first-above written.

CITY OF VALDEZ  
ALASKA

VALDEZ MUSEUM &  
HISTORICAL ARCHIVE, INC.

By: \_\_\_\_\_  
Sharon Scheidt, Mayor

By: \_\_\_\_\_  
Donna Lane, President  
Board of Directors

Attest:

APPROVED AS TO FORM:  
BRENA, BELL, & WALKER, P.C.

By: \_\_\_\_\_  
Sheri Pierce, CMC, Clerk  
City of Valdez

By: \_\_\_\_\_  
Jake W. Staser  
Attorney for the City of Valdez



VALDEZ MUSEUM LEASE AND MANAGEMENT AGREEMENT

EXHIBIT A

Legal Description of Current Sites of the Valdez Museum

The following described Real Estate is situated in the City of Valdez, Third Judicial District, and State of Alaska to-wit:

Museum: The south one-half (1/2) of Block 30, Mineral Creek Sub-division and a portion of the north half of Block 30, Mineral Creek Subdivision. The Valdez Museum is located at 217 Egan Drive.

Annex: A portion of Tract F, Port Valdez Subdivision occupying the middle section of City of Valdez Warehouse No. 1. The street address for the Museum Annex is 436-B South Hazelet.

EXHIBIT B

Encumbrances and Legal Proceeding Against the Valdez Museum

There are no encumbrances of the Current Sites except encumbrances of record in the Office of the Magistrate, Valdez, Alaska, Third Judicial District, and State of Alaska.

There are no pending legal proceedings against the Valdez Museum, which might affect the implementation of this Agreement.

EXHIBIT C

Exceptions as to Title to Owned Collections of the Valdez Museum

There are no encumbrances of the title to Owned Collections except those as may be attached to specific gifts made by their donors as a condition of their gift and as may be evidenced in the Museum's records.

EXHIBIT D

There are none.



October 29, 2025

Dear Community Development Director:

I am writing to inform you of the Valdez Museum & Historical Archive's intent to renew our lease and management agreement with the City of Valdez. The current lease expires on December 31<sup>st</sup>. Thank you for your attention to this matter. I look forward to working with you.

Sincerely,

*April Vasher-Dean*

April Vasher-Dean, Executive Director

Valdez Museum & Historical Archive

Phone: 907-835-2764

[ValdezMuseum.org](http://ValdezMuseum.org)



## Legislation Text

---

**File #:** RES 25-0065, **Version:** 1

---

**ITEM TITLE:**

#25-65 - Amending the 2025 City Budget by Reallocating \$171,100 in Previously Appropriated Funds

**SUBMITTED BY:** Jordan Nelson, Finance Director

**FISCAL NOTES:**

Expenditure Required: \$171,100

Unencumbered Balance: \$171,100

Funding Source: Previously Appropriated Personnel Funds

**RECOMMENDATION:**

Approve Resolution 25-65.

**SUMMARY STATEMENT:**

This resolution re-allocates \$171,100 in previously authorized funds in general ledger personnel accounts.

The 2025 Budget, created in fall of 2024, reflects staff's best estimates of full-employment personnel costs in the coming year. This resolution is an attempt to reconcile budgeted personnel costs with the actual expenditures in 2025. This process informs staff of needed future budgeting changes, which will be implemented going forward.

CITY OF VALDEZ, ALASKA

RESOLUTION #25-65

RESOLUTION AMENDING THE 2025 CITY BUDGET BY  
REALLOCATING \$171,100 IN PREVIOUSLY APPROPRIATED FUNDS

WHEREAS, adopted budgets reflect best estimates of operating expenses; and

WHEREAS, staff may only expend legally appropriated funds; and

WHEREAS, staff presents a year-end resolution to reconcile estimates to anticipated actual revenues and expenses as attachment A; and

WHEREAS, budget amendments must be formally appropriated via Budget Amendment Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that the 2025 City Budget is revised according to Attachment A of this resolution.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 16<sup>th</sup> day of December, 2025.

City of Valdez, Alaska

---

Dennis Fleming, Mayor

ATTEST:

---

Sheri L. Pierce, MMC, City Clerk

**RE-ALLOCATIONS**

001-3200-41200	Fire/EMS	Overtime	15,000	2025 Budget reflects attempt to budget precisely for projected overtime and regular time for shift coverage, adjustment reflects an underbudget of less than 1% for payroll related items, although concentrated in underbudgeting for Overtime
001-5100-41100	Administration	Salaries and Wages	150,000	Shortfall caused by ACM contract, CM turnover, and interim CM charged to Administration. 2026 Budget needs to be updated at carryforward to reflect ACM contract.
001-5150-41300	Human Resources	Benefits	4,100	Slightly underbudgeted benefits citywide in 2025 Budget, small departments that remained fully staffed for all of 2025 are modestly short.
001-6400-41300	Civic Center	Benefits	2,000	Slightly underbudgeted benefits citywide in 2025 Budget, small departments that remained fully staffed for all of 2025 are modestly short.
001-5200-41100	Finance	Salaries and Wages	(15,000)	Part of ACM contract was budgeted in Finance and should be Administration
001-3500-41100	Law Enforcement	Salaries and Wages	(150,000)	ACM contract and interim CM charged to Administration, general department vacancy led to excess Payroll Budget
001-3500-41100	Law Enforcement	Benefits	(6,100)	General department vacancy led to excess Benefits Budget

**Net of Re-Allocations**

-

**TRANSFERS**

none

**Net of Transfers**

N/A



## Legislation Text

---

**File #:** 25-0518, **Version:** 1

---

**ITEM TITLE:**

Alaska Women's Business 3<sup>rd</sup> Quarter Report

**SUBMITTED BY:** Martha Barberio, Economic Development Director

**FISCAL NOTES:**

Expenditure Required: None  
Unencumbered Balance: N/A  
Funding Source: N/A

**RECOMMENDATION:**

Receive and file.

**SUMMARY STATEMENT:**

Attached is the 3<sup>rd</sup> quarter report from the Alaska Women's Business Center for informational purposes.



# AWBC: Valdez Progress Report

## Valdez Business Program – Q3 2025 Progress Report

*Prepared by the Alaska Women's Business Center (AWBC), operated by Business Impact Northwest  
In partnership with the City of Valdez Economic Development Department*

**Date:** October 15, 2025

### Executive Summary

From **July through September 2025**, the Alaska Women's Business Center (AWBC) and **Business Impact Northwest (BINW)** expanded entrepreneurial capacity in Valdez through hands-on training, one-on-one coaching, and statewide visibility opportunities. Throughout Q3, AWBC supported approximately **50 Valdez-area entrepreneurs** through a mix of in-person and virtual coaching, workshops, and community events—representing nearly **100 points of engagement** across the quarter. This reflects increased accessibility, visibility, and trust in AWBC's no-cost business support model.

This report provides a **Q3 progress snapshot (July–September 2025)**. Year-to-date and cumulative data will be compiled after Q4 for inclusion in the **2025 Annual Report**.

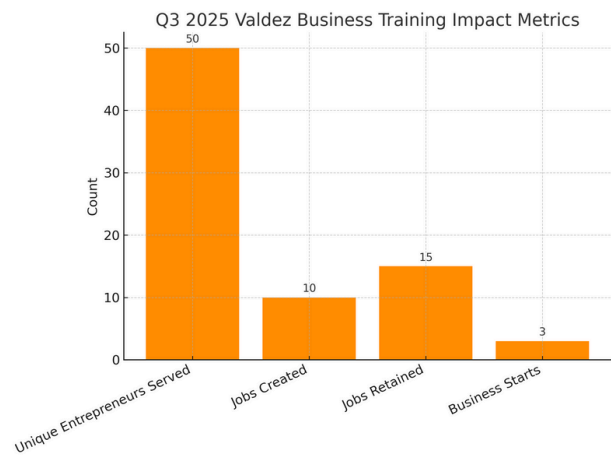
Two milestones defined the quarter:

1. **National recognition** through the *AWBC Media Spotlight Tour* hosted in Valdez — a first for the community, positioning Valdez entrepreneurs on a national platform alongside other leading small-business ecosystems across the country.
2. **The city's first full Alaska Entrepreneurship Week**, delivered in partnership with the City of Valdez Economic Development Department.

These events not only brought attention to the City's growing business sector but also elevated the voices of local entrepreneurs, showcasing Valdez as a model for how small, remote communities can drive innovation and self-reliance.

### Quarter Highlights

- AWBC National Media Spotlight Tour hosted at Valdez City Council Chambers
- 25 participants in Business Builder Workshops (Valdez Civic Center)
- 15 attendees at Next Chapter Mixer (Valdez Brewing) bringing together locals interested in buying and selling businesses.
- 12 in-person, one-on-one coaching sessions completed
- 4 participants in *Square One: Work for Yourself* (Valdez Library)
- Delivery of the Poor Betty’s custom-built food truck purchased with SBA Loan via AWBC
- 3 new local businesses launched: **Treasures Boutique, Sam’s Spot, Sky’s Skin Studio**
- Valdez teams earned **2nd, 3rd, and People’s Choice Awards** at Techstars Startup Weekend



Direct Program Impact

Metric	Q3 Result	Notes
Entrepreneurs Served	50+	Across workshops and coaching
Jobs Created	10+	Primarily food and wellness sectors
Trainings Delivered	8	Including Alaska Entrepreneurship Week + Media Tour
New Businesses	3	Year-round ventures
Capital Accessed	\$100K+	SBA and private lending combined
Retail Building Tours with Clients	4	Seeking shared space for retail, events & community programs
Childcare Provider Clients	1	Meeting regularly to develop business plan



# Major Events & Partnerships

## AWBC Media Spotlight Tour (July 28–31)

Hosted at Valdez City Council Chambers, the Media Spotlight Tour brought national attention to the city's entrepreneurial ecosystem. Valdez was one of only five rural communities nationwide selected for the feature, highlighting how small-city innovation can thrive through partnership and resource sharing.

The event featured **Jessica Sunseri of Poor Betty's Food Truck** and recognized the collective achievements of Valdez entrepreneurs who have participated in AWBC coaching and training programs. AWBC also invited Celeste Addison of The Gift Shop, Olivia Selanoff of Quad Shot Coffee and Kristi Silkett and Candice Huff of Sugarbear Daycare to share their stories with the media. **Anchorage Daily News** and **KBNA** attended via Zoom. The event strengthened relationships among AWBC, the City, and partners including **Discover Valdez** and the **Business Women of Valdez Meetup Group**.

## Alaska Entrepreneurship Week (Sept 29–Oct 3)

Included:

- Business Builder Workshops – City EDD hosted at Valdez Civic Center
- Workforce Housing Needs Assessment – City EDD & Agnew Beck
- AI Marketing Workshop – Jen Christensen of Spark Story AI Marketers
- Next Level Business Masterclass - Allan Caraway of Focal Point Consulting
- Free Bookkeeping Q&A - Logan of Dane Consulting
- Free Business Coaching - AWBC, Focal Point Consulting
- Next Chapter Mixer – Valdez Brewing
- Square One Workshop – AWBC hosted at Valdez Library
- Community Business Crawl – local business showcase
- 100+ Statewide online training and networking opportunities: [akew.org](https://akew.org)
- Podcast interview with KVAK Radio to promote local City EDD trainings

## Startup Ecosystem Momentum: Techstars Startup Weekend

Valdez entrepreneurs delivered their strongest performance yet—earning **2nd place, 3rd place, and People's Choice Awards** at Techstars Startup Weekend 2025.

This event expanded access to Techstars' global network of mentors and investors and strengthened collaboration between Valdez and Anchorage innovators—positioning Valdez as a **rural innovation hub** for tourism, recreation, and technology.

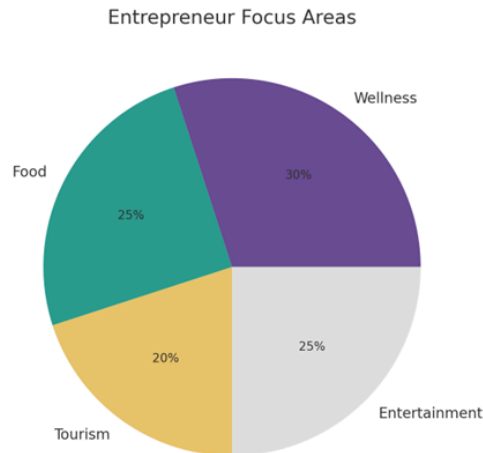
### Valdez Outcomes:

- Largest participation in event history
- 3 teams earned statewide awards
- Focus areas: family tourism apps, outdoor recreation tech, and cultural storytelling

- Follow-up coaching underway to explore launch funding

## Insights & Observations

- Growing under-30 cohort focused on wellness, creative, and community ventures
- Shift from competition to collaboration among business owners
- Legacy entrepreneurs mentoring new founders
- Key barriers: childcare, scheduling, tech literacy, and housing shortages
- Nearly all businesses need stronger digital readiness (Google profiles, AI tools)
- Workforce housing continues to limit expansion opportunities



## Conversations Shaping Valdez's Business Future

AWBC continues to lead community-wide conversations that align with the City's economic priorities, connecting individual business support with system-level growth. Topics include:

- Business plan development and licensing guidance
- Lending readiness and access to capital
- Financial literacy and cash-flow forecasting
- Digital marketing and AI adoption
- Workforce housing and childcare as economic infrastructure
- Succession planning for legacy businesses
- Collaboration among under-30 entrepreneurs
- Balancing employment with entrepreneurship
- Building confidence and mentorship among legacy and new owners

# Valdez Business Environment

- **Legacy Transitions:** Harris Sand & Gravel, Acres Kwiktrip, and Eagle's Rest RV Park for sale/sold in 2025
- **New Entrants:** Sam's Spot, Sky's Skin Studio, and Treasures Boutique among others
- **Trend:** Shift toward year-round, locally focused ventures in food, wellness, and entertainment sectors
- Average AWBC Client in Valdez is under the age of 40 and seeking retail space or property to develop into a multi-use building
- Very low client awareness of large-scale business opportunities, tech-focused business opportunities and government contracting
- Childcare Grant Program and technical assistance is proving effective for the participating business; outreach may encourage more participants

## Recommendations for Q4 and Beyond

- Continue quarterly workshops and mixers in partnership with the City
- Support business plan development for local entrepreneurs seeking to build a shared workspace pilot to provide space for service-based businesses in the wellness and creative industries
- Offer childcare support to increase access to workshops
- Deliver "Digital Basics + AI for Business" training
- Advance workforce housing collaboration with City and Agnew Beck
- Work with the Valdez Consortium Library to provide business resources that are available through the statewide library system; AWBC regularly recommends clients access databases, business plans, books and research services through local libraries.

## Acknowledgements

The Alaska Women's Business Center thanks:

- City of Valdez Economic Development Department
- Discover Valdez
- Prince William Sound College
- KVAK Radio
- Agnew Beck Consulting
- And all Valdez entrepreneurs helping to build a stronger, more connected local economy.

## Featured Photos



- AWBC Media Spotlight Tour — Valdez City Council Chambers**  
*Jessica Sunseri of Poor Betty's Food Truck featured during national press coverage.*



<b>Mon   July 28</b>	<b>Drop-in Coaching Clinics • Business Women of Valdez Workshop &amp; Meetup</b> 10:30 AM-1:00 PM (Coaching), 5:30-6:30 PM (Workshop) • Optional Social Hour at Valdez Consortium Library • Valdez Brewing
<b>Tues   July 29</b>	<b>Drop-in Coaching Clinics • "Square One: Work for Yourself" Workshop</b> 10:30 AM-1:00 PM (Coaching), 5:30-6:30 PM (Workshop) at Valdez Consortium Library
<b>Wed   July 30</b>	<b>AWBC Media Spotlight Event (Hosted by AWBC &amp; AWBC National Tour)</b> 12:00-1:00 PM at City Council Chambers
<b>Thurs   July 31</b>	<b>Reserved for 1:1 Client Coaching and Community Check-ins</b> Call or text 907-531-2215 to schedule your appointment today!

[businessimpactnw.org](https://businessimpactnw.org)
[awbc@businessimpactnw.org](mailto:awbc@businessimpactnw.org)
 907-531-2215

- July Lineup of AWBC Local Business Support**





**Square One**  
Your Gateway to Coaching,  
Capital & Classes!

In Person | No Cost

THURSDAY, 2 OCTOBER 2025  
At 10 AM - 11:30 AM  
Valdez Consortium Library AV Room



- **Alaska Entrepreneurship Week — Business Builder Workshops, Coaching, Open Houses**  
*Hands-on strategy sessions and resource networking.*



**Next Chapter**  
Buy a Business. Sell a Business.  
Succeed.

- 5:30 PM Short presentation on opportunities & resources to buy/sell a business
- Door prizes & networking

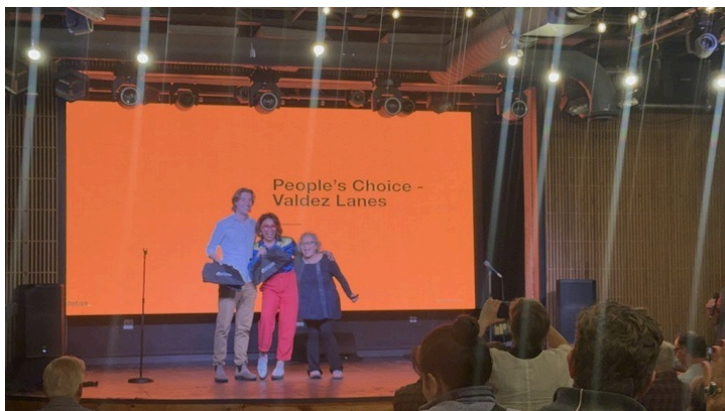
Wednesday, Oct. 1st  
5:00PM - 6:30PM

FREE EVENT

ALASKA ENTREPRENEURSHIP WEEK '25  
SEPT 23 - OCT 3

- **Next Chapter Mixer — Valdez Brewing**  
*Succession planning and peer mentorship conversations among local business owners.*





- Techstars Startup Weekend Anchorage  
Valdez teams earned 2nd, 3rd, and People's Choice Awards for tourism and recreation startups.



## Blog Posts & Media Coverage

- **AWBC Media Spotlight Tour Announcement** <https://businessimpactnw.org/valdez-businesses-shine-in-national-spotlight-tour/>
- <https://omgculture.com/2025/08/10/awbc-national-tour-women-owned-businesses/>  
*Valdez recognized nationally for women-led entrepreneurship and innovation.*
- **Valdez Entrepreneurship Week** <https://www.valdezak.gov/businessbuilder>  
*Celebrating the first full Alaska Entrepreneurship Week held in Valdez.*
- **Poor Betty's Success Story** <https://businessimpactnw.org/poor-bettys/>  
*A local food truck's journey from startup to statewide recognition.*
- **KVAK Radio Feature on Women Entrepreneurs** <https://www.kvakradio.com/episode/kvak-gets-a-sneak-peek-of-workshop-presenters/>  
*Local broadcast highlighting Valdez's growing small-business community.*
- **Techstars Alaska Tourism Feature** <https://www.akbizmag.com/featured/techstars-startup-weekend-focuses-on-tourism/>  
*Info on the event where Valdez innovators made a statewide impact at Techstars.*



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

---

**File #:** 25-0519, **Version:** 1

---

**ITEM TITLE:**

2025 Valdez By the Numbers

**SUBMITTED BY:** Martha Barberio, Economic Development Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive

**SUMMARY STATEMENT:**

Attached is the 2025 Valdez by the numbers report.



# VALDEZ ALASKA

## by the Numbers 2025



DEMOGRAPHICS.  
PAGE 5

OIL  
PAGE 6

TRANSPORTATION & PORT  
PAGE 7

SEAFOOD  
PAGE 8

TOURISM  
PAGE 9

HEALTH & HOUSING  
PAGE 10

GOVERNMENT  
PAGE 11

BIZ CLIMATE  
PAGE 12

ECONOMIC PLAN  
PAGE 14

## CHANGES 2023 to 2024



The **labor force** decreased by **90 jobs** to **2,631 jobs**, **-3%**.

**Total wages** decreased by **\$3.5 million** to **\$209 Million**, **-2%**



**Population** decreased by **2%** to **3,793**, **-59 people**



**Seafood employment** decreased by **13%**

**Pound of seafood landed** decreased by **73%**, **-59 million pounds**



**Tourism Employment** decreased by **1%**.  
**Total Visitor Arrivals** decreased by **3%** to **102,549**



**Oil related Jobs** increased by **2%** to **301 jobs**

## THE VALDEZ ECONOMY 2024

Last year was a difficult one for Valdez. The

community experienced declines in nearly every major economic indicator, and half of Valdez business leaders described the business climate as poor or very poor.

Between 2023 and 2024, Valdez lost 90 jobs (a 3% decrease), and total annual wages declined by \$3.5 million. The population fell by 59 residents, marking the fifth consecutive year of population loss.

The seafood sector experienced the steepest downturn. Seafood employment fell by 13% (a loss of 30 jobs), and wages declined by 34%. Pounds of seafood landed dropped by 73%, and the exvessel value of the catch fell by \$12 million. The processing sector was also hit hard, with pounds processed down by 73% and the value of processed seafood down by \$104 million.

The tourism sector weakened as well: 3,000 fewer visitors came to Valdez, and sector wages fell by 4%. The retail, financial, professional and business services, social services, transportation, and both federal and state government sectors also experienced incremental declines.

Small job gains occurred in the oil, construction, healthcare, and local government sectors.

## 2025

2025 projections point to a more positive outlook for Valdez.

**Business Climate:** Two-thirds of business leaders say the outlook for their business is generally positive for the coming year, including 23% who expect conditions in their business or industry to improve over the next 12 months.

**Seafood:** As the 2025 season comes to a close, the Prince William Sound fleet has harvested 210% more Keta salmon and 33% more Coho than in 2024, although Sockeye and King runs are lower. After several years of depressed prices due to surplus inventory, prices are now rising.

**Tourism:** The visitor sector is expected to rebound. Cruise passenger arrivals in 2025 are projected to increase by nearly 50%. New essential air service by Reeve Air Alaska is expected to provide air travel stability and boost air passenger traffic to Valdez.

**Demographics:** Valdez has experienced population decline in ten of the past twelve years. Continued incremental declines are projected. Coupled with an aging workforce, this trend will make sustained job growth more challenging. A recent increase in new housing units is expected to help counteract this trend.

This publication was developed on behalf of the Valdez Economic Diversification Commission, an advisory commission to the City Council on activities related to economic development in Valdez.

# The Whole Valdez Alaska Economy 2024

In 2024, Valdez lost 90 year-round equivalent jobs, and wages decreased by 3.3% compared to 2023

## Annual Average Jobs

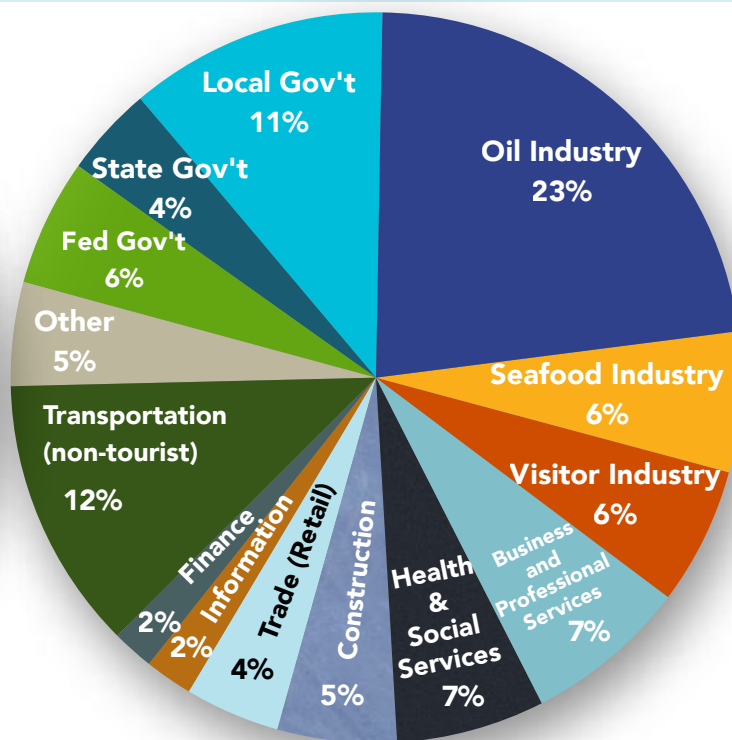
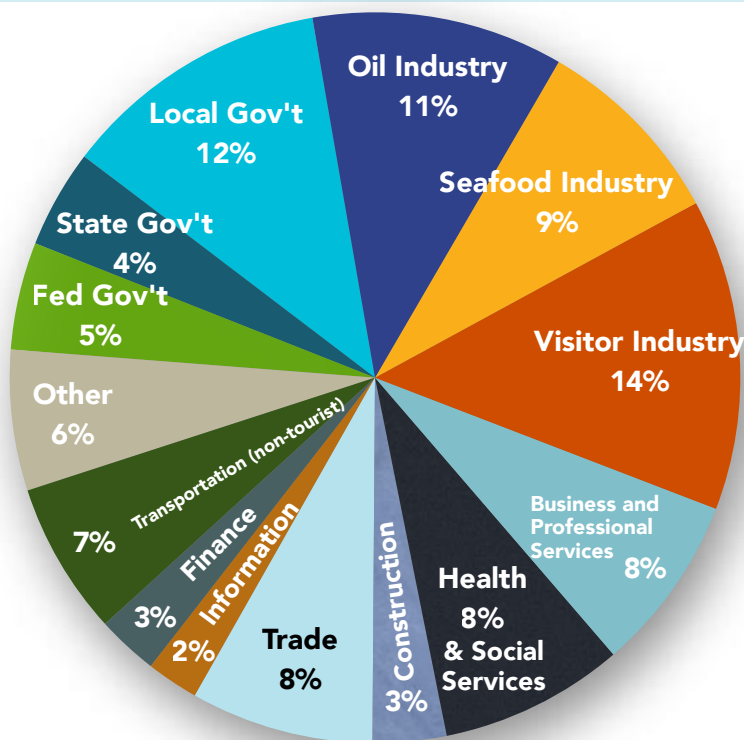
**2,631 Jobs**

**DOWN 90 JOBS SINCE 2023 -3%**

## Employment Earnings

**\$209 Million Workforce Earnings**

**DOWN \$3.5 MILLION -2%**



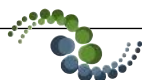
## 2024 Valdez Alaska Employment Earnings

	EMPLOYMENT RELATED EARNINGS			EMPLOYMENT NUMBERS			Change 2023 to 2024
	Wages (2024)	Self-Employment Earnings (est.)	Total Earnings	Annual Average Employment (2024)	Self-Employed (est.)	Total Employment	
Government (includes Coast Guard)	\$36,788,771	\$7,184,348	<b>\$43,973,119</b>	493	80	<b>573</b>	<b>8</b>
Oil Industry	\$47,380,378	\$ -	<b>\$47,380,378</b>	310	0	<b>310</b>	<b>6</b>
Seafood Industry	\$10,769,434	\$2,177,215	<b>\$12,946,649</b>	172	35	<b>207</b>	<b>-30</b>
Visitor Industry	\$10,538,827	\$2,164,761	<b>\$12,703,588</b>	301	72	<b>373</b>	<b>-3</b>
Professional and Business Services	\$13,145,994	\$1,985,578	<b>\$15,131,572</b>	134	78	<b>211</b>	<b>-3</b>
Health Care & Social Services	\$12,447,793	\$1,286,955	<b>\$13,734,748</b>	206	26	<b>232</b>	<b>9</b>
Construction Industry	\$8,584,277	\$2,425,634	<b>\$11,009,911</b>	59	36	<b>95</b>	<b>6</b>
Trade: Retail and Wholesale	\$7,452,304	\$1,323,971	<b>\$8,776,275</b>	167	23	<b>189</b>	<b>-32</b>
Information	\$4,282,154	\$130,843	<b>\$4,412,996</b>	58	5	<b>63</b>	<b>0</b>
Financial Activities	\$2,152,584	\$1,708,487	<b>\$3,861,071</b>	34	27	<b>61</b>	<b>-13</b>
Non-Visitor Transportation	\$24,484,699	\$798,345	<b>\$25,283,044</b>	167	19	<b>187</b>	<b>2</b>
Other	\$7,523,599	\$2,063,667	<b>\$9,587,266</b>	80	51	<b>131</b>	<b>-39</b>
<b>Total</b>	<b>\$185,550,814</b>	<b>\$23,249,804</b>	<b>\$208,800,617</b>	<b>2,180</b>	<b>451</b>	<b>2,631</b>	<b>-90</b>

**Sources:** Alaska Department of Labor Employment & Wage data; (latest available) US Census Nonemployer (self-employment) Statistics; Active Duty Military Population, ADOL.

\*These cells in Government refer to active duty Coast Guard personnel employment and wages, and not self-employment data. **Notes:** Seafood Industry includes animal aquaculture, fishing & seafood product preparation, and Valdez resident commercial fishermen (nonresident fishermen & crew who did not report income are excluded). Visitor Industry includes leisure & hospitality, and visitor transportation (air, water, scenic).

Cover photo by Jeremy Talbott.





# CHANGE IN THE LAST 5 YEARS

Table tracks key Valdez indicators over the past 5 years, along with changes.

GENERAL ECONOMIC CONDITIONS	2018	2023	2024	% CHANGE 2023-2024	CHANGE 2023-2024
Total Labor Force (jobs, includes self-employed & Total Job Earnings <sup>1, 5, 6</sup>	2,882	2,721	2,631	-3%	-90
Total Private Sector Payroll <sup>1, 6</sup>	\$158.5 million	\$212.3 million	\$208.8 million	-2%	-\$3.5 million
Average Annual Wage <sup>1</sup>	\$121.5 million	\$170.3 million	\$164.8 million	-3%	-\$5.5 million
Annual Unemployment Rate <sup>1</sup> (Chugach CA)	\$55,002	\$78,024	\$79,365	2%	1,341
	6.7%	4.1%	5.1%	1.0%	1.0%
TOP ECONOMIC SECTORS	2018	2023	2024	% CHANGE	CHANGE
<b>GOVERNMENT</b>	PUBLIC SECTOR: 21% OF ALL EMPLOYMENT EARNINGS				
<b>Total Government Employment<sup>1, 5</sup></b>	<b>631</b>	<b>565</b>	<b>573</b>	<b>1%</b>	<b>8</b>
Federal Employment <sup>1, 5</sup> (8% of all employment earnings)	130	131	130	-1%	-1
State Employment <sup>1</sup> (14% of all job earnings)	139	120	119	-1%	-1
City Employment <sup>1</sup> (12% of all job earnings)	362	314	325	3%	11
<b>Total Government Payroll (includes USCG)<sup>1, 5</sup></b>	<b>\$37 million</b>	<b>\$42 million</b>	<b>\$44 million</b>	<b>5%</b>	<b>\$2 million</b>
City Payroll <sup>1</sup>	\$18.1 million	\$22.8 million	\$23.9 million	5%	\$1.1 million
<b>OIL ECONOMY</b> (Includes employment from all industries)	KEY INDUSTRY: 23% OF ALL EMPLOYMENT EARNINGS				
Oil Employment <sup>1, 5, 6</sup>	330	304	310	2%	6
Oil Wages <sup>1, 5, 6</sup>	\$42.9 million	\$44.5 million	\$47.4 million	6%	\$2.8 million
Avg. Daily Volume ANS Oil Production <sup>14</sup>	508,601	468,445	464,084	-1%	-4,361
Annual Avg. Domestic Crude WTI Oil Prices (in \$/Barrel) <sup>14</sup>	\$75.42	\$82.57	\$80.19	-3%	-\$2.38
City oil and gas property tax revenue <sup>7</sup>	\$38.4 million	\$42.36 mill	\$42.36 mill	0%	\$0
<b>COMMERCIAL FISHING &amp; SEAFOOD INDUSTRY</b>	KEY INDUSTRY: 9% OF ALL EMPLOYMENT EARNINGS				
Total Seafood Employment (includes fishermen) <sup>1, 6</sup>	296	237	207	-13%	-30
Total Seafood Employment Earnings <sup>1, 6</sup>	\$12.3 million	\$19.7 million	\$12.9 million	-34%	-\$6.8 million
Commercial Fishing Boats Homeported in Valdez <sup>15</sup>	65	70	73	4%	3
Pounds of Seafood Processed <sup>13</sup>	61.0 million	94.8 million	25.1 million	-73%	-\$69.7 million
Value of Seafood Processed <sup>13</sup>	\$168.7 million	\$219.7 million	\$115.8 million	-47%	-\$103.9 million
Pounds Landed <sup>8</sup> Inflation adjusted	48.1 million	80.8 million	21.8 million	-73%	-59 million
Estimated Gross Earnings (exvessel value of pounds landed) <sup>8</sup>	\$29 million	\$22 million	\$9.8 million	-56%	-\$12.2 million
<b>TRANSPORTATION (NON-TOURISM)</b>	KEY INDUSTRY: 12% OF ALL EMPLOYMENT EARNINGS				
Marine and Road Transportation Employment <sup>1, 6</sup>	99	185	187	1%	2
Marine and Road Transportation Wages <sup>1, 6</sup>	\$7.6 million	\$25.9 million	\$25.3 million	-3%	-\$655,075
<b>HEALTH CARE &amp; SOCIAL SERVICES INDUSTRY</b>	KEY INDUSTRY: 7% OF ALL EMPLOYMENT EARNINGS				
Health Care & Social Services Employment <sup>1, 6</sup>	282	223	232	4%	9
Health Care & Social Services Wages <sup>1, 6</sup>	\$11.7 million	\$12.9 million	\$13.7 million	6%	\$805,072
<b>VISITOR INDUSTRY</b>	KEY INDUSTRY: 14% OF ALL JOBS				
Total Visitor Industry Employment <sup>1, 6</sup>	435	376	373	-1%	-3
Total Visitor Industry Wages/Earnings <sup>1, 6</sup>	\$9.8 million	\$13.2 million	\$12.7 million	-4%	-\$466,431
Hotel & Motel City Tax Revenue <sup>7</sup>	\$8,759,675	\$10.2 million	\$9.5 million	-7%	-\$740,675
<b>Total Valdez Passenger Arrivals</b>	<b>96,958</b>	<b>105,515</b>	<b>102,549</b>	<b>-3%</b>	<b>-2,966</b>
Recreation Visitors Arriving by Road estimate <sup>16</sup>	81,000	71,000	68,000	-4%	-3,000
Total Cruise Passengers <sup>10</sup>	0	24,703	25,695	4%	992
Total Air Passenger <sup>11</sup>	10,347	4,082	2,935	-28%	-1,147
Total Ferry Passengers <sup>12</sup>	5,611	5,730	5,919	3%	189
DEMOGRAPHICS	2018	2023	2024	% CHANGE	CHANGE
<b>Total Population<sup>1</sup></b>	<b>4,023</b>	<b>3,852</b>	<b>3,793</b>	<b>-2%</b>	<b>-59</b>
Under Age 15 <sup>2</sup>	858	764	748	-2%	-16
Twenty-somethings <sup>2</sup>	482	470	462	-2%	-8
Ages 65 and older <sup>2</sup>	364	507	511	1%	4
K-12 School District Enrollment <sup>3</sup>	685	565	569	1%	4
OTHER SELECTED STATISTICS	2018	2023	2024	% CHANGE	CHANGE
Cost of Living: Military Index Value <sup>1</sup>	150%	142%	129%	-9%	-9%
Housing Units Permitted/Completed <sup>4,1</sup>	1	37	10	-73%	-27

**Sources:** <sup>1</sup>Alaska Department of Labor (ADOL); <sup>2</sup>ADOL Southeast Alaska Population by Age; <sup>3</sup>Alaska Department of Education and Early Development; <sup>4</sup>Based on the quarterly Alaska Housing Unit Survey; <sup>5</sup>US Coast Guard; <sup>6</sup>US Census Nonemployer (self-employment) Statistics; <sup>7</sup>City of Valdez; <sup>8</sup>ADF&G Valdez Commercial Seafood Industry Harvest and Ex-Vessel Value Information; <sup>9</sup>UAA; <sup>10</sup>Cruise Line Agencies of Alaska; <sup>11</sup>US Bureau of Transportation Statistics (RITA); <sup>12</sup>Alaska Marine Highway System data; <sup>13</sup>ADF&G E2 Production Shorebased Processors and Direct Marketers; <sup>14</sup>Alaska Department of Revenue Crude Oil and Natural Gas Prices; <sup>15</sup>Commercial Fisheries Entry Commission; <sup>16</sup>Traffic Volume Counts Valdez <https://alaskatrafficdata.drakewell.com/publicmultinodemap.asp>; <sup>17</sup>[www.travel.dod.mil/Allowances/Overseas-Cost-of-Living-Allowance/Overseas-COLA-Tables/](https://www.travel.dod.mil/Allowances/Overseas-Cost-of-Living-Allowance/Overseas-COLA-Tables/)





# VALDEZ OVERVIEW

## THE CITY

Valdez is a coastal community in Prince William Sound at the base of the Chugach Mountains. The city encompasses a total area of 277 square miles, including 55 square miles of water. Valdez is accessible via the Richardson Highway, which links the community to Alaska's broader road system.

The area serves as the southern terminus of the Trans-Alaska Pipeline System (TAPS), a critical energy corridor that transports oil from the North Slope to the Port of Valdez. The city has 3,793 residents. Its natural beauty, abundant recreational opportunities, and rich cultural heritage make it a popular destination for visitors year-round.

## CULTURE

The Valdez area was originally known as **Saucit**, meaning "the people from the place that rises into view." It is located in the ancestral homeland of the Chugach Alutiiq/Sugpiaq people and has long served as a meeting place for Alaska Native communities to gather, hunt, fish, and trade. Those who historically lived in Valdez year-round included the Sugpiaq and Eyak peoples. This cultural heritage continues to shape the identity of the community today.

## ECONOMIC TRENDS

Valdez originated as a makeshift settlement and supply hub for gold seekers in the late 1800s. The U.S. military later established a fort to take advantage of the region's ice-free port, building a trail to Fairbanks that would become the Richardson Highway. By the 1920s, commercial fishing had become a thriving local industry.

In 1964, the Good Friday earthquake triggered a landslide that devastated Valdez, leading to the relocation and rebuilding of much of the community. Modern Valdez emerged in the early 1970s, when the area was selected as the southern terminus for the 800-mile trans-Alaska oil pipeline and marine terminal. Since then, the pipeline has transported 18.6 billion barrels of oil through Valdez, cementing its role as a hub for Alaska's energy sector. The community also became a critical staging ground for the cleanup of the Exxon Valdez oil spill in 1989.

Through the 1990s and 2010s, the Valdez economy remained relatively stable. The COVID-19 pandemic disrupted this stability, but the city continues to rely on its core industries. In the 2020s, the top economic sectors are oil, transportation (primarily linked to oil), seafood, and tourism, which adds significant seasonal variation to the workforce.

In 2024, Valdez's workforce peaked at 2,993 workers in July and dropped to 2,299 in January—a seasonal swing of nearly 700 jobs. Two sectors account for most of this fluctuation: seafood with 717 workers in July compared to fewer than 50 in the off season; and tourism with 553 workers in July 2024, and less than half that number in January.

Valdez Workforce by Month, 2024

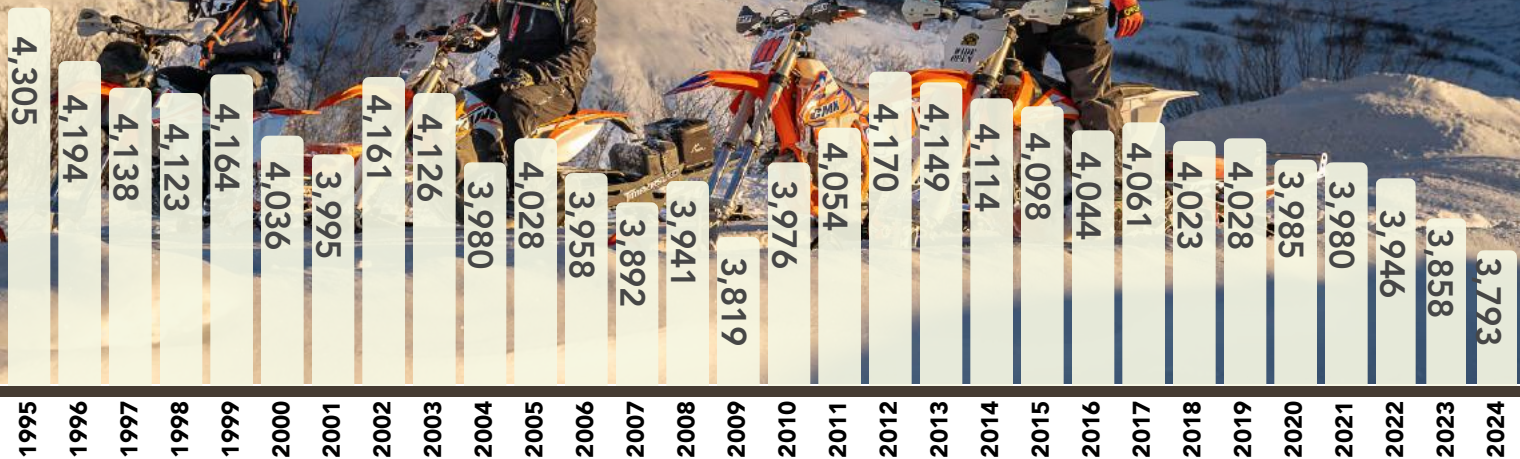
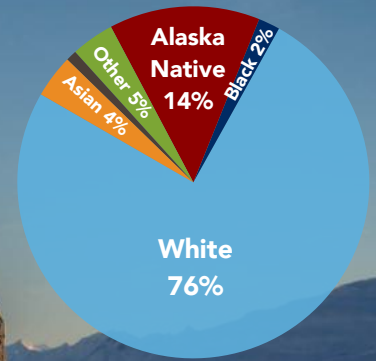
Other Valdez Jobs Tourism Seafood

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



# DEMOGRAPHICS

## Population 3,850



# 2024

In 2024, the City of Valdez had 3,793 residents. The

population is currently on a downward trend. Over the past 12 years, Valdez experienced population decline in all but two years, losing 377 residents since 2012—an overall decrease of 9%. Half of that loss occurred between 2021 and 2024. The largest population declines were among children under age 10 (down 24%, or 146 residents) and residents in their 20s (down 114 residents). The current population is 56% male.

### AN AGING DEMOGRAPHIC

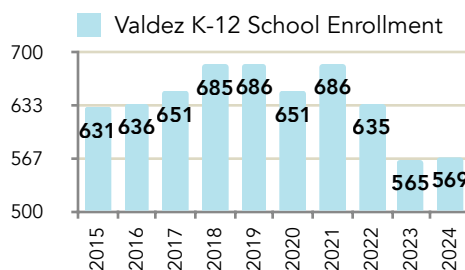
Valdez is becoming an older community. From 2012 to 2024, the number of residents in their prime working years (ages 19–59) fell by 500 people. During the same period, the 60-plus population increased by 262 residents, growing from 12% to 20% of the total population. A 25-year population projection by the Alaska Department of Labor (ADOL) shows a projected 15% population loss for

Valdez, with the community expected to shrink by approximately 600 people.

### K-12 SCHOOL ENROLLMENT DOWN

K–12 enrollment in Valdez public schools has declined sharply over the past two years. During the 2023–2024 school year, 569 students were enrolled. Since 2021, total enrollment has fallen by 117 students.

This drop is partially explained by the discontinuation of a homeschooling program that accounted for 55 students in 2022 — many of whom likely continue to homeschool but are no longer counted in the district's official enrollment figures.



Valdez is also home to Prince William Sound College, a two-year college. While changes in enrollment reporting in 2024 make year-to-year comparisons difficult, Campus

Director Dr. Dennis Humphrey notes that “enrollment continues to increase and the dorms are full.”

### ALASKA NATIVE POPULATION

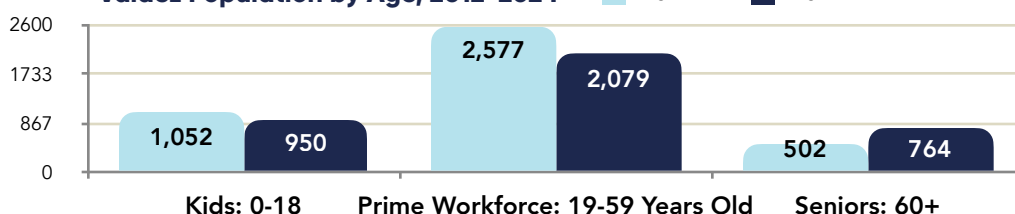
According to the 2020 U.S. Census, the Alaska Native population in Valdez grew to 14% of all residents, totaling nearly 550 people. The Valdez Native Tribe counts 210 tribal households, representing 14% of all households in the community.

### WEALTH AND POVERTY

Based on 2023 estimates from the American Community Survey, 5% of Valdez residents were living below the poverty level, compared to 13% nationally and 10% statewide.

The median household income in Valdez was \$97,067 in 2023, and the per capita income was \$49,754. Both figures are approximately 10% higher than Alaska as a whole.

### Valdez Population by Age, 2012–2024



**Sources:** Alaska Department of Labor (ADOL); ADOL Southeast Alaska Population by Age, Sex and Borough/Census Area; Alaska Population Projections; US Census; UA in Review; Valdez Native Tribe Households within the Valdez Service Area. Photo by Jeremy Talbott.





# OIL INDUSTRY

## Oil Industry

309 Annualized Jobs 2024

\$47 million in Wages

UP 6 JOBS FROM 2023

EARNINGS UP 6%

# 2024

Valdez is the terminus of the 800-mile Trans Alaska

Pipeline System (TAPS) and home to the Alyeska Marine Terminal, where North Slope crude oil arriving via pipeline is loaded onto tankers for marine transport to market. The oil that passes through the community is Valdez's single greatest source of economic strength, providing stable, high-wage employment for residents and serving as a steady source of tax revenue for the city government.

Key oil sector employers include Alyeska and Petro Star: **Alyeska** is the largest private sector employer in Valdez. The company operates and maintains TAPS, including the Valdez Marine Terminal. Alyeska is co-owned by affiliates of ConocoPhillips, ExxonMobil,

and Hilcorp—Alaska's major North Slope producers. Employees work across a wide range of facilities, including offices, warehouses, fabrication shops, docks, loading berths, the water treatment plant, and the power plant.

**Petro Star Inc.** is a refining and fuel marketing company that operates a refinery in Valdez, producing marine diesel, jet fuel, and home heating oil.

### PRIMARY ECONOMIC DRIVER

In 2024, the Valdez oil and gas sector provided 309 annualized jobs, with wages totaling \$47 million. Nearly a quarter of all local wages (23%) and 11% of all jobs in Valdez are in the oil sector.

The total impact of TAPS and the terminal extends well beyond these direct jobs, supporting additional employment in transportation, oil spill response, and terminal security.

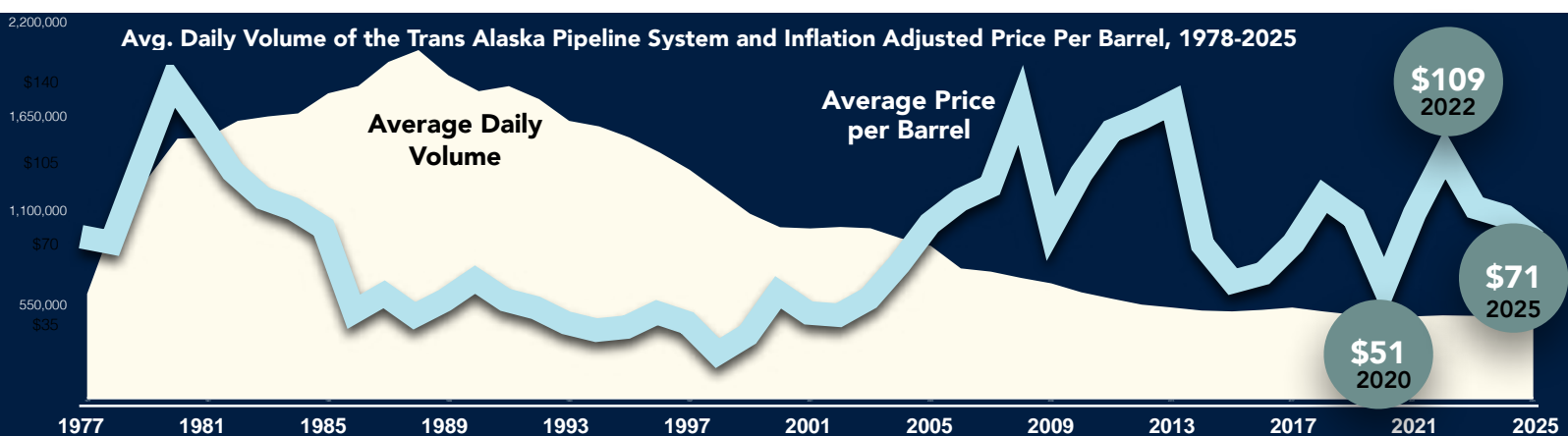
Oil jobs are particularly high-paying. The average annual wage in the oil sector was \$152,880, nearly twice the overall average annual wage in Valdez of \$79,365.

Oil sector employment has declined by 6% since 2018—a loss of 21 year-round equivalent jobs—as Alyeska has reorganized to streamline maintenance, centralize emergency response, and implement new technology. Despite this contraction in employment, total wages in the oil sector have grown by 10% over the same period.

### TAPS AND PROPERTY TAXES

Oil is the primary source of income for the municipality of Valdez. A key vulnerability in the city's long-term fiscal outlook is its reliance on a single primary revenue source. Property tax accounts for 75% of regular recurring revenue. Approximately 83% of the taxable property in Valdez is concentrated in the TAPS Marine Terminal, and roughly one-fifth of the total value of the pipeline is located within city limits.

This property value is currently fixed under a five-year settlement between the City of Valdez and the State of Alaska, spanning tax years 2021–2025. In 2024, the City of Valdez reported \$42.3 million in oil and gas property tax revenue. The current valuation of TAPS is fixed through 2025.



Sources: Combination of ADOL Employment and Wage data; US Census Nonemployer (self-employment) Statistics; Alaska Department of Revenue Crude Oil and Natural Gas Prices; City of Valdez. Photo by Jeremy Talbott.







# TRANSPORTATION

## Transportation Industry

187 Annualized Jobs in 2024, +2  
\$25.3 million Wages, Down \$655,075

**JOBS UP 1%, WAGES DOWN BY 3% IN 2024**

**2024** The transportation (non-tourism) sector accounted for 12% of all workforce earnings in 2024 in Valdez. Non-tourism transportation employment and wages are almost entirely in marine transport, which is closely tied to the oil sector.



In July 2018, Edison Chouest Offshore (ECO) took over escort and response duties for tankers entering and leaving Prince William Sound, securing a 10-year contract with Alyeska. This marked the end of 41 years of operations under Crowley, the previous contractor. To fulfill the contract, ECO built 14 new tugboats and barges specifically for Valdez operations. As part of the agreement, ECO launched an Alaska Native hire program to meet a 20% Alaska Native hire requirement.

In addition to marine transport, Valdez is also home to more than a dozen truck drivers and nearly two dozen self-employed transportation workers, further contributing to the sector's local economic footprint.

**MARINE TRANSPORTATION IN VALDEZ**  
(EXCLUDING TOURISM)

YEAR	JOBS	WAGES
2024	153	\$23,785,025
2023	156	\$24,174,306
2022	143	NA
2021	97	\$19,487,582
2020	90	\$19,323,986
2019	183	\$19,566,217
2018	60	\$5,912,030
2015	46	\$1,386,965
2010	45	\$3,711,408

## Port of Valdez

25 million tons of freight in 2023

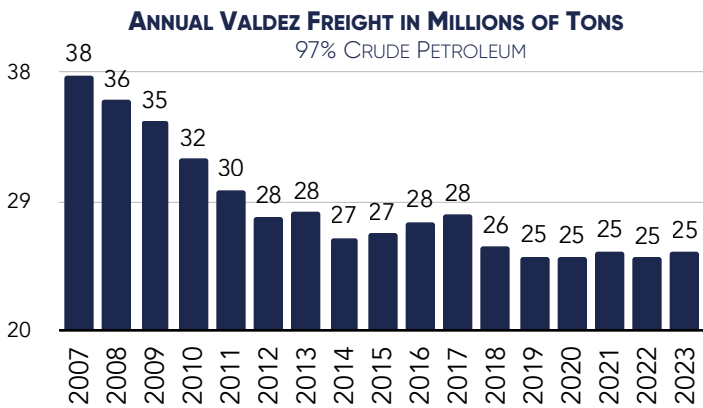
**97% crude oil**

Valdez is the United States' farthest north ice-free port connected to a road system and the southern terminus of the trans-Alaska oil pipeline. Because of its strategic location, the Port of Valdez handles a substantial volume of freight traffic.

In 2023, 97% of freight by weight moving through the port consisted of crude petroleum. Supertankers navigate the deep, ice-free waters of Valdez Arm, transporting approximately 500,000 barrels (70,000 tons) of crude oil per day. Operations of the Trans Alaska Pipeline System (TAPS) are managed by Alyeska Pipeline Service Company.

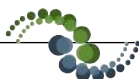
Most of the remaining freight volume is made up of other types of fuel, including gasoline, kerosene, distillate fuel oil, residual fuel oil, and hydrocarbon and petrol gases.

Like many Alaska coastal communities, Valdez also ships out non-fuel cargo consisting primarily of fish and trash exports. Additional commodities transported through Valdez include groceries, manufactured goods, paper products, vehicles, boats, wood, asphalt, and animal feed.



To read about the US Coast Guard's critical importance to the Port of Valdez, see page 11.

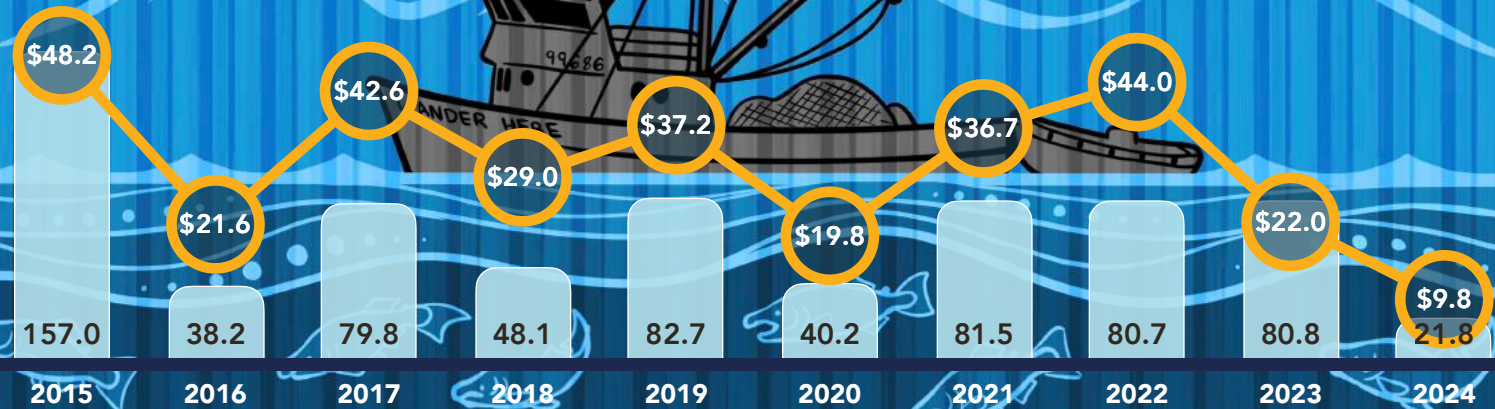
**Sources:** Combination of Alaska Department of Labor Employment and Wage data and US Census Nonemployer (self-employment) Statistics; State of Alaska. Freight data is from U.S. Army Corps of Engineers. Photos by Jeremy Talbott.



# SEAFOOD INDUSTRY

## VALUE & POUNDS OF SEAFOOD LANDED IN VALDEZ

● Inflation Adjusted to 2024  
○ Value to Fishermen (millions)  
■ Landed Pounds (millions)



## Seafood Industry

207 Annualized Jobs 2024

DOWN 30 JOBS FROM 2023

# 2024

Seafood is typically an important source of jobs and workforce

earnings for Valdez, but 2024 was a devastating year for the industry.

### KEY ECONOMIC DRIVER

In 2024, the seafood sector provided 9% of all annualized jobs (207) and 6% of total workforce earnings (\$13 million) in Valdez. Because seafood work is highly seasonal, the number of individuals employed in the sector is far higher than the annualized count. At the July employment peak, the seafood workforce reached nearly 650 workers, when processing facilities were operating at full capacity.

### PINK SALMON DOMINATED

Pink salmon, harvested primarily by purse seine vessels, dominates the Valdez seafood sector. Because pink salmon run on two-year cycles, the local seafood industry is stronger in odd years. Over the past 10 years, pink salmon represented 97% of total seafood landed in the Eastern District of Prince William Sound, the district that includes Valdez Arm and the Port of Valdez. The Eastern District accounts for approximately one-third of the total Prince William Sound fishery in terms of pounds landed, and just under one-quarter of its total value.

All other salmon species make up the remaining 3% of pounds landed, half of which is chum. Combined, non-salmon species make up less than 1% of the Valdez fishery. The Valdez Fisheries Development Association (VFDA), the local hatchery, plays a critical role in sustaining the fishery, releasing around 250 million pink salmon fry and 1.8 million coho salmon smolt annually.

### DIFFICULT YEARS

Alaska's seafood industry has been contending with a challenging global market. In 2023, fishermen and processors faced record harvests but historically low salmon prices, driven by global oversupply. These low prices persisted into 2024. The gross value of the 2024 Valdez catch was \$9.8 million, which was 69% lower than the 10-year average (inflation-adjusted) and 56% lower than in 2023. Total pounds landed in 2024—22 million pounds—were 71% below the 10-year average. Gross earnings are calculated using average annual ex-vessel prices by species, gear, and delivery type.

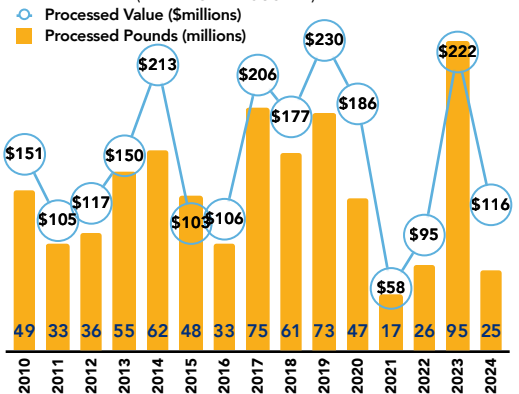
### SEAFOOD PROCESSING

Valdez's road system connection makes it a strategic location for fish processing facilities.

In 2024, local companies processed 25 million pounds of seafood with a wholesale value of \$116 million. Pounds processed were 73% lower than in 2023, a decline of 70 million pounds, while the value of seafood processed was down 47%, a \$106 million drop.

## VALUE & POUNDS OF SEAFOOD PROCESSED VALDEZ ALASKA 2010 TO 2024

(INFLATION ADJUSTED)

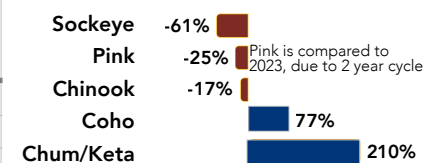


# 2025

The 2025 harvest-to-date is showing improvement, driven by a massive chum harvest. According to the Alaska Seafood Marketing Institute's September 2025 Prince William Sound update, harvest volumes are rebounding.

### PWS Salmon Catch: 2024 vs. 2025

Year over year: week 36



In more good news, as inventory declines, prices are rebounding,

## THE 2024 VALDEZ CATCH COMPARED TO THE 10-YEAR-AVERAGE

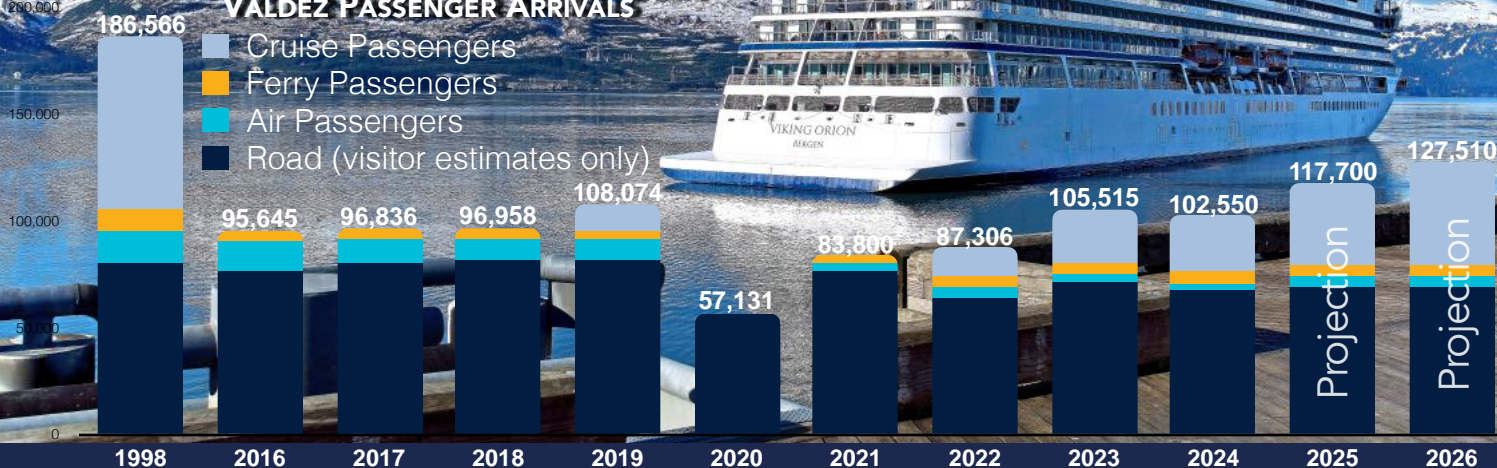
Species	10-year avg. pounds landed	2024 pounds landed	Change from 10-year avg.
Pink Salmon	155,435,176	21,542,274	-86%
Other Salmon	1,977,900	203,107	-90%
All Other Seafood	233,760	57,569	-75%
<b>Pounds</b>	<b>76,081,752</b>	<b>21,802,950</b>	<b>-71%</b>
<b>Value Inflation adjusted</b>	<b>\$31,081,156</b>	<b>\$9,790,425</b>	<b>-69%</b>

**Sources:** Combination of ADOL Employment and Wage data; US Census Nonemployer (self-employment) Statistics; Alaska Commercial Fisheries Entry Commission E2 Production Shorebased Processors and Direct Marketers custom processing with Shorebased Processors; CFEC Valdez Alaska Commercial Seafood Industry Harvest and Ex-Vessel Value Information; Alaska Commercial Salmon Harvests and Ex-vessel Values, ADF&G. **Seafood Industry** includes animal aquaculture, fishing, & seafood product preparation and Alaska resident commercial fishermen (nonresident fishermen & crew who did not report income are excluded). Photo by Jeremy Talbott.



# VISITOR SECTOR

## VALDEZ PASSENGER ARRIVALS



## Visitor Industry

373 Annualized Jobs

\$12.7 Million in Wages in 2024

DOWN 3 JOBS FROM 2023

# 2024

Tourism jobs fell by 1% in 2024 compared to 2023,

while wages shrank by 4%. In 2024, the visitor sector made up 14% of all annual average jobs in the community and 6% of total wages. Those working in the visitor industry earned \$12.7 million in Valdez and held 373 year-round-equivalent jobs.

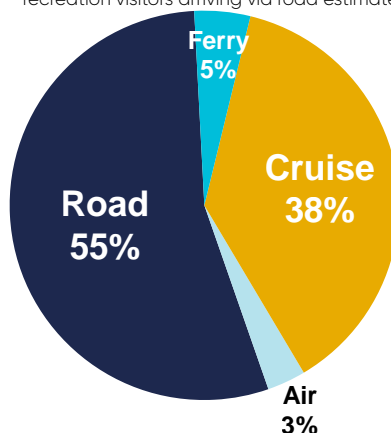
Visitor spending in 2024 was estimated at \$55.4 million, including:

- \$27.8 million from hotel guests (tourism and non-tourism travelers),
- \$16.5 million from campers using RVs, tents, and cabins,
- \$7.3 million from visitors staying in short-term rentals, and
- \$3.9 million from cruise passengers.

Just over 100,000 travelers arrived in Valdez in 2024 (by air, ferry, cruise, and road), a decline of 3,000 visitors from the previous year. Visitor traffic is expected to increase by 15% in 2025 (an additional 15,000 visitors) and grow by another 10,000 visitors in 2026. By 2026, 55% of all visitors are expected to arrive by road, and 38% by cruise ship, assuming ships arrive at full capacity.

## Projection of People Arriving in Valdez by Mode 2026

Includes all air, ferry & cruise passengers, and recreation visitors arriving via road estimate



## VISITOR ARRIVALS BY ROAD

The Richardson Highway connects Valdez to Anchorage, Fairbanks, and Canada and remains the most common way for travelers to reach the community. Valdez is located 305 miles from Anchorage and 364 miles from Fairbanks.

In 2024, an estimated 68,000 recreational visitors came to Valdez via road, with 65,000 arriving during the summer months. Total road arrivals—including truckers, residents, and workers—are significantly higher.

## AIR PASSENGERS

In 2024, 2,935 air passengers arrived in Valdez, including an estimated 440 tourists. Air traffic into Valdez has experienced an 80% decline over the past decade.

In 2020, RavnAir Group, the only commercial air carrier serving Valdez, filed for bankruptcy and laid off all staff. Ravn Alaska, under new ownership, resumed service later that year.

In December 2024, Valdez was added to the Essential Air Service (EAS) program. Ravn Alaska ended its service to Valdez in August 2025. Reeve Air Alaska replaced the carrier, announcing plans for three daily flights to Anchorage and one daily flight to Fairbanks.

## FERRY PASSENGERS

In 2024, nearly 6,000 Alaska Marine Highway (AMHS) ferry passengers arrived in Valdez, of which just under 3,900 were tourists. Ferry ridership is now about half of what it was in 2004. Passenger disembarkations increased by 3% in 2024 compared to 2023, indicating modest growth despite long-term downward trends.

## 2025 CRUISE TOURISM

Cruise ship visitation to Valdez is rebounding after two decades of steep decline and a pandemic-related hiatus. In 2025, 38,198 cruise passengers arrived in Valdez — a 49% increase over 2024.

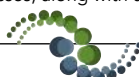
In 2026, Valdez is expected to host 56 port calls with 48,000 passengers, assuming full ships — a 26% increase over 2025.

Valdez was a highly successful cruise port in the mid-1990s, when more than 80,000 cruise passengers visited annually. Cruise visitation declined dramatically after the September 11, 2001 terrorist attack, when visitors were no longer permitted near the pipeline terminal.

## 2026 CRUISE SCHEDULE

Total ships	11
Total voyages planned	56
First ship	May 7
Last ship	September 29

**Sources:** Valdez Visitor Economy 2025 by Rain Coast Data. CLIA Alaska & Cruise Line Agencies of Alaska. Combination of ADOL Employment and Wage data and US Census Nonemployer (self-employment) Statistics; Alaska Visitors Statistics Program (AVSP) VII; US Bureau of Transportation Statistics (BTS); Alaska Marine Highway System; Traffic Volume Counts Valdez; **Note:** In this analysis, the visitor industry includes leisure and hospitality businesses, along with air, water & scenic transportation companies. Photo by Jeremy Talbott.



# HOUSING

## Valdez Single-Family Average Home Prices

Source: Zillow



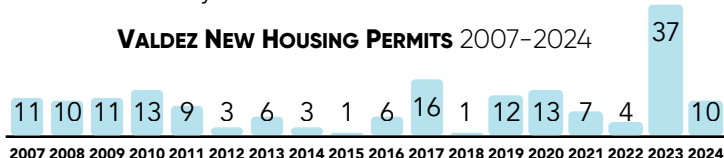
# HEALTHCARE & SOCIAL SERVICES SECTOR

## Housing Indicators

**HOUSING UNITS:** Valdez has 1,605 occupied housing units. Of these, 37% are renter-occupied and 63% are owner-occupied.

**AVAILABILITY:** The development of additional housing has been identified as the top economic need in Valdez. According to the 2025 Valdez Business Climate Survey, 75% of business leaders said that a lack of available housing makes it difficult to attract and retain workers. Between 2020 and 2024, 71 housing units were built in the community, including 33 single-family homes, 10 units in duplexes, triplexes, or fourplexes, and a 28-unit apartment building completed in 2023. Preliminary data show an additional 23 units in 2025.

### VALDEZ NEW HOUSING PERMITS 2007-2024

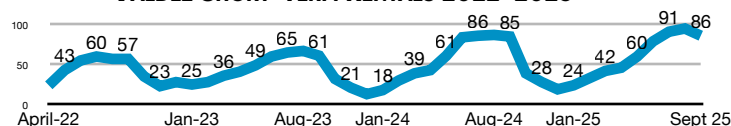


**AFFORDABILITY:** According to Zillow, the average value of a single-family home in Valdez during the first half of 2025 was \$346,569, a 3.5% increase over 2024. On average, single-family homes in Valdez are 12% less expensive than in Alaska overall.

**SHORT-TERM RENTALS:** Data from AirDNA show that approximately 100 Valdez homeowners have converted their properties into short-term rentals (STRs). Only 2% of these listings are available all or most of the year (more than 270 days) and offer the entire home.

In 2024, STRs in Valdez earned \$2.44 million, an 18% increase from 2023. In addition, STR guests spent an estimated \$4.9 million on food, excursions, shopping, and transportation in the community.

### VALDEZ SHORT-TERM RENTALS 2022-2025



**HIGH MOBILE HOME USE:** Mobile homes play an outsized role in Valdez's housing stock. While mobile homes make up 5% of all housing units statewide, they account for 25% of Valdez's occupied housing units, or 478 homes.

**Sources:** ADOL Employment and Wage data; Quarterly Alaska Housing Unit Survey, a survey of local governments and housing agencies; US Census; Zillow. Valdez Visitor Economy 2025 by Rain Coast Data.

## Healthcare & Social Services

### Healthcare: 160 Annualized Jobs in 2024

\$10.8 million in Wages

UP 13 JOBS FROM 2023 +9%, WAGES UP BY 10%

The Valdez healthcare sector saw a 9% increase in annualized jobs between 2023 and 2024, adding 13 workers. Total wages in the sector rose by 10% over the same period. This growth was primarily driven by staffing increases at Providence Valdez Medical Center in 2024, which expanded hospital capacity and services.

### VALDEZ HEALTHCARE ANNUALIZED JOBS



### Social Services: 72 Annualized Jobs in 2024

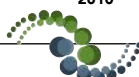
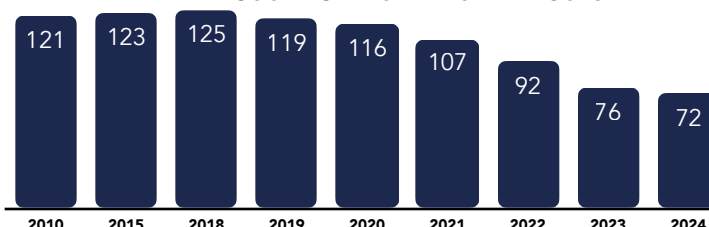
\$2.9 million in Wages

DOWN 6% JOBS FROM 2023, WAGES DOWN 9%

The social services sector has experienced the most sustained downward employment trend of any sector in Valdez. Between 2018 and 2024, the sector lost 42% of its workforce, or 53 annualized jobs.

In 2024, employment fell by an additional 4 jobs, and total wages declined by 9%. This ongoing decline reflects the loss of all licensed childcare workers in Valdez. The community's last remaining childcare center, Stepping Stones, permanently closed in the summer of 2022 after a series of temporary shutdowns. Other social services positions have also continued to decrease, further reducing sector capacity.

### VALDEZ SOCIAL SERVICE ANNUALIZED JOBS

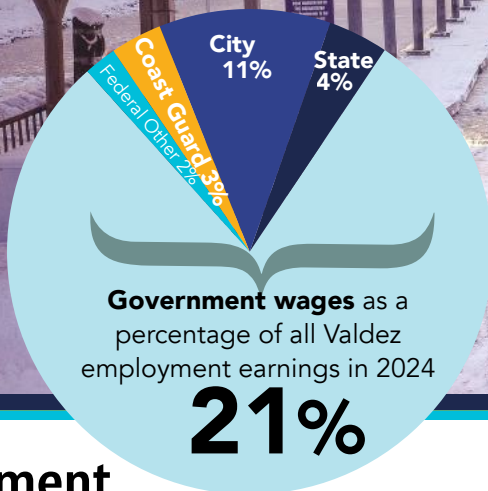






# GOVERNMENT

**Government Jobs 2024**  
**Municipal** 325 Jobs +11  
**Federal** 130 Jobs -1  
**State** 119 Jobs -1  
Change since 2023



## Government

573 Annualized Jobs in 2024

UP 8 JOBS SINCE 2023

WAGES UP BY 5%, +\$2 MILLION

Government employment plays a central role in the Valdez economy. In 2024, the public sector accounted for 22% of all jobs (573 positions) and 21% of total workforce earnings (\$44 million). Between 2023 and 2024, total government wages grew by \$2 million, an increase of 5%, while total government employment increased by 8 jobs (up 1%).

### CITY GOVERNMENT

UP 11 JOBS IN 2024

WAGES UP BY 5%

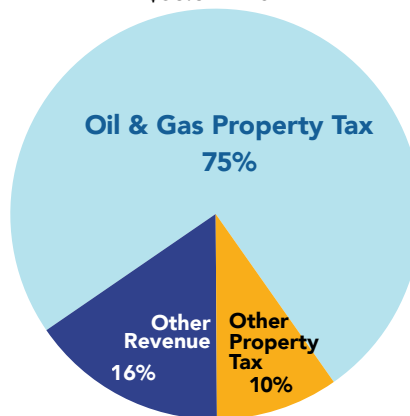
In 2024, local government employed a workforce of 325. Ten Tribal government jobs are included in this figure.

The City of Valdez sustained a steep workforce decline during the pandemic, losing 13% of all workers between 2018 and 2021, a loss of 48 year-round-equivalent staff. Jobs remained flat through 2023, finally growing by 3% in 2024. City government employment includes teachers, police officers, and administrative staff.

Local government wages increased by 26% between 2018 and 2023, and rose another 5% in 2024. The City responded to rising living costs by implementing recommendations from a 2019 salary study, which found that some positions were not competitive in the regional labor market.

In 2025, 75% of the city's \$56.6 million general fund revenue is expected to come from oil and gas property taxes. Property values were set by a five-year settlement (2021–2025) between the City of Valdez and the State of Alaska. Most taxable property is concentrated in the TAPS Marine Terminal.

**2025 Budget: City of Valdez  
General Fund Revenue  
\$56.6 million**



### FEDERAL GOVERNMENT

DOWN 1 JOB IN 2024

WAGES UP BY 1%

In 2024, there were 130 federal employees in Valdez—including active-duty military—with \$11.7 million in earnings. This reflects a net loss of 1 job and a 1% increase in wages from 2023.

The primary Federal Government employer in Valdez is the US Coast Guard (USCG). The USCG has several components: the Maritime Security Unit (MSU); small boat station; Sector Field Office; and the cutters Liberty (2022-25) and Blacktip (2025 onward).

In July 2025, the Coast Guard Cutter Blacktip arrived in Valdez to replace the Liberty.

The Coast Guard has played a central role in terminal security since 2001, when MSU Valdez was tasked with enforcing maritime security zones in and around the Port of Valdez. In 2004, Station Valdez became a standalone, multi-mission unit—the northernmost Boat Forces unit in the U.S. Coast Guard. Coast Guard families are deeply integrated into the Valdez community: their children attend local schools, and many members work and volunteer locally.

### STATE GOVERNMENT

DOWN 1 JOB IN 2024

WAGES UP BY 10%

In 2024, the state employed 119 workers in Valdez. Prince William Sound College (PWSC) accounts for 42% of state employment in the community.

Over the past decade, state employment in Valdez has gradually declined. From 2015 to 2021, state jobs were reduced by 21%, or 30 positions. More than half of these reductions came from PWSC, which lost 23% of its staff.

In 2024, state employment decreased by 1 position, while wages increased by 10%.

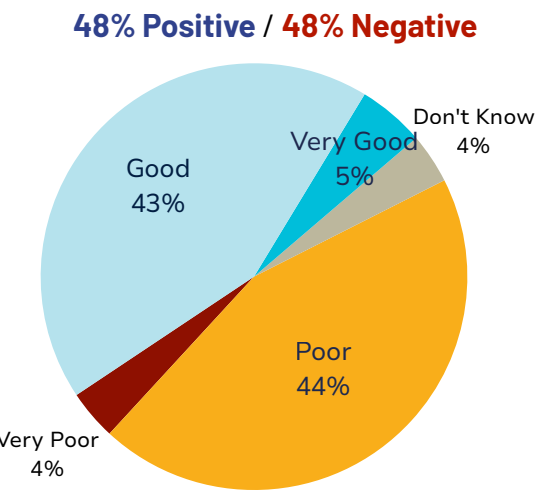


**Sources:** ADOL Employment and Wage data; Alaska Department of Revenue Crude Oil Prices. City of Valdez. Alaska Office of Management Budget. University of Alaska. Interviews with Coast Guard. Photo by Jeremy Talbott.



# VALDEZ BUSINESS CLIMATE SURVEY 2025

“How do you view the overall **business climate** right now?”



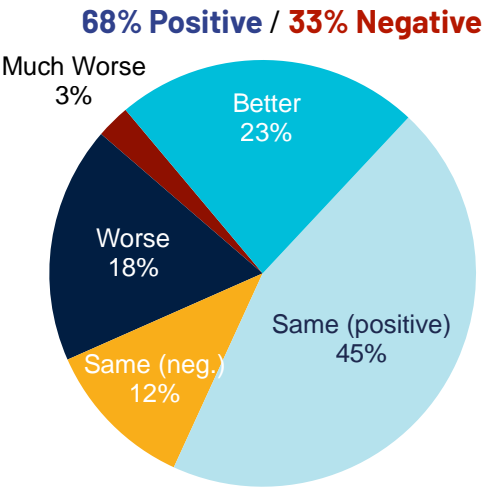
**Current Business Climate Comparatively Low:**

In April 2025, 90 Valdez business owners and top managers, representing 1,100 workers in 18 sectors, participated in the Valdez Business Climate Survey. Business leaders are evenly split in their assessment of the current economic environment: 48% describe the Valdez business climate as good or very good; while 48% describe it as poor or very poor.

Compared to other coastal Alaska communities, this represents a relatively low positivity rating, though it is significantly higher than the last time the Valdez business climate was measured in 2020.

The sectors with the most positive perspectives are accommodations and oil and gas. In contrast, business leaders in nonprofits, arts, seafood, and retail sectors were more likely to view the business climate negatively than positively.

“What is the **economic outlook** for your business or industry over the next year (compared to the previous year)?”

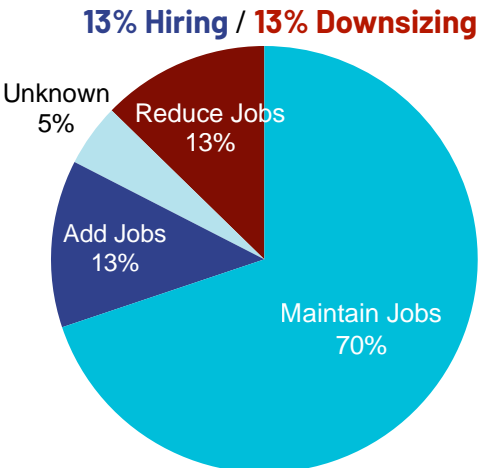


**Outlook is More Positive:**

Despite mixed perceptions of current conditions, 68% of Valdez business leaders say the outlook for their business over the next year is generally positive. Within this group, 23% believe the business climate for their industry will improve over the next 12 months—a figure identical to the average for other coastal Alaska communities.

The most optimistic outlooks are found in the accommodations, tourism, and food and beverage sectors. The seafood and arts sectors are the most likely to express a negative outlook moving into 2025.

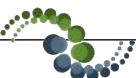
“Over the next 12 months, do you expect your organization to **add jobs, maintain jobs, reduce jobs, or are you unsure** ”



**Equal Number of Businesses are Hiring as are Downsizing:**

The survey found that 13% of Valdez businesses are actively hiring or anticipate expanding their workforce in the next year. An equal share (13%) expect to reduce their workforce over the same period.

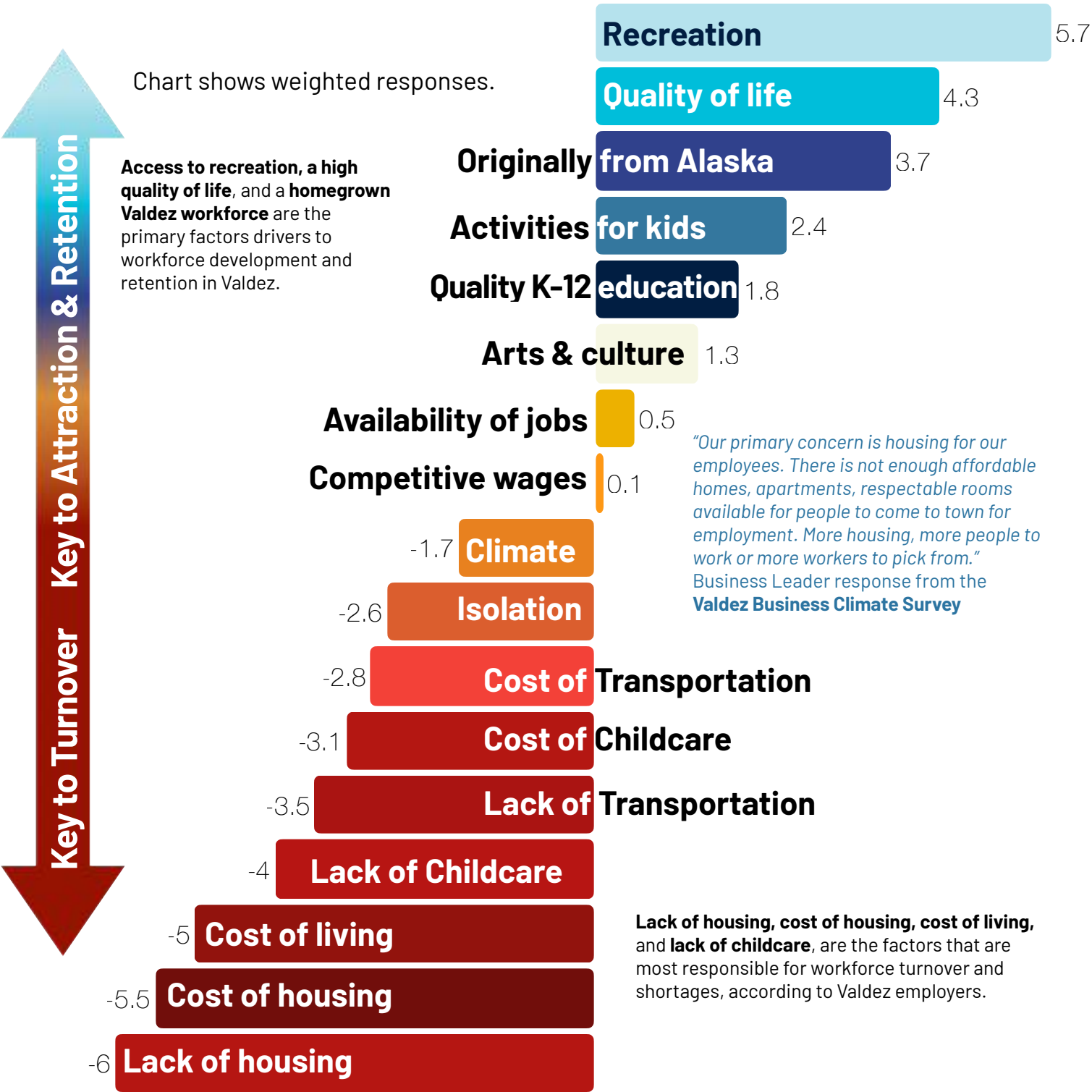
Expected job gains are concentrated in the arts, seafood, and retail sectors. Employment reductions are expected primarily in the nonprofit and real estate sectors.



Source: Valdez Business Climate Report 2025 by Rain Coast Data.

# RETENTION & TURNOVER: How do these factors impact worker attraction & retention?

Valdez business leaders ranked the impact of 17 factors on workforce attraction, retention, and turnover. **Housing availability and affordability** emerged as the most critical obstacles to workforce stability and business growth in Valdez. Eighty percent of employers report that insufficient housing directly leads to employees leaving the community or declining job opportunities. Businesses also point to interconnected challenges—including high **living costs**, limited **childcare**, and overall **affordability pressures**—that further exacerbate workforce retention issues. Business leaders say that recreation, quality of life, and Alaskan staff are key to worker attraction and retention.



Source: Valdez Business Climate Report 2025 by Rain Coast Data.



# VALDEZ ECONOMIC STRATEGIC ACTION PLAN 2030 SUMMARY



The Valdez Economic Diversification Committee (EDC), in collaboration with 60 community leaders between February 2023 and October 2024, developed the Valdez Economic Strategic Action Plan 2030. The Plan outlines 30 economic initiatives and six priority objectives aimed at supporting long-term growth and diversification. On November 6, 2024, the Valdez City Council formally adopted the City of Valdez Economic Development Strategic Plan. The prioritized initiatives from the Plan are presented below.

## ★ HOUSING INITIATIVES

- ★ 1. **Priority** Promote Housing Availability and Price Affordability
2. **Priority** Increase Supply of Rental Housing
3. Strategic Housing Subdivision Planning
4. Continue to Develop Housing-Directed Incentive Programs
5. Focus on Development of Workforce Housing
6. Short-Term Rental Analysis
7. Reduce Dependence on Mobile Homes in Valdez



## ★ WORKFORCE INITIATIVES

- ★ 1. **Priority** Health Care Workforce Development
2. Maritime Workforce Development
3. Support Prince William Sound College
4. Commercial Drivers License Class/More Certified Drivers



## ★ SOCIAL SERVICES INITIATIVES

- ★ 1. **Priority** Childcare Expansion
2. Quality of Life

## ★ SEAFOOD INITIATIVES

- ★ 1. **Priority** Salmon Hatchery Support
2. Strengthen the Marine Industrial Sector
3. Understand Threats to Valdez Seafood Sector
4. Mariculture



## ★ RECREATION & VISITOR INITIATIVES

- ★ 1. **Priority** Promote Valdez as a Destination
2. Sports Fishing Enhancement for Visitors
3. Support Winter Tourism
4. Tourism Best Management Practices
5. Wayfinding



## OIL/ENERGY INITIATIVES

1. Energy Efficiency Support & Promote Beneficial Electrification
2. Continue to Support Core Valdez Oil Sector
3. Continued Support for Strong Coast Guard Presence



## PORTS AND HARBORS INITIATIVES

1. Complete Small Boat Harbor
2. Enhance Cruise Ship Dockage Facilities in Valdez



## TRANSPORTATION INITIATIVES

1. Ferry Connectivity
2. Strengthening FAA Capacity and Enhanced Air Connectivity
3. Bus Transit System between Valdez and Anchorage



Source: Valdez Economic Strategic Action Plan 2030 by Rain Coast Data.

# VALDEZ ECONOMIC STRATEGIC ACTION PLAN 2030 PRIORITY INITIATIVES

The Valdez Economic Strategic Action Plan 2030 includes the following six priority objectives.

## Priority #1: Promote Housing Availability and Price Affordability

The lack of housing and high housing costs are deterrents to economic growth, making it difficult to attract and retain employees in Valdez. Support the development of more single-family residences in the mid-market price range—a top priority identified in the Comprehensive Plan Survey. Identify strategies to increase market-rate housing stock and expand access to housing across all categories to create a more livable, economically competitive, and resilient community. Identify barriers and specific issues to address, and engage stakeholders such as builders, finance, real estate, affordable housing organizations, and potential occupants. Study and make recommendations to address the rising cost of housing in Valdez. Support the Valdez Community Development Department in Title 17 implementation and the work of the City Council Housing Subcommittee.

## Priority #2: Salmon Hatchery Support

Continue to recognize the economic importance of the **Valdez Fisheries Development Association (VFDA)** and other Prince William Sound (PWS) nonprofit salmon hatcheries to the Valdez commercial fishing industry. VFDA salmon accounts for about one-quarter of the value of all seafood processed in PWS. Support hatchery activities to benefit subsistence, personal use, sport, charter, and commercial fishermen; seafood processors; and state and local governments. Communicate that hatcheries are operated by nonprofit associations that rely on the best scientific methods, precautionary principles, and sustainable fisheries policies to protect wild salmon populations.

## Priority #3: Childcare Expansion

Increase the availability of childcare options to support child development, parental workforce participation, and overall community well-being. Proactively fund and strengthen the Valdez childcare system with local investment to leverage state and federal resources. Collaborate with the Southeast Alaska Association for the Education of Young Children to develop a sustainable childcare operating grant program that provides practical support for childcare infrastructure. Include start-up and sustained funding, support center-based and in-home programs, and offer workforce development incentives. Maintain a close partnership with Prince William Sound College to sustain educational and professional development opportunities for childcare workers. Enhance the skills and knowledge of childcare providers and improve service quality. Identify facility space for a large childcare center to be made available rent-free to a private operator through an RFP

process. Identify public indoor and outdoor spaces, such as school gyms and playgrounds, for in-home providers to use for recreation and events. Monitor and advocate for state and federal childcare initiatives to enhance local services.

## Priority #4: Increase Supply of Rental Housing

Encourage the development of more year-round rental properties to support a healthier housing market. In Valdez, there are 1,550 occupied housing units—27% renter-occupied and 73% owner-occupied. Typically, a balanced housing tenure ratio is one-third rentals and two-thirds homeowners, indicating that Valdez's level of rental housing is comparatively low.

## Priority #5: Promote Valdez as a Destination

Promote the community as a **year-round visitor and recreation destination** while balancing the benefits with potential impacts. Develop a **tourist carrying capacity study**, including target numbers of annual cruise ship port calls. Connect beautification, marketing, community information, recreation, economic development, long-term cruise planning, and RV planning. Support and encourage tourism and small business growth. Provide cruise ship facilities and expand the retail and restaurant sectors. Enhance the Old Town site as a destination and support museum, history, and cultural initiatives. Continue to develop infrastructure to support cultural, historical, and museum assets. Improve cleanliness and develop facilities to manage waste (bathrooms, trash cans, pit toilets, etc.). Partner with community stakeholders to enable cultural, recreational, and business opportunities.

## Priority #6: Healthcare Workforce Development

Partner with Prince William Sound College and the University of Alaska Anchorage College of Health to coordinate and advocate for more locally grown nurses. Support students in completing prerequisites (e.g., Anatomy & Physiology) for nursing program admission. Work to retain students in healthcare-related programs and support them through graduation. Collaborate with Providence Valdez Medical Center to offer incentives and employment pathways so students are more likely to remain in Valdez after training. Once students are trained, they are more likely to settle in the community that provides their first job. Work to remove barriers that prevent those first jobs from being in Valdez.

Source: Valdez Economic Strategic Action Plan 2030 by Rain Coast Data.





Valdez

CITY OF

**VALDEZ**  
ALASKA

## Valdez Economic Diversification Commission

**Martha Barberio – Director**  
City of Valdez Economic Development  
Department

*The Economic Diversification Commission is an advisory commission to the City Council  
on activities related to economic development and diversification in Valdez.*



**2025**

**2024**



## Legislation Text

---

**File #:** 25-0516, **Version:** 1

---

**ITEM TITLE:**

City Manager Written Report

**SUBMITTED BY:** Nathan Duval, City Manager

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and file.

**SUMMARY STATEMENT:**

Attached report outlines events that have occurred since the last Council meeting. A verbal update will be provided in conjunction with report.

### Council Priorities

- **Child Care** [Complete an operating, active, licensed childcare facility by Fall 2026]
  - All thread INNOVATION grant funds are encumbered and anticipated to be expended in accordance with the grant parameters.
  - Chugachmuit has hired some staff but is still looking to hire teachers to be able to begin operations in the 1<sup>st</sup> quarter.
- **Housing** [Increase housing stock by Fall 2027, utilizing the housing needs survey]
  - Draft assessment sent to housing subcommittee 12/4. Committee meeting scheduled for 12/17.
  - Attended sessions on housing at AML
- **Maintenance** [Annually appropriate funds toward deferred maintenance on critical infrastructure]
- **Modernize Aging Infrastructure** [Annually modernize aging infrastructure, while leveraging natural and transportation assets, to expand: Outdoor Recreation, Tourism, Maritime, Community]
  - Civic Center making progress with bookings for 2026 with Premier Alaska and cruise ships

### Legislative Interactions

- Secure Rural Schools bill passed U.S. House & Senate, city receives approximately \$1M annually. Bill is retroactive for 24 & 25
- Federal lobbying services RFQ is posted. Currently closes 12/23
- Attended Alaska Municipal Managers Association (AMMA), & Alaska Municipal League (AML) and sessions on the following topics
  - **Housing, Rural Healthcare, forum with delegation leg. State directors, Defense Communities, Municipal Legal Issues, Staff Development & Recruitment, AI, Fisheries, Tourism, Infrastructure, and many more.**

### Operations & Initiatives

- Crews responded to the wind storm wonderfully, even with some of the new challenges.
- Finalizing sales agreement for W. Egan snow lot, general terms are agreeable to both parties.
- Cookies with the Manager & Christmas Tree lighting ceremony 12/4 was a success
- FlashVote issued for Parks & Rec programming

### Personnel

- Staff Christmas Party this week, Council is invited
- Working with Department Heads on P-Reg revisions and internal policies to have ready for beginning of the year adoption.
  - Parental / maternity leave policy
  - Emergency Services appendix outlining distinct clarification for emergency services and their non-standard shifts
- Need to schedule my end of the year evaluation with the Council

### Projects

- HHES progressing nicely. Working on transition plan to vacate the district office and occupy “new” district office.