



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda

### City Council

---

Tuesday, April 2, 2024

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. [Work Session: City of Valdez Housing Incentive Plan/Program](#)

#### REGULAR AGENDA - 7:00 PM

##### I. CALL TO ORDER

##### II. PLEDGE OF ALLEGIANCE

##### III. ROLL CALL

##### IV. PUBLIC APPEARANCES

1. [Robbin Capers, VAA Secretary and Event Chair - Bike Bash](#)

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

##### VI. CONSENT AGENDA

1. [Proclamation: Sexual Assault Awareness Month](#)
2. [Proclamation: Child Abuse Awareness Month](#)
3. [Approval of Restaurant/Eating Place Liquor License #6192 for Rogue's Garden LLC.](#)
4. [Approval of Liquor License Renewal #1161 - Totem Inn](#)

##### VII. NEW BUSINESS

1. [Discussion Item: Federal Lobbying Trip](#)
2. [Approval of Amendment #2 of the Annual Fire Prevention Systems Inspection Contract With Fierce Fire in the Amount of \\$53,795.30](#)

## VIII. ORDINANCES

1. [#24-02 - Amending Chapter 10.12 of the Valdez City Code Titled Parking. First Reading. Public Hearing.](#)
2. [#24-04 - Amending Chapter 1.08 of the Valdez Municipal Code Titled General Penalty. Second Reading. Adoption.](#)
3. [#24-09 - Amending Chapter 2.60 of the Valdez Municipal Code Titled Economic Diversification Commission. First Reading. Public Hearing.](#)

## IX. RESOLUTIONS

1. [#24-09 - Authorizing the Valdez Fire Department to Submit an Application for the FEMA SAFER Grant](#)
2. [#24-10 - Establishing Off Leash Areas Under Section 6.08.020 of the Valdez Municipal Code](#)

## X. REPORTS

1. [Verbal Presentation: Finance Department Operations Report](#)
2. [Quarterly Financial Summary Reports: December 31, 2023](#)

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

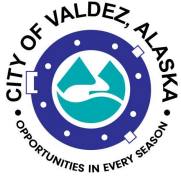
1. City Manager Report
2. City Clerk Report
3. City Attorney Report
4. City Mayor Report

## XII. COUNCIL BUSINESS FROM THE FLOOR

## XIII. ADJOURNMENT

## XV. APPENDIX

1. [April 2024 City Council Calendar](#)



## Legislation Text

---

**File #:** 24-0105, **Version:** 1

---

**ITEM TITLE:**

Work Session: City of Valdez Housing Incentive Plan/Program

**SUBMITTED BY:** John Douglas

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Continue the Housing Incentive Plan/Program. City of Valdez Staff recommend adding text that reaffirms that Accessory Dwelling units are eligible to receive the incentive. There are minor changes to the application itself to streamline the approval process.

**SUMMARY STATEMENT:**

This City of Valdez, Alaska Housing Incentive Plan took effect on March 16, 2022 and is intended to promote the development of housing in areas within the City of Valdez, Alaska in order to promote the public health, economic stability, safety, expansion of housing capacity, and welfare of the residents of the City. More specifically, through the Plan, the City offers assistance for newly constructed residential dwelling units that meet specific criteria.

The City's Housing Incentive Plan is available to newly constructed single-family, two-family, and multi-family residential dwelling units within areas of the City of Valdez that are outside the special flood hazard area. There is a five-year prohibition on utilizing the dwelling

Subject to the terms and conditions of this Plan, the owner of property participating in the Plan may receive an incentive of a one-time payment of \$10,000 per newly established dwelling units.

The City Council designated the Land Development Reserve Fund as the funding source for the Housing Incentive Plan payment.

# **CITY OF VALDEZ, ALASKA**

## **HOUSING INCENTIVE PLAN**

**Adopted – March 15, 2022**

**Amended-June 21, 2022**

**Expires – 12/31/2024**





# **CITY OF VALDEZ, ALASKA HOUSING INCENTIVE PLAN**

## **PURPOSE**

This City of Valdez, Alaska Housing Incentive Plan (the “Plan”) shall take effect on March 16, 2022 and is intended to promote the development of housing in areas within the City of Valdez, Alaska (the “City”) in order to promote the public health, economic stability, safety, expansion of housing capacity, and welfare of the residents of the City. More specifically, through the Plan, the City offers assistance for newly constructed residential dwelling units that meet specific criteria.

The City’s Housing Incentive Plan is available to newly constructed single-family, two-family, and multi-family residential dwelling units within areas of the City of Valdez that are outside the special flood hazard area.

Subject to the terms and conditions of this Plan, the owner of property participating in the Plan may receive an incentive of a one-time payment of \$10,000 per newly established dwelling units.

## **CRITERIA FOR DETERMINATION OF ELIGIBILITY**

- I. Subject to the requirements of this Plan, new dwelling will receive a one-time payment of \$10,000.
- II. City Staff will use the following criteria to determine eligibility for participation in the Plan:
  - A. Construction of new dwelling units must be completed on or after the application date. No applications will be accepted for completed improvements. Final inspection date must be after date of commencement of program.
  - B. Construction must result in new dwelling units that meet Valdez Building Code requirements for such new units and must result in a Certificate of Occupancy being issued by the Building Official (the “Building Official”) for such new dwelling units.
  - C. The new dwelling units must meet minimum occupancy requirements under the Valdez Building Code and, prior to issuance of Certificate of Occupancy, shall not have been listed on assessment rolls as residential dwelling units.
  - D. Upon completion, all new dwelling units must conform to all City codes and regulations in effect at the time new dwelling units are constructed. Building permits must be approved before commencement of construction. All building permits must be renewed prior to expiration.
  - E. Dwelling units must be located outside of the Special Flood Hazard Area to be eligible for this Plan.
  - F. Dwelling units may not be used as short-term rental units for a period of five years after any award of funds under this Plan. Short-term rental unit means a privately-owned residential Dwelling or any separable portion of such Dwelling, rented for occupancy for lodging or sleeping purposes for a period of thirty consecutive calendar days or less, counting portions of calendar days as full days. Should the applicant or a subsequent owner be found to have used the dwelling units as a short-term rental unit during the

five-year period after the award of funds, the applicant or owner shall remit the \$10,000 awarded under this Plan to the City as liquidated damages. Prior to enforcing this condition, the City shall provide a written notice of the alleged violation and have an opportunity to cure the violation within 30 days.

- G. City Staff shall have the authority and discretion to approve or reject applications based on the eligibility standards and review criteria contained herein and in the Plan. If any applicant is dissatisfied with City Staff's decision, a written appeal may be submitted to the City Manager for final determination.

#### **APPLICATION PROCEDURE**

Prior to filing an application for housing incentive, the following steps must be taken:

- A. **Application Forms:** The application form is included as attachment to this Plan.
- B. **COMPLETE PART I:** Prior to the commencement of construction of any new dwelling unit, the property owner must complete and submit to the Building Official Part I of the application.
- C. **Preliminary Approval:** The Building Official will forward the application to the City Manager's Office after certifying that the application, property, and proposed new dwelling units meet the requirements of this Plan. The City Manager will return a copy of Part I to the Building Official and the applicant within fifteen (15) working days indicating approval or denial of participation in the Plan.
- D. **Notice of Final Approval and Procedure Construction:** The Building Official, or a designated representative, will file, with the City Manager approval of Part 1, with the associated building permit, and withhold permit approval until such City Manager approval is secured. The City Manager will forward a copy of the application to the City Clerk for monitoring purposes. Note: commencing construction prior to receiving this notice from the City will cause the property and improvements to be ineligible for participation in the Plan.
- E. **COMPLETE PART II:** If construction of the dwelling unit(s) has not been completed by January 1 of any year, the property owner must complete and submit Part II of the application to the Building Official by January 30 of the same year.
- F. The owner will have a maximum of three years to complete the dwelling unit(s). The Building Official may, upon written application from the property owner, approve an extension of six months for completion of construction.
- G. **COMPLETE PART III:** Immediately upon completion of the improvements, the property owner shall file Part III of the application with the Building Official. Upon receipt of Part III, the Building Official's Office will conduct an on-site inspection of the construction project to confirm completion, confirm compliance with all applicable building codes, zoning law and regulations, and issue any occupancy permits. The Building Official may deny the property and improvements participation in the Plan for any violation of applicable building codes or regulations or failure to qualify for an occupancy permit.

## **FURTHER TERMS AND CONDITIONS**

- A. Any property that is delinquent in payment to City of Valdez, Alaska of real estate tax and/or assessment will be ineligible to receive payment through the Housing Incentive Plan; however, the City, in its sole discretion, may reinstate the property for eligibility one time after being delinquent on the above-mentioned taxes or assessments during the life of the property's participation in the Housing Incentive Plan.
- B. If the property that has been approved for the Housing Incentive Plan is sold prior to issuance of Certificate of Occupancy, the new property owner shall be eligible for housing incentive payment upon satisfaction of the requirements set forth herein.
- C. The City of Valdez will issue incentive checks to the property owner or their designee after the issuance of the Certificate of Occupancy.

## **PLAN PERIOD**

This Plan will terminate on December 31, 2024, unless terminated sooner by City action. The termination date of December 31, 2024 represents the deadline for filing an application for this Plan. Construction of any project approved under this Plan must receive a certificate of occupancy within two years approval of participation in the housing incentive program, unless a six-month extension is granted by the Building Official.

## **DWELLING UNIT DEFINITIONS & INCENTIVE PLANT PAYMENT EXAMPLES**

**DWELLING UNIT** - A dwelling unit means a structure or portion thereof containing a kitchen, living room, bathroom, and sleeping accommodations on a permanent foundation.

**SINGLE FAMILY DWELLING UNIT** - A dwelling unit that is a detached building constructed on permanent foundation, designed for long-term human habitation exclusively and constituting one dwelling unit = \$10,000 Incentive Payment

**TWO FAMILY DWELLING UNIT** - Dwelling unit that is a detached building constructed on a permanent foundation designed to be occupied exclusively for two families and constituting two dwelling units, set side by side or one on top of the other with common wall and/or a floor/ceiling assembly between, whichever is appropriate, and having a common roof = \$20,000 Incentive Payment.

**MULTI-FAMILY DWELLING UNIT** - Dwelling unit that is a residential building on permanent foundation designed for or occupied by 3 or more families, with the number of families in residence not exceeding the number of dwelling units provided = \$10,000 per dwelling unit payment.

**EXAMPLE** = 20 dwelling units completed in Multifamily Dwelling Unit = \$200,000 Incentive Payment.

CITY OF VALDEZ  
HOUSING INCENTIVE PLAN  
APPLICATION FOR PLAN

PART I

**PART I Pre-Construction**

Owner's Name: \_\_\_\_\_

Daytime Phone No. \_\_\_\_\_

Owner's Mailing Address:

\_\_\_\_\_

Address of Property:

\_\_\_\_\_

Property Identification No. (Found on your tax statement or call the City Clerk's office)

\_\_\_\_\_

Legal Description of Property: Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision \_\_\_\_\_

Other legal description \_\_\_\_\_

\*If residential: \_\_\_\_\_ Residence \_\_\_\_\_ Other (explain) \_\_\_\_\_

\_\_\_\_\_ Single Family or \_\_\_\_\_ Multi-Family \_\_\_\_\_ Number of Units

Does the applicant own the land? \_\_\_\_\_ Yes \_\_\_\_\_ No

Are the property taxes paid up-to-date? \_\_\_\_\_ Yes \_\_\_\_\_ No

Will the proposed project be on a foundation? \_\_\_\_\_ Yes \_\_\_\_\_ No

Will it be permanently attached to the property? \_\_\_\_\_ Yes \_\_\_\_\_ No

Improvements and associated cost: (provide rough draft drawings and dimensions)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Use additional sheets if necessary)

Estimated or Actual Cost of Improvements:

(Documentation is needed, even hand-written estimates)

Construction estimated to begin on:

---

Estimated date of completion of construction:

---

I have read and do hereby agree to follow all application procedures and criteria. I further understand that this application will void six months from the date below if improvements or construction have not begun, or if improvements are not complete within Three (3) years from issuance of building permit. Building permits must be renewed on an annual basis.

Acknowledgement

I have received a copy of the City of Valdez, Alaska Housing Incentive Plan and the application form and, by my signature, I have read and am applying for a City of Valdez, Alaska Housing Incentive Plan.

---

Signature of Owner

---

Date

I find this application complete and recommend its consideration for any and all housing incentive payments subject to the City of Valdez, Alaska approval.

---

Building Official

---

Date

---

Building Permit Number

FOR CITY MANAGER'S USE ONLY

BASED UPON THE PROVIDED BUILDING PERMIT, THE PROPOSED DWELLING UNITS MEETS THE TERMS FOR THE VALDEZ HOUSING INCENTIVE PLAN.

BY: \_\_\_\_\_  
(CITY MANAGER) (DATE)

Copy to: Applicant \_\_\_\_\_ CITY CLERK \_\_\_\_\_ File \_\_\_\_\_

**CITY OF VALDEZ HOUSING INCENTIVE PLAN**  
**APPLICATION FOR HOUSING INCENTIVE**  
**PART II (Optional) January Status of Completion**

Owner's Name: \_\_\_\_\_

Daytime Phone No. \_\_\_\_\_

Owners Mailing Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Building Permit # Assigned: \_\_\_\_\_

As of January 1 following commencement of construction, the improvements are approximately \_\_\_\_\_% complete.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

**FOR CITY MANAGER'S USE ONLY**

As of \_\_\_\_\_, taxes and special assessments on this parcel of property  
are \_\_\_\_\_ or are not \_\_\_\_\_ delinquent.

By: \_\_\_\_\_  
(CITY MANAGER)

\_\_\_\_\_  
(DATE)





CITY OF VALDEZ, ALASKA

RESOLUTION #22-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, APPROVING THE HOUSING INCENTIVE PLAN FOR THE PURPOSE OF CONSTRUCTING NEW RESIDENTIAL DWELLING UNITS, INCLUDING COMMITMENT OF \$10,000 PER DWELLING INCENTIVE PAYMENT FOR PROPERTY OWNERS COMPLYING WITH THE TERMS OF THE PLAN AND RESCINDING RESOLUTION #22-18

WHEREAS, the City of Valdez 2021 Comprehensive Plan Revision-PLAN VALDEZ creates a goal to “Promote, Protect, and Build Quality Housing” and lists as an action item to “Develop Housing-Directed Incentive Programs”; and

WHEREAS, the City of Valdez 2021 Comprehensive Plan Revision-PLAN VALDEZ further states the need for such Directed Incentive Program is due to “construction of new housing is expensive, including transportation and materials, necessary engineering and building life-safety code requirements related to seismic and snow load considerations”; and

WHEREAS, the \$10,000 per dwelling unit incentive created by the Housing Incentive Plan is beneficial to the creation of affordable housing; and

WHEREAS, the public survey conducted during compilation of the Valdez 2021 Comprehensive Plan Revision-PLAN VALDEZ listed Housing as the top community funding priority; and

WHEREAS, the City of Valdez Economic Diversification Commission has recommended adoption of the Housing Incentive Program.

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 hereby authorizes adoption of the City of Valdez Housing Incentive Plan.

Section 2. The City Council of the City of Valdez hereby tasks the Economic Diversification Commission to monitor the administration of the Housing Incentive Plan and to make future recommendations on alterations to such plan.

Section 3. The City Council of the City of Valdez hereby designates the Land Development Reserve Fund as the funding source for the Housing Incentive Plan payment.

Section 4. The City Council hereby amends the Housing Incentive Plan to allow for properly permitted new residential building projects that are under construction to be eligible for the plan. However, no completed residential building shall be eligible for the Housing Incentive Plan.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, this 21<sup>st</sup> day of June, 2022.

CITY OF VALDEZ, ALASKA

---

Sharon Scheidt, Mayor

ATTEST:

---

Sheri L Pierce, MMC, City Clerk



*Formerly McDowell Group*

# PRINCE WILLIAM SOUND HOUSING NEEDS ASSESSMENT

December 2023

## PREPARED FOR:

Prince William Sound  
Economic Development District



# TABLE OF CONTENTS

|  |           |
|--|-----------|
| <b>Executive Summary.....</b>                                    | <b>1</b>  |
| <b>Introduction.....</b>   | <b>4</b>  |
| <b>Methodology.....</b>  | <b>6</b>  |
| <b>Chugach Census Area .....</b>                                 | <b>9</b>  |
| Demographics and Existing Conditions .....                       | 9         |
| <b>Chenega .....</b>   | <b>17</b> |
| Demographics and Existing Conditions .....                       | 17        |
| Housing Survey Results.....                                      | 21        |
| Housing Need Analysis.....                                       | 21        |
| <b>Cordova .....</b>   | <b>23</b> |
| Demographics and Existing Conditions .....                       | 23        |
| Housing Survey Results.....                                      | 27        |
| Housing Need Analysis.....                                       | 37        |
| <b>Tatitlek.....</b>   | <b>41</b> |
| Demographics and Existing Conditions .....                       | 41        |
| Housing Survey Results.....                                      | 44        |
| Housing Need Analysis.....                                       | 44        |
| <b>Valdez.....</b>   | <b>45</b> |
| Demographics and Existing Conditions .....                       | 45        |
| Housing Survey Results.....                                      | 50        |
| Housing Need Analysis.....                                       | 61        |
| <b>Whittier.....</b>   | <b>65</b> |
| Demographics and Existing Conditions .....                       | 65        |
| Housing Survey and Town Hall Results .....                       | 68        |
| Housing Need Analysis.....                                       | 70        |
| <b>Summary .....</b>   | <b>71</b> |
| <b>Appendix A: Contact List .....</b>                            | <b>72</b> |
| <b>Appendix B: Survey Suggestions.....</b>                       | <b>73</b> |
| <b>Appendix C: Indian Housing Block Grant Formula Data .....</b> | <b>75</b> |
| <b>Appendix D: Survey Instruments.....</b>                       | <b>76</b> |

# Executive Summary

As in many Alaska regions, Prince William Sound communities are struggling to meet the housing needs of their residents. Challenges include the high cost of construction, low availability of construction workers, limited buildable land, and aging housing stock. Though some communities are managing to add housing to their inventory, significant gaps remain. The Prince William Sound Economic Development District contracted with McKinley Research Group to conduct a housing needs assessment for six communities in the region: Chenega, Cordova, Eyak, Tatitlek, Valdez, and Whittier. Sources included community surveys, town hall meetings, and key informant interviews in addition to data from U.S. Census, Alaska Department of Labor and Workforce Development, and Alaska Housing Finance Corporation. Following are key findings of the study. Communities are presented alphabetically.

## CHENEGA

**Chenega needs at least four new large, single-family houses and to build one or two new duplexes or triplexes each year to meet the needs of the community.**

- Chenega's size and remoteness makes housing development particularly challenging. It also contributes to difficulty in completing other, necessary infrastructure projects, such as renovating the school.
- Chenega needs a combination of housing types to replace aging housing stock and ensure residents are not experiencing overcrowding.
- Chenega needs new large, single-family houses to accommodate two purposes: the need for temporary, non-resident workforce for specific projects, and the long-term need for multi-generational housing for residents.

## CORDOVA/EYAK

**Cordova needs at least 20 additional 1-2-bedroom rental units and 20 additional 2-4-bedroom ownership units. Eyak has a particularly high need for senior housing.**

- Cordova struggles with high costs of construction, lack of available labor, a perceived lack of buildable land, and a significant number of deteriorated properties that do not contribute to the usable housing stock.
- Cordova's housing needs are in both rental and owner units, small scale multi-family style and single-family homes, and units dedicated to seniors.
- New construction in Cordova has been so low for decades that the number of houses going off market due to structural deterioration exceeds the number being added to inventory.

- Members of the Native Village of Eyak living in Cordova have even more acute housing needs than the broader Cordova population. In particular, NVE members require more attainable housing ownership opportunities.
- As the City of Cordova, NVE, and other tribal entities consider housing options, an important factor will need to be the number of new condos or houses required for NVE members, particularly those over 65 and wishing to age in place.

## TATITLEK

**Tatitlek needs a new multi-family development with four to six small-scale housing units, particularly for seniors or others with limited mobility.**

- While similar to Chenega in size and remoteness, Tatitlek has benefited recently from the addition of three subsidized single-family housing units through North Pacific Rim Housing Authority.
- The housing in Tatitlek is older and gradually needs to be replaced or upgraded to be adequate for its population, especially its older residents who need safe homes to age-in-place.

## VALDEZ

**Valdez needs 40-50 additional units of long-term rental housing, and at least 20 new single-family homes, for its population.**

- Valdez has been experiencing a tight housing market for many years, and it has been exacerbated by an increase in short-term rentals and non-resident workers looking for housing.
- While the Naswik Project's addition of 37 housing units and the Valdez Senior Apartments addition of 28 senior units in 2024 will help to ease the pressure somewhat, the high number of residents living in mobile homes or deteriorating properties and wanting to move may mean this does not add to the total number of occupied units.
- More multi-family and rental development is needed in Valdez to accommodate the robust economy and workforce needs of the community.

## WHITTIER

**Whittier requires a new multi-family residential building with at least 200 units, in a combination of ownership and rental models, to accommodate the current population.**

- Whittier's unique housing challenges are defined by its lack of buildable land, condensed further by the Alaska Railroad's master lease of most land in the city.
- While residents of Whittier for the most part enjoy the experience of living in the same two buildings, they are frustrated with the state of repair of the Begich Towers.

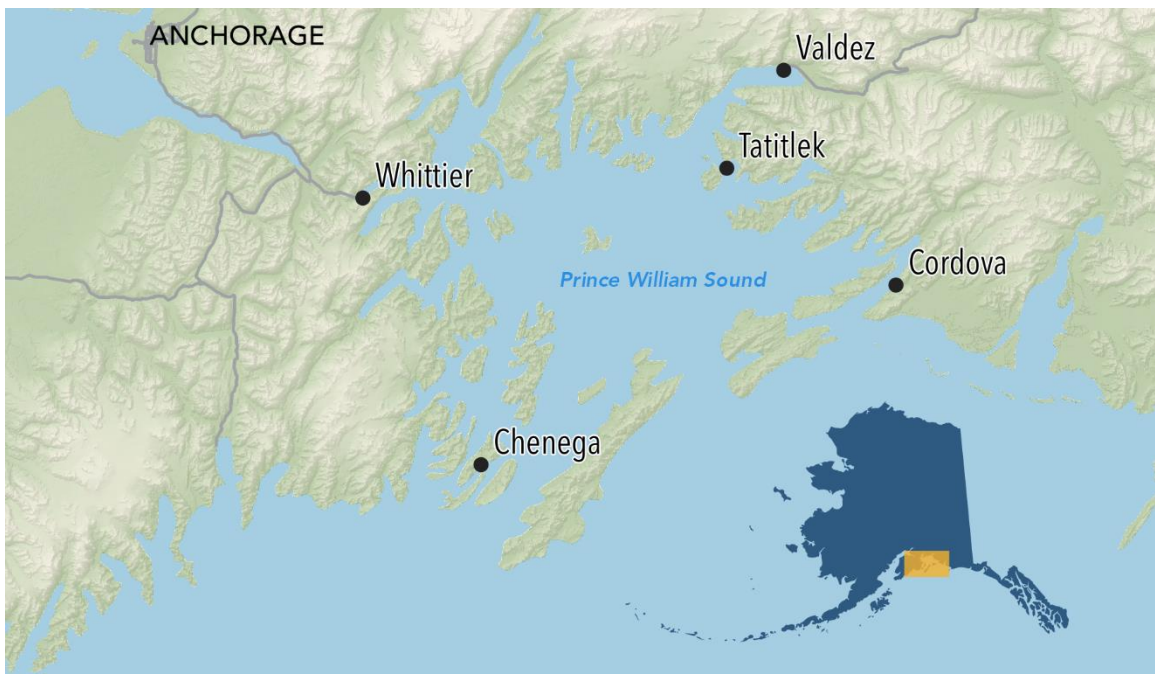
- The new building likely would also require a new management structure to avoid a perceived concentration of power with multi-unit owners, and it is possible the City of Whittier should manage any new residential building.



# Introduction

Most communities in Alaska suffer from housing availability and affordability issues. None have found easy solutions as they seek better alignment between housing supply and housing demand. Common themes include a limited supply of housing for senior citizens, a shortage of affordable entry-level homes that are necessary to attract and retain young families, and a shortage of seasonal housing for a growing non-resident workforce, among other issues. Much of the economic growth that has occurred in Alaska in recent years has been in service and retail sectors with wages and seasonality that are inconsistent with prevailing housing market conditions.

Prince William Sound has its own set of unique characteristics that overlay these challenges as it seeks ways to support a housing market that best meets the needs of its residents and businesses. Recognizing that housing issues have far-reaching implications on quality of life and economic opportunity, the Prince William Sound Economic Development District (PWSEDD) contracted with McKinley Research Group to conduct a housing needs assessment. This study provides a common understanding of Prince William Sound's housing gaps and their impact on the economies of the six communities studied. The information will help the communities prioritize housing projects and inform ongoing planning efforts and policy development.



*The Prince William Sound communities studied in this report.*



A housing needs assessment uses primary and secondary data from communities to determine answer three critical questions:

- What is the current housing inventory and quality in the community?
- What is the perception of housing, and what housing needs do residents have?
- What types of housing are needed to fill the gap in the community?

The six communities studied in-depth for this report include Chenega, Cordova (including the Native Village of Eyak), Tatitlek, Valdez, and Whittier. The research team used publicly available data about current housing inventory to create existing conditions reports for each community, survey data to inform the current housing needs of residents, and a combination of key informant interviews and survey data to compile housing needs assessments for each community. The housing needs are determined based on a ten-year time horizon, though in many cases the need for housing is more urgent.

# Methodology

## Data Sources

A limited amount of published data is available regarding housing market conditions in Prince William Sound. Sources of data presented in this report include the following:

- U.S. Census Bureau's American Community Survey (ACS) Five-Year Estimates
- Prince William Sound Economic Development District Household Population Survey
- Alaska Department of Labor & Workforce Development (ADOLWD) New Housing Unit Survey
- Alaska Housing Finance Corporation Rent Reasonableness Standards
- U.S. Department of Housing and Urban Development (HUD) Indian Housing Block Grant Formula Data

### *A Note on the Reliability of American Community Survey Data*

On most topics, ACS is the source of best available data on Prince William Sound's housing market. Data from this source is survey-based with low sample sizes and is subject to large margins of error. The ACS data presented in this report should be interpreted with an understanding that some data points could be significantly misleading. The margins of error associated with various ACS estimates are generally included for units such as number of housing units.

Despite the limitations associated with large margins of error, ACS housing data provides useful information and is worth taking into consideration. Typically, ACS data are presented for Valdez as well as Cordova, Seward, and Homer to allow comparison with nearby coastal communities. The most recent ACS housing data available for Prince William Sound communities is the 2017-2021 five-year estimate, which is based on a sample of 40 housing units. Five-year estimates can be understood as estimates of the average conditions over the five-year period.

### *A Note about Employment and Wage Data*

Employment data were sourced from the Alaska Department of Labor and Workforce Development for the Chugach Census Area and the U.S. Census Bureau for the smaller communities that make up the Prince William Sound region. The differences between sources are outlined below.

- ADOLWD counts workers by place of work and therefore captures seasonality, but counts are only available at the larger census area level.

- USCB counts workers by place of residency. This is a different measure than ADOLWD, but USCB provides data at the more granular community level.
- ADOLWD employment and wage data provides complete information for all of 2022.
- USCB's latest employment data are 2021 five-year averages (the average employment by industry from 2017 through 2021).

## Household Survey

McKinley Research Group fielded a telephone survey of randomly selected Valdez households in January 2020 for a housing needs assessment for the City of Valdez. The survey included a variety of questions related to housing in Valdez, including satisfaction with current housing; perceptions on the availability, quality, and affordability of housing; senior housing needs; and priorities for city housing efforts, among other questions. See Appendix A for survey instrument with full list of questions asked. A total of 210 Valdez households were surveyed. Results from the 2020 survey are used for this report.

MRG conducted a similar survey of Cordova residents in September 2023. This mailed survey offered respondents the opportunity to submit the survey by mail or scan a QR code or link and take the survey online. A total of 238 Cordova residents responded to the survey.

This survey was distributed to Chenega households by staff members of the Chenega Corporation in October 2023. The survey was distributed to Tatitlek residents by Chugach Corporation staff during the Alaska Federation of Natives conference in Anchorage in October 2023. The survey was distributed to Whittier residents during two Town Halls in October 2023. A total of 14 Chenega residents, 10 Tatitlek residents, and 10 Whittier residents responded to the survey.

All respondents were entered to win one of six cases of jarred smoked salmon, with one winner chosen per community surveyed.

For the two communities with sufficient sample sizes (Valdez and Cordova), survey data was analyzed as a whole, as well as for various subgroups, including length of residency, rent/own, presence of children and seniors in the household, income level, and other subgroups. Statistically significant differences between subgroups are noted in the text.

Because of the small sample sizes of the other three communities (Chenega, Tatitlek, Whittier), survey results are reported in terms of numbers of responses rather than percentages.

## Key Informant Interviews

Interviews were conducted in fall 2023 to gather insights regarding housing conditions, barriers to housing development, housing priorities, and other topics. Interviews were conducted with a

broad range of Prince William Sound community leaders and housing stakeholders. A total of 18 people were interviewed for this study. See Appendix A for a list of those interviewed.

# Chugach Census Area

The Chugach Census Area is a census-designated area in southcentral Alaska comprised of 9,530 square miles and 6,874 people as of 2022. Most of this area was previously part of the Valdez-Cordova Census Area, although some of that census area became part of the Copper River Census Area to the north. This change occurred as of the 2020 census, making comparison of data from 2010 to 2020 challenging. The data presented below uses totals only from the Chugach Census Area where possible, excluding any previous Copper River Census communities. Where this was not possible, it is noted.

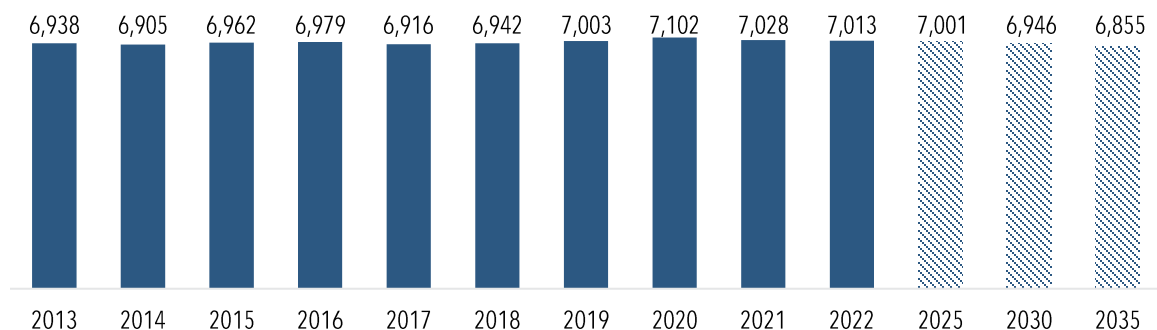
## Demographics and Existing Conditions

### Population

As of 2022, approximately 7,000 residents lived in the Chugach Census Area. The largest share of residents lived in Valdez and Cordova: 56% and 37%, respectively.

Between 2013 and 2022 the population of the Census Area remained virtually flat, increasing by 1% over the last decade. Between 2022 and 2035, the population is projected to decrease by 2%, a forecasted loss of 160 residents. For comparison, the state of Alaska's population is projected to increase 3% by 2035.

**Figure 1. Chugach Census Area Population, 2013-2022, 2025-2030 Projected**



Source: Alaska Department of Labor and Workforce Development

\*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

Since 2013 there has been a general trend of net out-migration in the Chugach Census Area, meaning more people have left than moved to the region. Natural increase has dropped over time meaning fewer births compared to deaths.

**Table 1. Components of Population Change, Chugach Census Area, 2013-2022**

| Year    | Natural Increase/Decrease |        |                      | Net Migration | Total Population Change | Population at End of Period |
|---------|---------------------------|--------|----------------------|---------------|-------------------------|-----------------------------|
|         | Births                    | Deaths | Net Natural Increase |               |                         |                             |
| 2012-13 | 98                        | -23    | 75                   | -106          | -31                     | 6,938                       |
| 2013-14 | 79                        | -38    | 41                   | -74           | -33                     | 6,905                       |
| 2014-15 | 96                        | -47    | 49                   | 8             | 57                      | 6,962                       |
| 2015-16 | 92                        | -38    | 54                   | -37           | 17                      | 6,979                       |
| 2016-17 | 81                        | -34    | 47                   | -110          | -63                     | 6,916                       |
| 2017-18 | 83                        | -30    | 53                   | -27           | 26                      | 6,942                       |
| 2018-19 | 74                        | -39    | 35                   | 26            | 61                      | 7,003                       |
| 2019-20 | 63                        | -33    | 41                   | 43            | 84                      | 7,087*                      |
| 2020-21 | 80                        | -30    | 50                   | -109          | -59                     | 7,028                       |
| 2021-22 | 70                        | -48    | 22                   | -37           | -15                     | 7,013                       |

Source: Alaska Department of Labor and Workforce Development

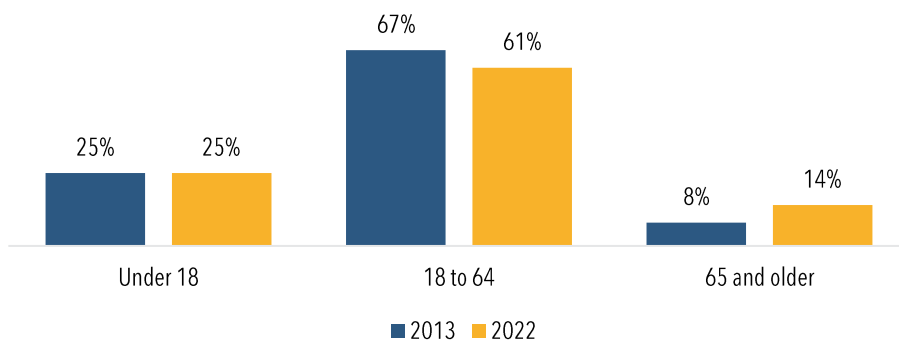
\*2020 Components of Change population numbers are DOL July estimates and may differ from 2020 population numbers elsewhere in the report.

## Age

In 2022, the median age in the Chugach census area was 38.0, higher than the Alaska median of 36.5.

The proportion of residents by age cohort is similar to Alaska proportions. Of the approximately 7,000 Chugach Census Area residents, 61% are between 18 and 64, 25% are under 18, and 14% are over 65. The Census Area has an aging population. Between 2013 and 2022, the population over 65 years old increased by 450 residents.

**Figure 2. Age Distribution, Chugach Census Area, 2013 and 2022**

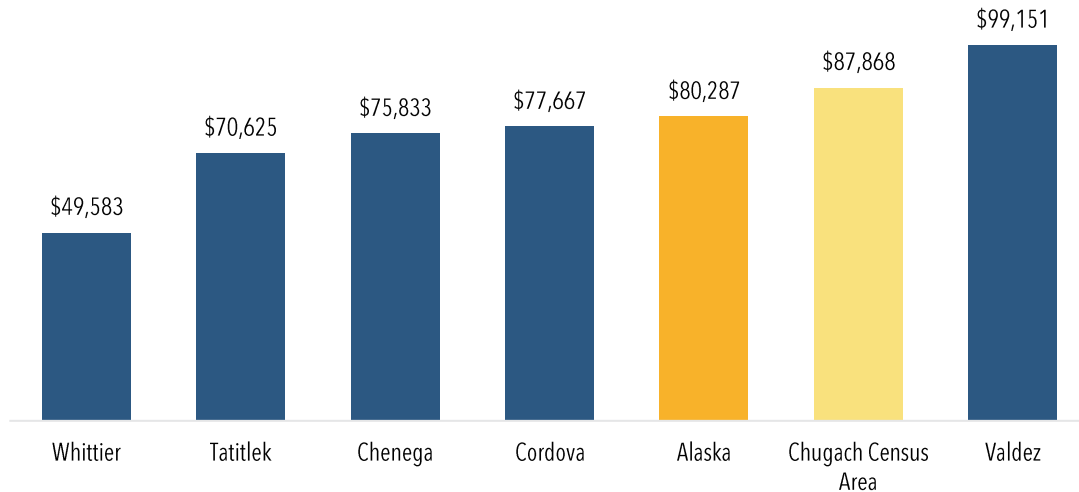


Source: Alaska Department of Labor and Workforce Development

## Income

In 2021, annual median household income in the Chugach Census Area was \$87,868, approximately \$7,600 (9%) higher than Alaska median household income, largely due to Valdez. Valdez' median income was \$99,151 in 2021, while all the other study communities have lower median incomes than the statewide median.

**Figure 3. Median Household Incomes, Chugach Census Area and Alaska, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Employment and Wages

In 2022, over 3,600 people were employed in various industries in the Chugach Census Area. The highest concentration of employment on average was in local government (19%, or 685 workers) and contributed 24% of wages (\$58 million). Employment associated with manufacturing made up 17% of total employment (619 workers) and 14% of wages (\$34 million), largely due to the size of the seafood processing industry in the region. Transportation and warehousing, which include pipeline activities and water and air transport, made up 14% of total employment (500 workers) and 27% of wages (\$66 million). The table below shows the remaining top industries/employment and their associated wages.

**Table 2. Employment and Wages by Industry, Chugach Census Area, 2022**

| Industry                     | Employment   | % of Total Employment | Wages (\$Millions) | % of Total Wages |
|------------------------------|--------------|-----------------------|--------------------|------------------|
| Government                   | 917          | 25%                   | \$58               | 24%              |
| Local Government             | 685          | 19%                   | \$43               | 17%              |
| Manufacturing                | 619          | 17%                   | \$34               | 14%              |
| Transportation & Warehousing | 500          | 14%                   | \$66               | 27%              |
| Leisure & Hospitality        | 360          | 10%                   | \$12               | 5%               |
| Retail Trade                 | 292          | 8%                    | \$10               | 4%               |
| Education & Health           | 252          | 7%                    | \$13               | 5%               |
| All Other                    | 727          | 20%                   | \$54               | 22%              |
| <b>Total</b>                 | <b>3,667</b> | <b>100%</b>           | <b>\$248</b>       | <b>100%</b>      |

Source: Alaska Department of Labor and Workforce Development

## Cost of Living

The cost of living in the Chugach Census Area is significantly higher than the rest of the United States, and higher than in urban Alaska. Transportation contributes to these higher costs, as most of these communities are inaccessible by road and materials have to be shipped, first to Anchorage, and then by air or boat into town. Even the communities with road access, Valdez and Whittier, experience high costs of goods and sometimes limited availability.

The U.S. Department of Defense, which has a large presence in Prince William Sound, annually ranks communities for their cost of living compared to the continental United States. In 2022, Cordova was calculated to be 46% more expensive than the US average, and Valdez was 44%. This takes into account all costs, from housing to food to childcare, and is naturally higher in communities that are more remote (such as Chenega and Tatitlek). <sup>1</sup>

## Housing Supply

As of 2021, there were an estimated 3,626 housing units within the Chugach Census Area. Over 90% of units within the Census Area are located within the five study communities: Chenega, Cordova, Tatitlek, Valdez, and Whittier. Over half of housing units within the Chugach Census Area are located in Valdez (53%), and approximately one-quarter are located in Cordova (28%).

Of the 3,626 housing units within the Chugach Census Area, 2,592 are estimated to be currently occupied; the remaining 1,034 are identified as vacant. Vacancy rates are based on surveys

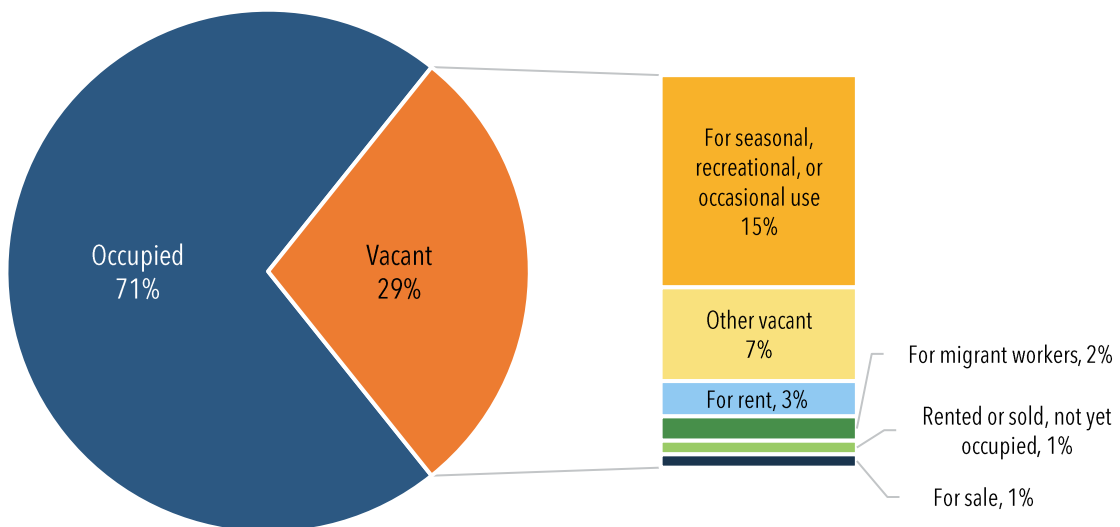
<sup>1</sup> Alaska Economic Trends, July 2022, Alaska Department of Labor and Workforce Development



conducted by the U.S. Census throughout the year. As of 2021, an estimated 29% of housing units in the Chugach Census Area were vacant, higher than the Alaska estimate of 20% of units.

The majority of units held vacant in the Chugach Census Area were vacant for seasonal, recreational, or occasional use (54% of vacant units, 15% of all housing units). This includes housing developments that are used exclusively as seasonal workforce housing for seafood canneries. These developments are more similar to barracks than housing and are not available to the rest of the community as housing the rest of the year. Therefore, the housing vacancy rate is inflated, particularly in Cordova where cannery housing is more prevalent. Of the five study communities, Chenega and Tatitlek had the highest proportion of units held vacant for seasonal, recreational, or occasional use (70% and 66% of vacant units, respectively). In Alaska statewide, 50% of vacant units are held vacant for seasonal, recreational, or occasional use.

**Figure 4. Occupancy Status, Chugach Census Area, 2021**

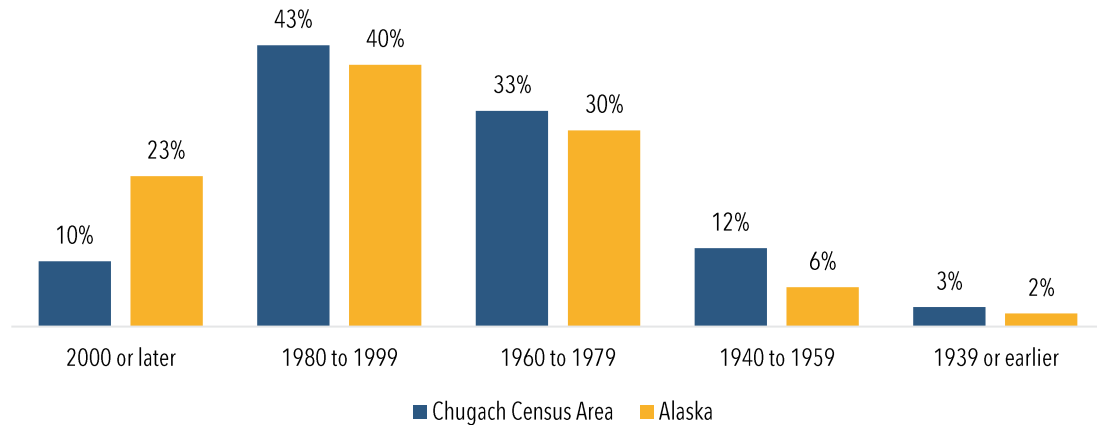


Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Residents of the Chugach Census Area live in older housing units than the average Alaskan. An estimated 15% of all occupied housing units in the Chugach Census Area were built before 1960, nearly twice the statewide proportion of 8%. Further, 10% of units in the Census Area were built after 2000, compared to 22% of all occupied units in Alaska.

In both the Chugach Census Area and Alaska statewide, the majority of housing units were built between 1960 and 1999 (76% and 70%, respectively).

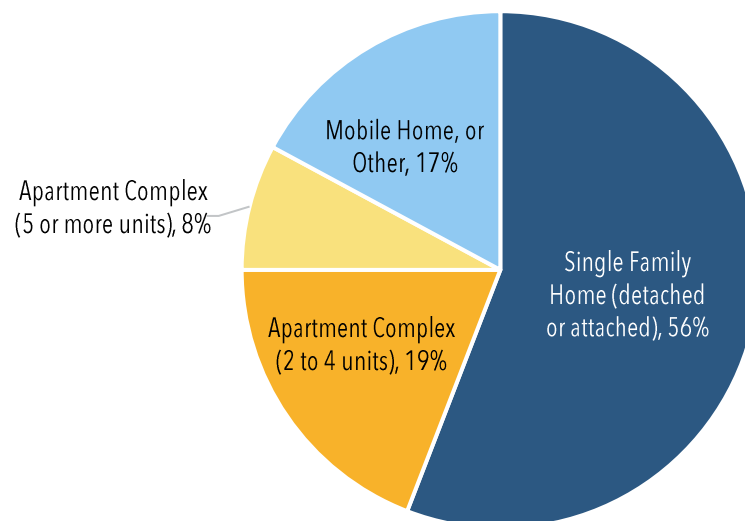
**Figure 5. Age of Occupied Housing Stock, Chugach Census Area and Alaska, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Of the approximately 2,592 occupied units in the Chugach Census Area, 56% (1,448 units) are single-family homes. Nearly 20% of occupied units are located in apartment complexes containing 2 to 4 units, 8% are located in apartment complexes with 5 or more units (nearly all in Whittier), and 17% are mobile homes (nearly all in Valdez) or other housing units (predominantly boats).

**Figure 6. Occupied Housing by Type, Chugach Census Area, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Cost and Availability

In the past five years, a total of 47 units were sold in the region, including 34 in Cordova, 12 in Valdez, and 1 in Whittier. An average of 10 single-family homes in Valdez were sold annually between 2015 and 2022. Because data from the Alaska Multiple Listing Service (MLS) only includes homes put on the market, actual regional sales volumes are likely higher. Many homes in the Prince William Sound region, especially in Valdez and Cordova, are sold via word-of-mouth directly by owners. For this reason, the home may never be officially listed and therefore does not show up in compiled data of home sales. Anecdotally, residents report that 15 or more houses per year are sold in Valdez and Cordova without ever appearing on a listing service. Residents also report that these sales happen in a matter of days from when the owner decides to sell the property, as the market is tight, and buyers are ready to make an offer immediately.

Housing data from the MLS is collected by sub-region. The MLS defines three sub-regions within Prince William Sound: Whittier and Vicinity (including Whittier and Chenega), Valdez and Vicinity (including Valdez and Tatitlek), and Cordova and Vicinity.

Between 2020 and 2023, the average sale price of single-family homes has been relatively stable at \$345,000 to \$360,000. The average annual sale price varies widely in the region due to the low volume of homes put on the market. This number also does not reflect homes that are sold without being listed, and, according to residents interviewed, is most likely much lower than the actual average home sale price.

## Housing Attainability

Housing options that middle-income individuals and families can afford is referred to as “attainable housing,” while “affordable housing” is targeted to low-income individuals and families.

For this analysis, attainable housing is defined as housing within financial reach of households earning between 80% and 120% of the Areawide Median Income (AMI) and does not cause a household to become cost-burdened. Cost-burdened households are defined by the U.S. Department of Housing and Urban Development as households spending 30% or more of gross income on housing-related expenses, including mortgage or rental payments, taxes, and utilities, among others. This includes home heating and fuel costs, which are higher in remote areas such as the communities explored in this report. Therefore, while rent and mortgage numbers are presented here, those figures must also include what a family is spending on all utilities, which can be a significant percentage of overall household costs.

Using these definitions, the maximum monthly housing cost the median household in the Chugach Census Area can afford is \$2,100. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,700 to \$2,500. This equates to a home price range of \$225,000 to \$337,500.

By comparison, the average home sale price range in the Chugach Census Area between 2020 and 2022 was \$345,000 to \$360,000 (again, this may be low as it does not include homes that were sold without being listed). The approximate mortgage payment for homes sold at this price is \$2,500 to \$2,630, within the financial reach of households making over 123% of AMI annually.

**Table 3. Attainable Housing Thresholds, Chugach Census Area, 2023**

|          | Annual Income | Monthly Housing Costs | Max Cost of Attainable Home |
|----------|---------------|-----------------------|-----------------------------|
| 80% AMI  | \$78,880      | \$1,600               | \$225,000                   |
| 100% AMI | \$98,600      | \$2,100               | \$281,200                   |
| 120% AMI | \$118,320     | \$2,500               | \$337,500                   |

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

Note: AMI calculations have been adjusted for inflation. The maximum housing cost calculation uses a cost-burdened threshold of 25%. This is adjusted down from HUD's 30% definition to account for additional housing-related expenses outside of mortgage or rent payments, including utilities and taxes. The maximum cost of an attainable home was calculated assuming a 30-year mortgage, a down payment of 5%, and an annual interest rate of 8.5% (current rate as of 11/1/2023). Applies to all Attainable Housing tables in this report.

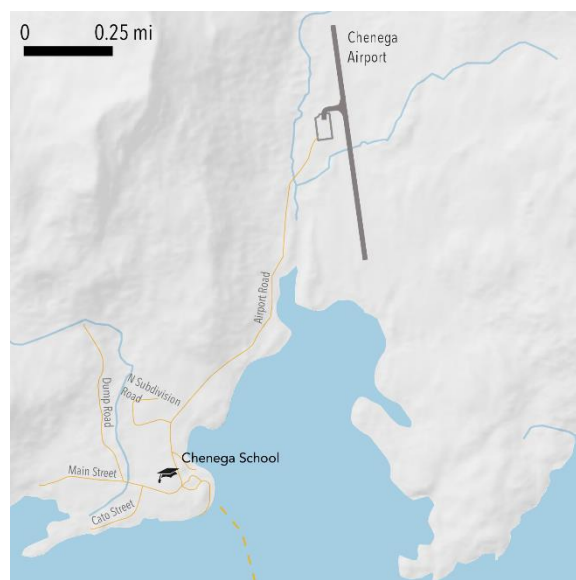
# Chenega

Located on Evans Island in the southwestern corner of Prince William Sound, Chenega is a tribal community of approximately 50 people. Chenega is accessible only by boat or private airplane.

## Demographics and Existing Conditions

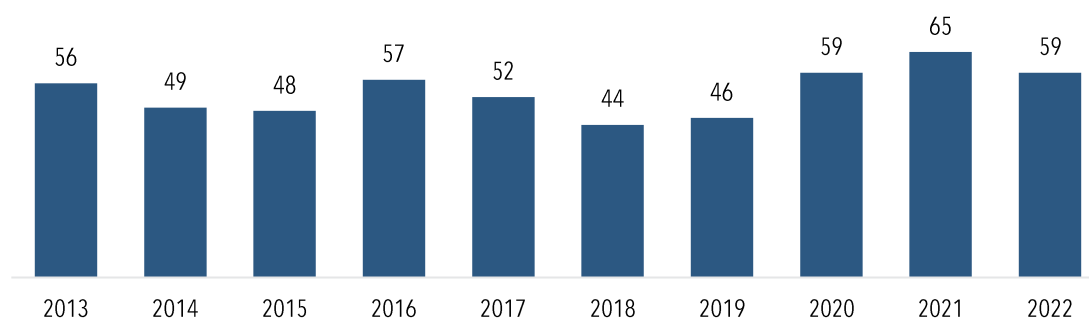
### Population

Alaska Department of Labor and Workforce Development estimates indicate the population in Chenega varied between 44 and 65 residents over the last decade.



*Village of Chenega.*

**Figure 7. Chenega Population, 2013-2022**



Source: Alaska Department of Labor and Workforce Development

\*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

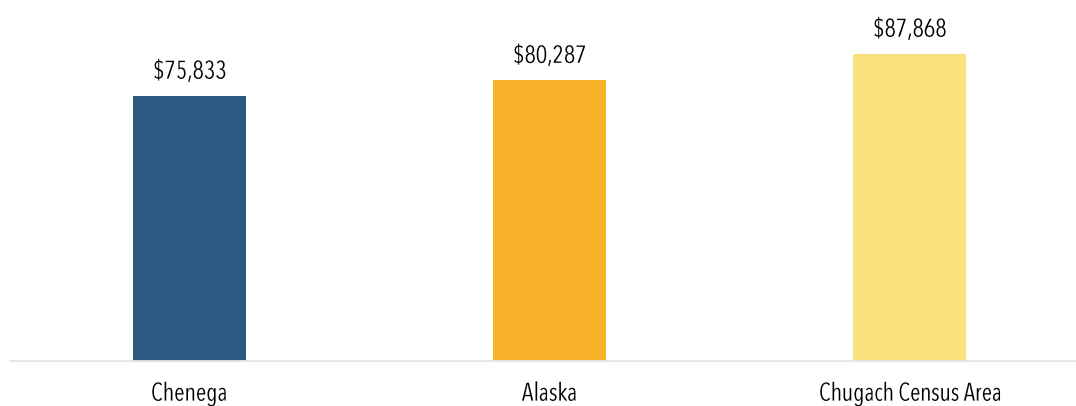
### Age

Data from the U.S. Census Bureau indicate that over one-third of Chenega residents are under the age of 18. Comparatively, 24% of Chugach Census Area residents are under the age of 18. Of the remaining residents, 51% are between 18 and 64, and 15% are over the age of 65. The Census Bureau estimates that the median age in Chenega is 27.5, over 10 years lower than the Chugach Census Area and Alaska statewide medians.

## Income and Cost of Living

The annual median household income in Chenega was \$75,833 in 2021, 14% below the Chugach Census Area median and 6% below the Alaska median.

**Figure 8. Alaska, Chugach Census Area, and Chenega Median Household Incomes, 2012 – 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Chenega residents face a high cost of living. For example, as of July 2022, a gallon of home heating oil cost \$5.52 in Chenega, and a gallon of unleaded gasoline cost \$6.04. This was compared to a nationwide average of \$4.70 for heating oil and \$3.31 for unleaded gasoline, making Chenega more than 82% more expensive for purchasing residential fuel, which all homes rely on, and 17% more expensive for purchasing gasoline.<sup>2</sup> This impacts the availability of household income for overall housing costs, such as rent, mortgage, or repairs.

## Employment and Wages

The highest concentration of employment in Chenega is in the public administration sector, indicating a substantial number of residents working in either local government or tribal services. Chenega IRA Council is the largest single employer and has operations in construction, fishing, and resource extraction industries. Residents employed by Chenega IRA Council may be listed in any of those industries.

---

<sup>2</sup> Alaska Economic Trends, July 2022, Alaska Department of Labor and Workforce Development

**Table 4. Employment by Industry, Chenega, 2021**

| Industry   | Employed  | Share of Total Employed |
|--|-----------|-------------------------|
| Public administration                              | 14        | 54%                     |
| Agriculture, forestry, fishing & hunting, & mining | 7         | 27%                     |
| Construction                                       | 2         | 8%                      |
| Education, health care & social assistance         | 1         | 4%                      |
| Professional services                              | 1         | 4%                      |
| Other services                                     | 1         | 4%                      |
| <b>Total</b>                                       | <b>26</b> | <b>100%</b>             |

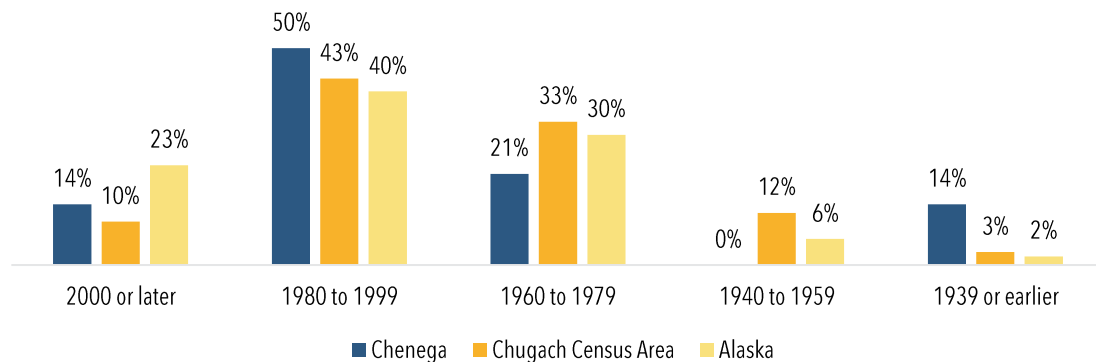
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Supply and Characteristics

The Census Bureau estimates that nearly 90% of occupied housing units in Chenega are detached single-family homes. Approximately 70% of occupied housing units are renter-occupied, and 30% are owner-occupied. The Census Bureau estimates a high vacancy rate in Chenega, with 70% of vacant units held vacant for seasonal, recreational, or occasional use. Census estimates for small communities are subject to large margins of error. Caution should be used when interpreting these data.

According to Census Bureau estimates, 14% of Chenega homes were built before 1939, compared to 3% of Chugach Census Area homes and 2% of Alaska homes. However, all homes in Chenega were destroyed by a tsunami after the 1964 earthquake, and the community was relocated to its current location on Evans Island in 1983. The majority of homes in Chenega were built between 1980 and 1999 (almost all of which were built by North Pacific Rim Housing Authority), and 14% were built after 2000.

**Figure 9. Age of Housing Stock, Alaska, Chugach Census Area, and Chenega, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Supply

The Alaska Multiple Listing Service (MLS) combines data for Chenega with Whittier data. It is unknown whether any sales volume from the 'Whittier and Vicinity' region defined by MLS includes any sales in Chenega. Additionally, MLS data only includes homes put on the market, therefore sales volumes in Chenega may not be captured by MLS.

Chenega is located between mountains on one side and Prince William Sound on the other, with limited buildable land available for new residential construction. Most housing in Chenega was built in the early 1980s, with five units built in the early 2000s. The housing stock is old and considered low quality. Though residents expressed a need for new housing, little action has been taken in recent decades to develop more housing units. The high cost of shipping materials to the remote island, coupled with a lack of available specialized labor in Chenega, makes construction of private housing projects cost-prohibitive.

North Pacific Rim Housing Authority, the regional housing development authority for the Chugach Census Area, has not initiated projects in Chenega because it is unable to allocate HUD resources for those projects. NPRHA has limited grant resources and allocates project funding based on a priority system, which considers the overall income of the community and the total housing needs. Chenega has not been a high priority community, though the current housing gap of 11 units (per HUD) may increase their priority status in the near future. The high cost of construction in Chenega, compounded by the logistical complexities of getting materials and workers to the area, have hindered private developers from building new housing in the village.



## Housing Affordability

Chenega households earning median income can afford a maximum of \$1,800 in monthly housing cost. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,400 to \$2,100. This equates to a home price range of \$194,200 to \$291,300.

**Table 5. Attainable Housing Thresholds, Chenega, 2023**

|          | Annual Income | Monthly Housing Costs | Max Cost of Attainable Home |
|----------|---------------|-----------------------|-----------------------------|
| 80% AMI  | \$68,080      | \$1,400               | \$194,200                   |
| 100% AMI | \$85,100      | \$1,800               | \$242,700                   |
| 120% AMI | \$102,120     | \$2,100               | \$291,300                   |

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.  
Note: Chenega data from the U.S. Census Bureau's American Community Survey has a high margin of error.

## Housing Survey Results

### Satisfaction with Housing

The household survey received 14 responses. Survey respondents were evenly split on whether they felt satisfied with their current housing (7) or dissatisfied (7), with one choosing not to answer. Respondents overwhelmingly stated they were dissatisfied with the state of repair of their home (12). Some of these houses were built with little concern for quality in an attempt to build quickly during the oil boom of the late 1970s and early 1980s. Consequently, the state of repair of houses in Chenega is generally perceived as poor.

Residents and interviewees consistently felt that almost all housing in Chenega needs to be upgraded or replaced in the next 5-10 years.

## Housing Need Analysis

Interviews with housing experts and stakeholders in the region, combined with survey responses, indicate the greatest need is for additional housing that could be used for multi-generational living. Large, single-family homes with 4-5 bedrooms could accommodate families with three generations under one roof to assist older residents with aging in place and allow younger families the opportunity to own a home.

The U.S. Department of Housing and Urban Development provides annual housing gap estimates based on Indian Housing Block Grant Formula data for tribal villages such as Chenega and Tatitlek. The estimates are based on population counts that include only people of American Indian/Alaska Native (AIAN) heritage. The FY 2024 estimates the Chenega AIAN population at

47 people, and 12 households with incomes below 50% of the Areawide Median Income. There is currently only one housing unit in Chenega that is considered available for this low-income population, leaving a gap of 11 affordable housing units.<sup>3</sup>

Infrastructure challenges have led to unmet workforce needs because of the lack of housing. For example, state and federal funding has been available for the renovation of the school building in Chenega. However, the construction workers necessary to complete the project are not available locally, and the project would last six to 12 months, requiring workers to fully relocate to the village during that time. Without workforce housing (rooms for rent or small apartments), the project cannot begin, and the funds for the new school building are unused. Families interested in continuing to live in Chenega expressed concern that they would have to take their children elsewhere if the school is not renovated soon. Other families that may want to move to the area could also be dissuaded by the lack of a renovated school. The lack of housing has created barriers for workers, investment, and family mobility.

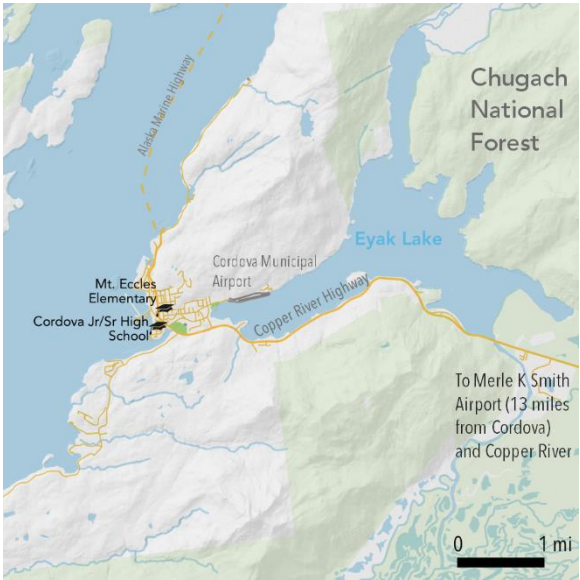
Large, single-family homes could serve the dual purpose of providing temporary workforce housing before being used by resident families. It was suggested that this would be the most efficient way to create housing that serves long-term and short-term purposes, without building camp style housing projects for non-resident workers that do not fit the needs of the broader community. Due to the small size of the community, four additional large houses of this type would likely accommodate the needs of the village to provide workforce housing and long-term, quality housing for residents.

Additionally, smaller multi-family units would help to serve the senior population in Chenega or those who wish to live by themselves. A development with 4-6 one-bedroom units would provide an opportunity for seniors to age-in-place or for younger Chenega residents to live on their own. Smaller units could help to attract a long-term workforce.

---

<sup>3</sup> FY 2024 Formula Response Form (Chenega), Office of Native American Program, U.S. Department of Housing and Urban Development

# Cordova



City of Cordova.

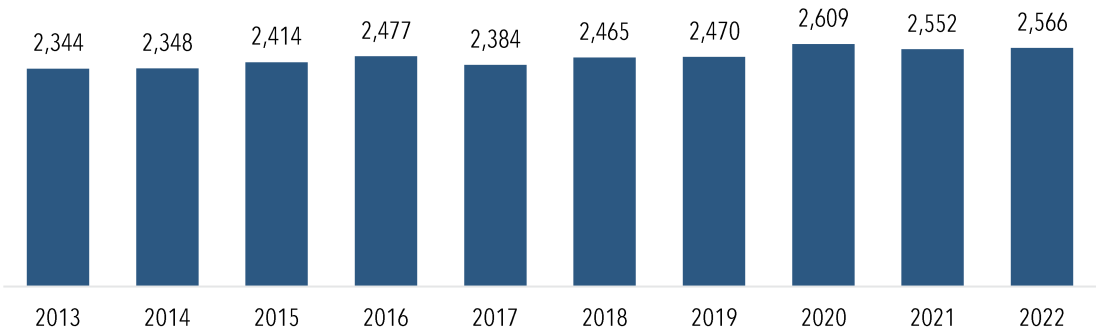
Cordova is the second-largest community in the Prince William Sound region, with just over 2,500 residents. Cordova has a predominantly seafood-based economy, known for its internationally recognized Copper River salmon brand, and is only accessible via boat or airplane. Cordova is also home to the Native Village of Eyak, a tribal council made up of the indigenous people of the Copper River delta. In this report, Cordova and Eyak demographic and economic data are reported together, but survey responses are presented for all Cordova residents as well as the subset of Native Village of Eyak members.

## Demographics and Existing Conditions

### Population

Cordova’s population increased by nearly 9% between 2013 and 2022 (+222 residents). Comparatively, the population of the Chugach Census Area increased by 1% during this period, and the Alaska population decreased by 0.2%.

Figure 10. Cordova Population, 2013-2022

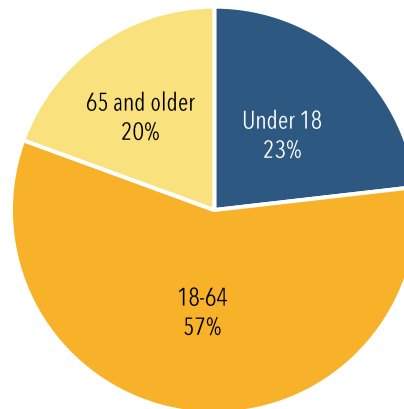


Source: Alaska Department of Labor and Workforce Development  
\*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

## Age

As of 2022, one in five Cordova residents (20%) were over the age of 65, a higher proportion than in Alaska statewide (14%). The median age in Cordova is 40.1, higher than the median age in the Chugach Census Area (38.0) and Alaska (36.5).

**Figure 11. Age Distribution, Cordova, 2022**

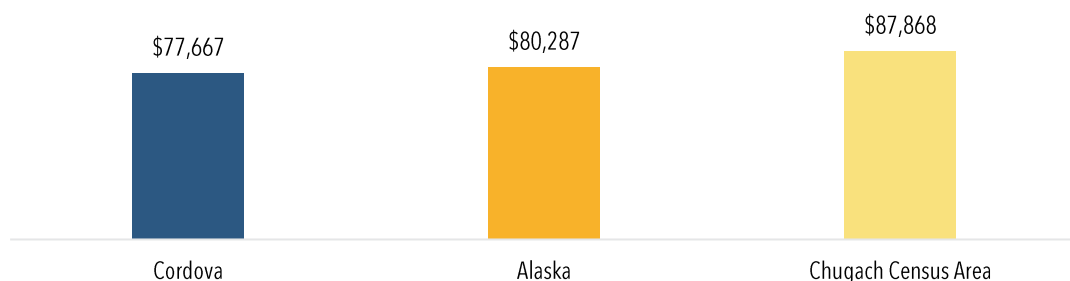


Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Income

The median annual household income in Cordova was \$77,667 in 2021, 3% lower than the statewide median and 12% lower than the Chugach Census Area median. Cordova has the second-highest median income of the five study communities, behind Valdez.

**Figure 12. Alaska, Chugach Census Area, and Cordova Median Household Incomes, 2012 – 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Employment and Wages

The largest industry in Cordova is fishing, with more than one in five employed in this sector. Cordova is also a destination for independent travelers, which helps to support a robust retail sector in the community. After fishing, the largest sector is government, with public

administration, education, health care and social assistance making up almost 30% of the workforce.

**Table 6. Employment by Industry, Cordova, 2021**

| Industry   | Employed     | Share of Total Employed |
|--|--------------|-------------------------|
| Agriculture, forestry, fishing & hunting, & mining               | 283          | 22%                     |
| Retail trade   | 222          | 17%                     |
| Public administration  | 199          | 15%                     |
| Education, health care & social assistance                       | 186          | 14%                     |
| Manufacturing  | 91           | 7%                      |
| Construction   | 56           | 4%                      |
| Professional services  | 55           | 4%                      |
| Arts, entertainment, & recreation, accommodation & food services | 46           | 4%                      |
| Information  | 43           | 3%                      |
| Wholesale trade  | 43           | 3%                      |
| Other  | 71           | 5%                      |
| <b>Total</b>   | <b>1,295</b> | <b>100%</b>             |

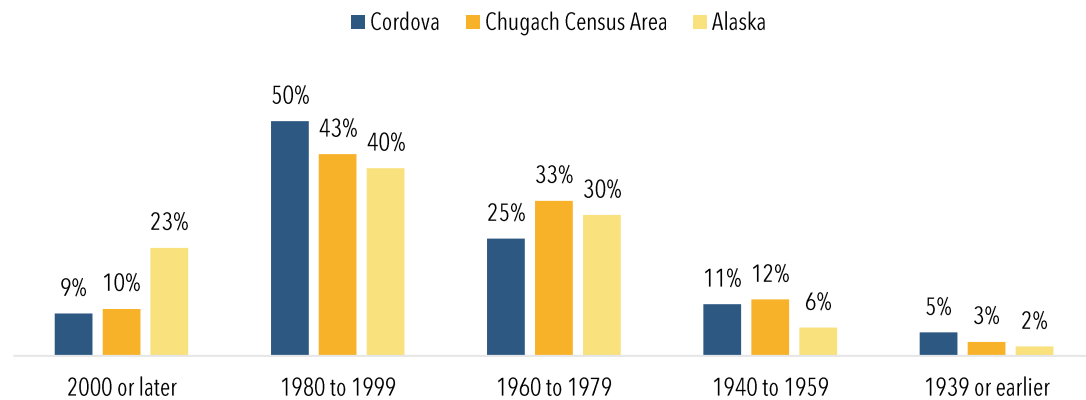
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Supply

There were an estimated 1,016 housing units within Cordova in 2021, 81% of which were identified as being currently occupied. Cordova has a lower vacancy rate than both the Chugach Census Area and Alaska statewide (19% versus 29% and 20%, respectively). Of the approximately 200 vacant units in Cordova, 38% are held vacant for seasonal, recreational, or occasional use, a lower proportion than in Chugach Census Area or Alaska statewide (54% and 50% of vacant units, respectively).

Of the approximately 1,000 occupied homes in Cordova, 75% were built between 1960 and 1999. The age of Cordova housing stock is similar to that of the Chugach Census Area.

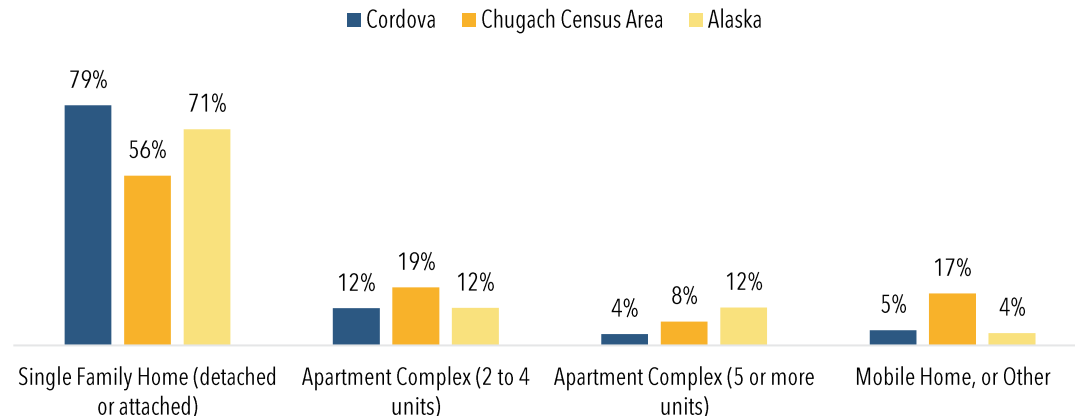
**Figure 13. Age of Housing Stock, Cordova, Chugach Census Area, and Alaska, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

In Cordova, approximately four in five occupied housing units are single-family homes, 16% are apartment complexes, and 5% are mobile homes. The proportion of housing by type is similar to Alaska statewide in all categories except large apartment complexes. In Alaska, 12% of occupied housing units are in apartment complexes with 5 or more units, three times more than in Cordova.

**Figure 14. Occupied Housing by Type, Cordova, Chugach Census Area, and Alaska, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Cost and Affordability

An average of 7.5 homes are put on the market and sold in the Cordova area annually. The average annual sale price varies widely in the region due to the low volume of homes. The three-year average sale price of single-family homes sold in the Cordova region was \$375,000. This does not include houses that are sold without being listed formally through a realtor or listing service. Residents report that many homes are sold this way because the high demand and small

communities allow for relatively fast sales through word-of-mouth only. Consequently, the average home sale price is likely higher than what is reported, but it is not possible to aggregate the data from unlisted home sales.

## Housing Attainability

The maximum monthly housing cost the median household in Cordova can afford is \$1,800. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,500 to \$2,200. This equates to a home price range of \$198,700 to \$298,100.

By comparison, the average home sale price range in the Chugach Census Area between 2020 and 2022 was \$375,000. The approximate mortgage payment for homes sold at this price is \$2,740, within the financial reach of households making 151% or more of AMI annually.

**Table 7. Attainable Housing Thresholds, Cordova, 2023**

|          | Annual Income | Monthly Housing Costs | Max Cost of Attainable Home |
|----------|---------------|-----------------------|-----------------------------|
| 80% AMI  | \$69,680      | \$1,500               | \$198,700                   |
| 100% AMI | \$87,100      | \$1,800               | \$248,400                   |
| 120% AMI | \$104,520     | \$2,200               | \$298,100                   |

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

## Housing Survey Results

The by-mail survey conducted in September 2023 received 238 responses, some of which were completed online via a link or QR code on the mailed survey.

## Current Housing Status

### RENT VS. OWN

Close to two-thirds (60%) of survey respondents own their current home in Cordova, while 31% rent and 9% have another housing arrangement, most frequently 'living on a boat' and 'living with family'.

Similar proportions apply to Eyak residents: 12 respondents own (58%), six rent (28%), and three respondents have other housing arrangements (14%).

### Do you rent or own your current home in Cordova?

| n=238             | % of Total |
|-------------------|------------|
| Rent              | 31         |
| Own               | 60         |
| Other arrangement | 9          |

#### Subgroup analysis

Most homeowners live in single-family homes in Cordova (86%). Almost all (93%) of those who report living in an apartment own the dwelling, indicating that apartments in Cordova operate more like condominiums in other communities. Most of those who report living in duplexes report renting (62%), and about half of those who live in mobile homes also report renting (49%).

### TYPE OF HOUSING

Most respondents (61%) currently live in a stand-alone, single-family home, with 15% living in an attached home such as a duplex or zero lot line, 12% in an apartment, 6% in a mobile home or trailer, and 5% in another form of housing (boat, cabin, or tribal housing).

In Eyak, 11 respondents live in a stand-alone, single-family home (56%), one lives in an attached home (4%), three live in a mobile home/trailer (14%), and two live in another type of housing (10%).

### Which type of housing do you currently live in?

| n=235  | % of Total |
|--|------------|
| A stand-alone, single-family home                  | 61         |
| An attached home such as a duplex or zero lot line | 15         |
| An apartment                                       | 12         |
| A mobile home or trailer                           | 6          |
| Refused  | 1          |
| Other  | 5          |

### AGE OF HOME

Among respondents who know the age of their home (23% do not), homes averaged 51 years old. Only 9% of homes were reported as 12 years old or less.



### What year was your home built?

| n=238              | % of Total          |
|--------------------|---------------------|
| 2011 or later      | 9                   |
| 1991-2010          | 11                  |
| 1981-1990          | 12                  |
| 1971-1980          | 11                  |
| 1951-1970          | 15                  |
| 1900-1950          | 16                  |
| Refused            | 2                   |
| Don't know         | 23                  |
| <b>Average age</b> | <b>51 years old</b> |

### Size of Home

The average home in Cordova is 1,500 square feet, and over 60% have two to three bedrooms. In Eyak, the average home is 2,000 square feet and has 3.0 bedrooms.

### How many bedrooms are in your home?

| n=238          | % of Total |
|----------------|------------|
| 0              | 1          |
| 1              | 12         |
| 2              | 33         |
| 3              | 32         |
| 4              | 14         |
| 5+             | 4          |
| Don't know     | 1          |
| Refused        | 3          |
| <b>Average</b> | <b>2.6</b> |

## HOUSING COSTS

Nearly one-third of Cordova respondents (30%) are not making any monthly payments for housing, and 24% pay over \$1,500 a month. Similarly, 31% of Eyak Tribal members make no monthly payment, and 20% pay over \$1,500 a month.

The average Cordova monthly payment is \$1,464; Eyak Tribal members report a slightly higher monthly payment (\$1,516).

### Approximately how much is your monthly rent or mortgage payment?

|                         | Cordova<br>% of Total<br>n=238 | Eyak<br>% of Base<br>n=20 |
|-------------------------|--------------------------------|---------------------------|
| \$750 or less           | 8                              | -                         |
| \$ 751-\$1,000          | 8                              | 14 (3)                    |
| \$1,001-\$1,250         | 9                              | 3 (1)                     |
| \$1,251-\$1,500         | 17                             | 12 (2)                    |
| Over \$1,500            | 24                             | 20 (4)                    |
| Not making any payments | 30                             | 31 (6)                    |
| Don't Know              | 2                              | 4 (1)                     |
| Refused                 | 2                              | 16 (3)                    |
| <b>Average</b>          | <b>\$1,464</b>                 | <b>\$1,516</b>            |

#### Subgroup analysis

About 54 Cordova respondents (23%) report being cost-burdened, defined as having a monthly housing payment that is more than 30% of their household's combined monthly income. About half (51%) report not being cost-burdened. Many declined to answer this question (22%).

Similar proportions exist in Eyak: two respondents are cost-burdened (10%), ten respondents are not (50%), six declined to answer (29%), and 2 (12%) didn't know.

Of those that report being cost-burdened, one-quarter of Cordova residents (27%) report being extremely cost-burdened. This is defined as having a monthly housing payment that is more than 50% of your household's combined monthly income. All Eyak cost-burdened respondents report being extremely cost-burdened.

## Satisfaction with Housing

### OVERALL SATISFACTION

Overall, Cordova residents (82%) are satisfied with their current housing.

There is less satisfaction with current housing among Eyak Tribe members: 57% are satisfied and 43% are dissatisfied (11 and 9 respondents, respectively).

#### Subgroup analysis

Three-quarters of renters and 89% of owners are satisfied with their current housing. Most single-family home and duplex respondents are satisfied (86% and 89%, respectively). The least satisfied subgroup are those with housing arrangements other than renting or owning (living on a boat or living with family); about half (48%) with other arrangements are dissatisfied.

**Overall, are you satisfied  
with your current housing?**

| n=238                     | % of Total |
|---------------------------|------------|
| <b>Satisfied TOTAL</b>    | <b>82</b>  |
| Very satisfied            | 33         |
| Satisfied                 | 49         |
| <b>Dissatisfied TOTAL</b> | <b>18</b>  |
| Dissatisfied              | 15         |
| Very dissatisfied         | 3          |

### **SATISFACTION WITH SPECIFIC FEATURES**

The highest level of satisfaction with the features of their current housing is with the number of bedrooms (85% of respondents), followed by design qualities and attractiveness (75%). The highest level of dissatisfaction is with suitability for seniors to age in place (45% dissatisfied including 28% very dissatisfied).

Among Eyak Tribe members, the highest proportion of satisfaction is with number of bedrooms, tied with parking (both 88%). The highest proportion of dissatisfaction was with suitability for seniors to age in place (55%) followed by design qualities and attractiveness (50%).

Residents report that due to the housing shortage many Cordovans live in homes that are larger than they need. Many residents looking for new housing will take any dwelling that is put up for sale or rent, regardless of whether it may be overly large for their needs. This creates a mismatch in housing, where some residents are unable to find homes to move into at all, while others have more bedrooms than they require. This may be why the level of satisfaction with number of bedrooms is so high among those who currently own or rent is high.

### ***Subgroup analysis***

- Respondents living in a duplex are most satisfied with the number of bedrooms (93%).
- The highest level of satisfaction with energy efficiency is among those living in apartments (69%).
- Those with living arrangements other than renting or owning (living on a boat or living with family) are the most satisfied with their home's state of repair (79%).
- Three-quarters of respondents (77%) living in apartments are satisfied with the value for the price of their home. Over one-quarter of respondents (28%) in a mobile home are very dissatisfied with the value for the price of their home.

### How satisfied are you with each of the following features of your current housing?

| n= 238                                  | % of Total      |                |           |                    |              |                   |    |
|---|-----------------|----------------|-----------|--------------------|--------------|-------------------|----|
|   | TOTAL Satisfied | Very Satisfied | Satisfied | TOTAL Dissatisfied | Dissatisfied | Very Dissatisfied | NA |
| Number of bedrooms                      | 85              | 38             | 47        | 12                 | 10           | 2                 | -  |
| Energy efficiency                       | 62              | 15             | 47        | 35                 | 22           | 13                | 2  |
| Indoor air quality                      | 73              | 20             | 53        | 27                 | 20           | 7                 | -  |
| Parking                                 | 71              | 29             | 42        | 26                 | 17           | 9                 | 2  |
| State of repair                         | 69              | 18             | 51        | 31                 | 24           | 7                 | <1 |
| Design qualities and attractiveness     | 75              | 21             | 54        | 25                 | 18           | 7                 | <1 |
| Suitability for children                | 69              | 21             | 48        | 15                 | 9            | 6                 | 16 |
| Suitability for seniors to age in place | 39              | 6              | 33        | 45                 | 28           | 17                | 16 |
| Value for the price                     | 68              | 23             | 45        | 27                 | 21           | 6                 | 5  |

### PRESENCE OF VARIOUS HOUSING ISSUES

The most frequent issues Cordova respondents report in their current housing are mold (33%), heating issues (30%), and plumbing (28%). Forty-four percent report no issues.

Most Eyak Tribal members (57% or 12 respondents) responded with 'none of the above' for various housing issues. Both mold and plumbing issues impact 43% of Eyak respondents.

#### Subgroup analysis

The highest proportion of residents experiencing housing issues live in mobile homes.

- Almost 60% of those living in mobile homes experience plumbing issues compared to 27% of those living in single-family homes.
- Mold disproportionately affects mobile homes when compared to single-family homes and duplexes: 59% compared to 30% and 11%, respectively.

### Which of the following, if any, do you experience in your current housing? (Multiple responses allowed)

| n= 238             | % of Total |
|--------------------|------------|
| Plumbing issues    | 28         |
| Heating issues     | 30         |
| Structural issues  | 27         |
| Mold               | 33         |
| Neighborhood crime | 4          |
| Landlord issues    | 3          |
| None of the above  | 44         |

## **RATING HOUSING QUALITY, AFFORDABILITY, AND AVAILABILITY**

When asked to rate three aspects of housing in Cordova, most respondents gave poor ratings. The lowest rating was given to housing availability, with 91% saying this was poor, closely followed by affordability at 87%. One-third (31%) gave quality of housing a poor rating.

Only 17% of Eyak respondents rated the quality of housing in Cordova good, while 81% rated it poor. Ninety percent rated affordability as poor, including 50% who rated it as very poor. Almost all (95%) of Eyak respondents rated the availability of housing as poor.

For each of the following aspects of housing in Cordova, please tell me whether you think it is very good, good, poor, or very poor?

| n= 238                   | % of Total Weighted |           |      |            |      |           |         |
|--------------------------|---------------------|-----------|------|------------|------|-----------|---------|
|                          | TOTAL Good          | Very Good | Good | TOTAL Poor | Poor | Very Poor | Refused |
| Quality of housing       | 31                  | 1         | 30   | 66         | 49   | 17        | 2       |
| Affordability of housing | 8                   | 1         | 7    | 87         | 33   | 54        | 3       |
| Availability of housing  | 8                   | 2         | 6    | 91         | 29   | 62        | 2       |

#### Subgroup analysis

All subgroups rated housing availability as poor. Three quarters (77%) of renters gave the quality of the rental market poor, while 21% gave it a positive rating.

## Future Housing Plans

### LOOKING FOR NEW HOUSING

One-third of Cordova respondents said they were looking for a new home in Cordova.

Half of Eyak Tribal members (10 respondents) were looking for new housing.

#### Subgroup analysis

The largest proportion (69%) looking for different housing in Cordova are from those living in a mobile home. Only 15% of those living in a single-family home are looking for a new home in Cordova.

Are you currently looking for different housing in your community?

| n= 238  | % of Total |
|---------|------------|
| Yes     | 32         |
| No      | 67         |
| Refused | 1          |

### REASONS LOOKING FOR NEW HOUSING

Of those looking for new housing in Cordova, the largest proportion (41%) cite wanting to own as the main reason. Another 17% need more space, and 23% wrote in other reasons. The top write-in response was "building quality."

Three Eyak Tribal members cited building quality as the main driver for their search.

**What is the main reason you are looking for new housing?**  
(Base = Those looking for housing)

| n= 76                      | % of Base |
|----------------------------|-----------|
| Want to own                | 41        |
| Need more space            | 17        |
| Building quality           | 8         |
| Housing costs              | 5         |
| Family/roommate issues     | 2         |
| Parking (boat, car, other) | 3         |
| Aging/need more care       | 1         |
| Location                   | 1         |
| Other                      | 23        |

**DESIRED FUTURE HOUSING**

Most respondents seeking new housing are looking for a single-family house, including 83% of Cordova respondents and 56% of Eyak Tribal members.

**Of the following, which types of housing are you looking for, or expect to look for?**  
(Base = Those looking for housing)

| n= 76  | % of Base |
|--|-----------|
| A stand-alone, single-family house                 | 83        |
| An apartment                                       | 6         |
| A condominium                                      | 3         |
| An attached home such as a duplex or zero lot line | 1         |
| A mobile home or trailer                           | <1        |
| Other  | 7         |

More than half of those who are looking and currently rent (57%, or 24 respondents) plan to buy, and almost all (97%) of those who own plan to own again.

**Are you more likely to rent or buy?**  
(Base = Those looking for housing)

| n= 76   | % of Base |
|---------|-----------|
| Buy     | 68        |
| Rent    | 31        |
| Refused | 1         |

## LIKELIHOOD TO MOVE FROM CORDOVA

Over one-third of Cordova respondents (38%) said they are likely to move to a different community within the next five years, including 13% who said this was very likely. A similar percentage of Eyak respondents (41%) said moving away was likely.

### How likely are you to move to a different community within the next five years?

| n= 238                | % of Total |
|-----------------------|------------|
| <b>Likely TOTAL</b>   | <b>38</b>  |
| Very likely           | 13         |
| Somewhat likely       | 25         |
| <b>Unlikely TOTAL</b> | <b>54</b>  |
| Unlikely              | 18         |
| Very Unlikely         | 36         |
| Not applicable        | 8          |

## INABILITY TO MOVE TO CORDOVA

Over half of Cordova respondents (56%) and 60% of Eyak Tribal members know someone that would like to move to Cordova but cannot due to lack of housing.

### Do you have any family members, friends, or work colleagues that would like to move to Cordova but cannot because of lack of housing?

| n= 238  | % of Total |
|---------|------------|
| Yes     | 56         |
| No      | 43         |
| Refused | 1          |



## Senior Housing

One-quarter (23%) of households include at least one member over 65 years of age and 12% have at least one senior 80 years or older in the home.

### How many seniors live in your household?

| n=238          | % of Total        |
|----------------|-------------------|
| 0              | 73                |
| 1              | 15                |
| 2              | 10                |
| 3              | <1                |
| Refused        | 2                 |
| <b>Average</b> | <b>0.4 people</b> |

Over one-quarter (27%) of households with seniors report that at least one member of the household is somewhat or very likely to move to an assisted living or nursing home facility in the next five years, while 68% say this is unlikely.

**Table 8. How likely is it that any Elders in your household will need assisted living or nursing home care in the next five years?**

*(Base = Households with at least one senior)*

| n=63                  | % of Base |
|-----------------------|-----------|
| <b>Likely TOTAL</b>   | <b>27</b> |
| Very likely           | 9         |
| Somewhat likely       | 18        |
| <b>Unlikely TOTAL</b> | <b>68</b> |
| Somewhat unlikely     | 40        |
| Very unlikely         | 28        |
| Refused               | 5         |

## Housing Need Analysis

This section summarizes the various sources of information collected on Cordova's housing situation, perceptions of housing from Cordova residents as a whole, and the subset of Cordova residents that are members of the Native Village of Eyak.

- Housing availability, affordability, and quality are all significant issues affecting the housing market in Cordova.

- Residents who want to own a home are either priced out of homeownership opportunities or cannot find suitable housing.
- The size of housing in Cordova is perceived as adequate, but this may be a result of residents living in homes that are larger than they need and not being able to find smaller homes.
- Older residents of Cordova, especially members of NVE, need housing options that are safe, affordable, and allow them to age in place.
- There is a very high level of dissatisfaction with Cordova's housing situation in the community.

## Rental and Multi-Family Housing

While most Cordova residents looking to move into new housing are wanting to own a single-family home, there are considerable gaps in the rental and multi-family market as well. Specifically, those that have current arrangements other than renting or owning (e.g., living with family or living on a boat) are most dissatisfied with their housing and interested in finding something new. These residents expressed interest in smaller housing and were most likely to want to rent.

Based on survey results, a very high proportion of renters consider there to be few good options in the local rental market. Almost all renters in mobile homes reported that there were few good options, and 69% of mobile home residents are looking for different housing.

Cordova has experienced a decline in the number of occupied housing units over the last decade, particularly for renter-occupied units. The age of housing (most are over 40 years old) and the reported rate of deteriorated properties indicate that many people who are currently renting would prefer different housing, even if they continued renting. Though the Cordova population is growing only slightly, there is a need for replacement housing for units that are no longer suitable for residence. Responses indicate a need for at least 20 additional unrestricted rental units in the community, at a 1- or 2-bedroom size.

## SENIOR HOUSING

The highest level of housing dissatisfaction was with the suitability of housing for seniors, and this was particularly high (55%) for members of NVE.

More than one quarter of Cordova respondents said it is likely an Elder in their household will need assisted living in the next five years. This points to a need for either small-scale, age-in-place housing for seniors or a dedicated senior living facility in Cordova. This type of housing can be rented or owned but is most efficient when developed as multi-family complexes. Multi-family senior developments also contributed to a sense of safety for residents, who may live by themselves in their units but do not feel they are "alone" in a building with others. The responses

indicate a need for 10 or more 1- and 2-bedroom housing units that could accommodate seniors.

Estimating the number of additional rental housing units needed is hampered by a lack of data on rental vacancy rates in the community. By most accounts rentals vacancies are nearly always immediately filled through a waiting list or word-of mouth. Furthermore, an unknown number of mobile homeowners, seasonal residents, and others would rather rent an apartment than other options currently utilized.

## Single-Family Housing

Almost three-quarters of Cordova residents live in either a single-family home or a duplex, and 83% wished to live in a standalone single-family home.

A lack of professional residential builders in Cordova and high costs of construction have resulted in near zero new single-family homes constructed in the last decade. During that time, existing homes have aged and some have become structurally unsound. The average age of housing in Cordova is 51 years.

One-third of Cordova residents reported wanting to move into new housing, and the vast majority of those preferred single-family housing as their option. Housing size was not considered an issue for most, but housing affordability was perceived as poor or very poor by 87% of respondents. More than half of respondents (56%) said they had family members or friends who wished to move to Cordova but could not because of a lack of available or affordable housing.

Families and individuals currently living in rental or multi-family housing are largely looking for opportunities to own housing in Cordova and finding few options available in their price range. Cordova needs more single-family homes in the 2 to 3-bedroom range available at an attainable price for middle-income residents. To meet the needs of current residents wanting to move into different housing and those interested in moving to Cordova but struggling to find housing, Cordova will need approximately 20 additional single-family homes with 2-4 bedrooms.

## Affordable Housing

One-third of Cordova survey respondents reported being cost-burdened by their housing, defined as spending more than 30% of their income on housing-related expenses. The average home sales price of \$375,000 was out of reach for residents making less than 151% of the Average Median Income, and the average annual volume of homes listed for sale (7.5) indicates a pressure on the market that will continue to keep prices high.

To provide housing that is attainable for the majority of Cordova residents, the community will need additional property development that is subsidized in some fashion to keep the prices low.

Whether through HUD grants, North Pacific Rim Housing Development Authority housing projects, or tribal- or city-backed new housing developments, some component of new residential projects in Cordova will need government assistance to be attainable.

### **DETERIORATED PROPERTIES**

A frequent issue mentioned by survey respondents and interviewees is the number of deteriorated properties in Cordova that are not usable as housing. The City Council has taken up the issue in attempts to incentivize owners of deteriorated properties to either improve the dwelling to make it livable or dispose of the land cheaply to someone who is able to develop it into new residences.

Cordova is challenged by not having a building inspector in the community, which prevents the City from enforcing code as it relates to deteriorated properties. While enforcement of “unsightly premises” can be straightforward, when dilapidated vehicles or other objects are on the property, the enforcement of requirements to fix structural problems are more difficult. Residents interviewed for this report indicated there were at least six properties in Cordova, with the potential to be 12-20 units of housing, that are deteriorated to a point of being unlivable and should be redeveloped as soon as possible.

Tatitlek is a tribal community of fewer than 100 residents on the northern edge of Prince William Sound, south of Valdez. Tatitlek is accessible only by boat or private airplane.

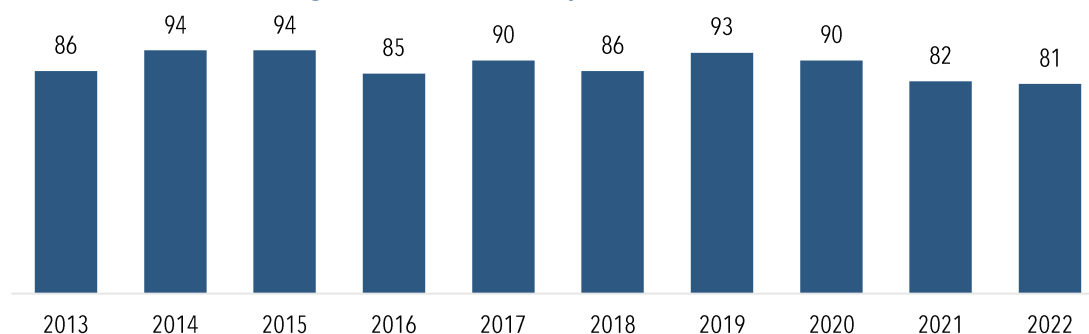
## Demographics and Existing Conditions

### Population

Alaska Department of Labor estimates indicate the population in Tatitlek varied between 81 and 94 residents over the last decade. Due to the size of the community, estimates are subject to margins of error.



**Figure 15. Tatitlek Population, 2013-2022**



Source: Alaska Department of Labor and Workforce Development

\*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

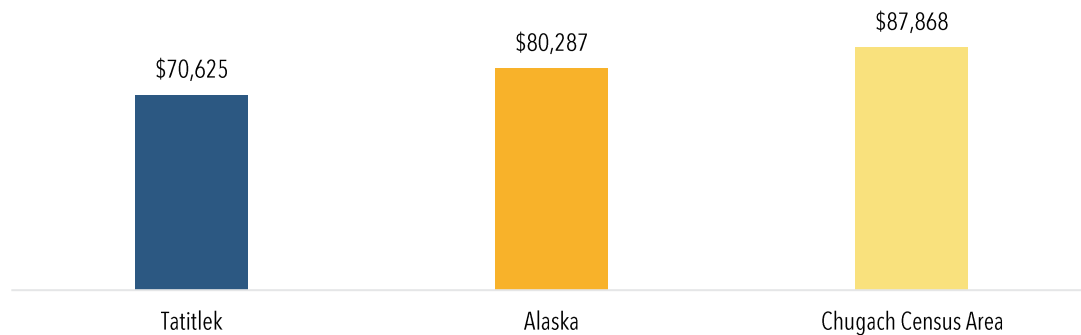
### Age

Data from the U.S. Census Bureau indicate that over one-third of Tatitlek residents are over the age of 65. Of the remaining residents, 52% are between 18 and 64, and 12% are under the age of 18. Comparatively, 24% of Chugach Census Area residents are under the age of 18, and 14% are over the age of 65. The Census estimates that the median age in Tatitlek is 55.5, over 15 years higher than the Chugach Census Area and Alaska statewide medians.

## Income

The annual median household income in Tatitlek was \$70,625 in 2021, 20% below the Chugach Census Area median and 12% below the Alaska median. Tatitlek's median household income is the second lowest of the five study communities, behind Whittier.

**Figure 16. Alaska, Chugach Census Area, and Tatitlek Median Household Incomes, 2012 – 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Employment and Wages

With a small population, Tatitlek's economy is based almost entirely on government services and tribal administration of the village corporation. Much of the community relies on subsistence for some component of their livelihood.

**Table 9. Employment by Industry, Tatitlek, 2021**

| Industry                                   | Employed | Share of Total Employed |
|--|----------|-------------------------|
| Public administration                      | 6        | 50%                     |
| Education, health care & social assistance | 6        | 50%                     |
| Total                                      | 12       | 100%                    |

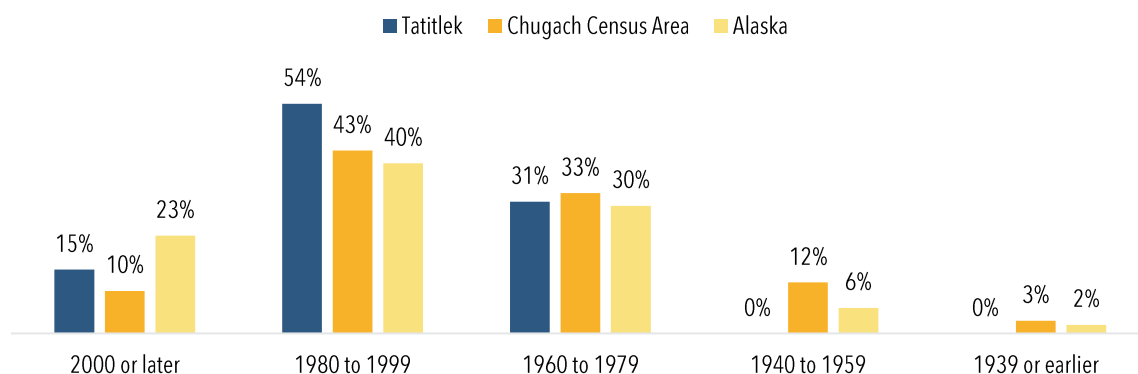
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Supply and Characteristics

All occupied housing units in Tatitlek are detached single-family homes. Census Bureau estimates indicate approximately 70% of occupied housing units are owner-occupied, and 30% are renter occupied. The Census Bureau estimates a high vacancy rate in Tatitlek, with 66% of vacant units held vacant for seasonal, recreational, or occasional use. It is important to note that Census estimates for small communities are subject to large margins of error.

According to Census Bureau estimates, nearly one-third of Tatitlek homes were built between 1960 and 1979, over half were built between 1980 and 1999, and 15% were built after 2000.

**Figure 17. Age of Housing Stock, Alaska, Chugach Census Area, and Tatitlek, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Cost and Affordability

The Alaska Multiple Listing Service combines data for Tatitlek with Prince William Sound data. It is unclear whether any sales volume from the 'Prince William Sound and Vicinity' region defined by MLS includes any sales in Tatitlek. Additionally, MLS data only includes homes put on the market, therefore sales volumes in Tatitlek may not be captured by MLS.

## Housing Attainability

The maximum monthly housing cost the median household in Tatitlek can afford is \$1,700. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,300 to \$2,000. This equates to a home price range of \$180,700 to \$271,100.

By comparison, the average home sale price range in the 'Valdez and Vicinity' subregion between 2020 and 2022 was \$375,000. The average home sale price of units sold in Tatitlek is unknown due to data limitations.

**Table 10. Attainable Housing Thresholds, Tatitlek, 2023**

|          | Annual Income | Monthly Housing Costs | Max Cost of Attainable Home |
|----------|---------------|-----------------------|-----------------------------|
| 80% AMI  | \$63,360      | \$1,300               | \$180,700                   |
| 100% AMI | \$79,200      | \$1,700               | \$225,900                   |
| 120% AMI | \$95,040      | \$2,000               | \$271,100                   |

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

## Housing Survey Results

The household survey in Tatitlek received eight responses.

### Current Housing Challenges

As with the other communities in Prince William Sound, particularly those inaccessible by road, Tatitlek struggles with the cost of construction of new housing and lack of professional builders in the community. The housing stock in Tatitlek was primarily built in the 1970s and early 1980s, and often was not built up to high standards. These homes are deteriorating and are not considered adequate for seniors in the community to live safely as they age in place.

### Satisfaction with Housing

Survey responses in Tatitlek were low, with only eight residents completing the survey and many of those electing not to answer some questions. Of the four that responded to the question asking about their satisfaction with their current housing, three said they were satisfied and one said they were very satisfied.

## Housing Need Analysis

The high vacancy rate in Tatitlek indicates that there are some gaps in the housing inventory. The age of housing is a concern for residents and interviewees, and the quality of older houses is perceived as a safety issue, especially for seniors. Over the next 5 to 10 years, Tatitlek will require new housing to take the place of older residences, and a focus on small-scale condos or apartments that are suitable for seniors aging in place is necessary.

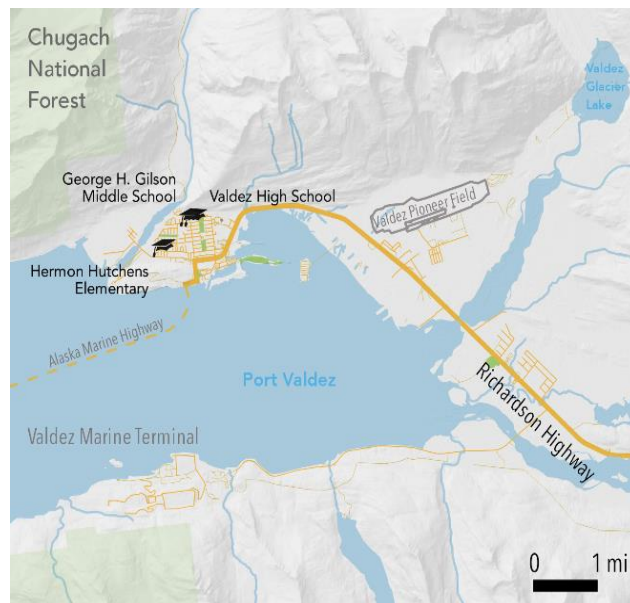
NPRHA is currently in the process of building three new single-family homes in Tatitlek, which are scheduled to become available in the summer of 2024. According to the FY 2024 Indian Housing Block Grant Formula Data from U.S. Department of Housing and Urban Development, there are 12 more low-income households in Tatitlek than there are suitable housing units for the population. The new homes built by NPRHA should reduce that number to nine.

While all current housing in Tatitlek is detached, single-family homes, new developments could find efficiency by focusing on duplexes or triplexes. Tatitlek will require one or two new such multi-family developments a year over the next decade to begin replacing its older housing stock and meet the needs of its current population.



# Valdez

Historically, Valdez's population has been steady at around 4,000 residents, though it has trended down slightly over the last several years. The relative long-term population stability in Valdez stems from its economic diversification, including serving as the marine terminus for the Trans Alaska Pipeline, a destination for both Alaskans and out-of-state visitors, and its key role in the Prince William Sound seafood industry.



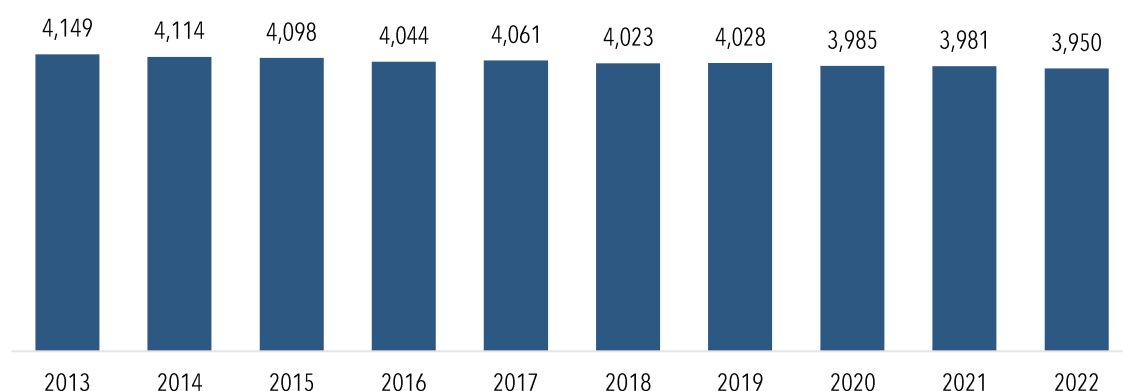
City of Valdez.

## Demographics and Existing Conditions

### Population

Within the last ten years of available data, the population of Valdez decreased by 5% (-199 residents). Comparatively the Chugach Census Area population increased by 1% during this period.

Figure 18. Valdez Population, 2013-2022



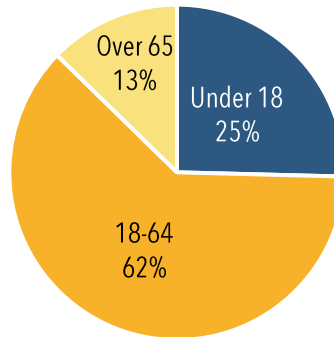
Source: Alaska Department of Labor and Workforce Development

\*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

## Age

The median age in Valdez was 37.1 in 2022, lower than the Chugach Census Area median of 38.0. The proportion of Valdez's population by age cohort is similar to the Chugach Census Area. As of 2022, 13% of the population was over the age of 65 (506 residents).

**Figure 19. Age Distribution, Valdez, 2022**

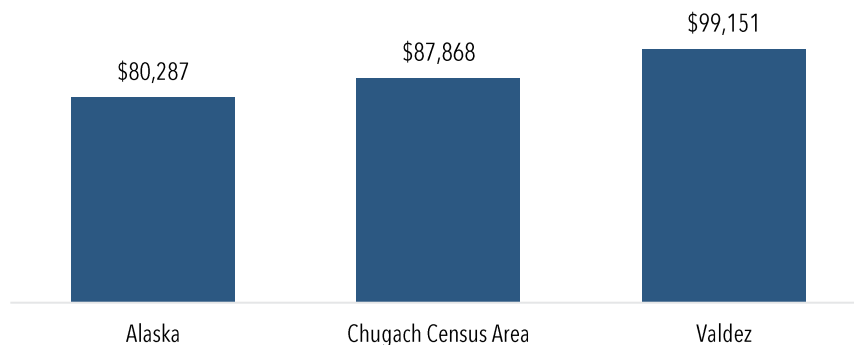


Source: Alaska Department of Labor and Workforce Development

## Income

The annual median household income in Valdez was \$99,151 in 2021, 13% higher than the Chugach Census Area median and 23% higher than the statewide median.

**Figure 20. Alaska, Chugach Census Area, and Valdez Median Household Incomes, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Employment and Wages

The largest private employer in Valdez is the Alyeska Pipeline Service Corporation (APSC), followed by Providence Health & Services Alaska. The largest sector in Valdez is education, health care, and social assistance, which is composed of private employees at Providence as well as public employees at the State of Alaska and City of Valdez. Support services, such as

retail, entertainment, and finance, have strong sectors in Valdez. APSC and Providence offer higher-than-average salaries compared to the rest of the state at the Chugach Census area.

**Table 11. Employment by Industry, Valdez, 2021**

| Industry   | Employed     | Share of Total Employed |
|--|--------------|-------------------------|
| Education, health care & social assistance                       | 424          | 22%                     |
| Transportation & warehousing, utilities                          | 353          | 18%                     |
| Professional services  | 285          | 15%                     |
| Public administration  | 169          | 9%                      |
| Retail trade   | 144          | 8%                      |
| Manufacturing  | 135          | 7%                      |
| Other services   | 105          | 5%                      |
| Agriculture, forestry, fishing & hunting, & mining               | 104          | 5%                      |
| Arts, entertainment, & recreation, accommodation & food services | 79           | 4%                      |
| Information  | 49           | 3%                      |
| Construction   | 46           | 2%                      |
| Finance, insurance, & real estate                                | 24           | 1%                      |
| <b>Total</b>   | <b>1,917</b> | <b>100%</b>             |

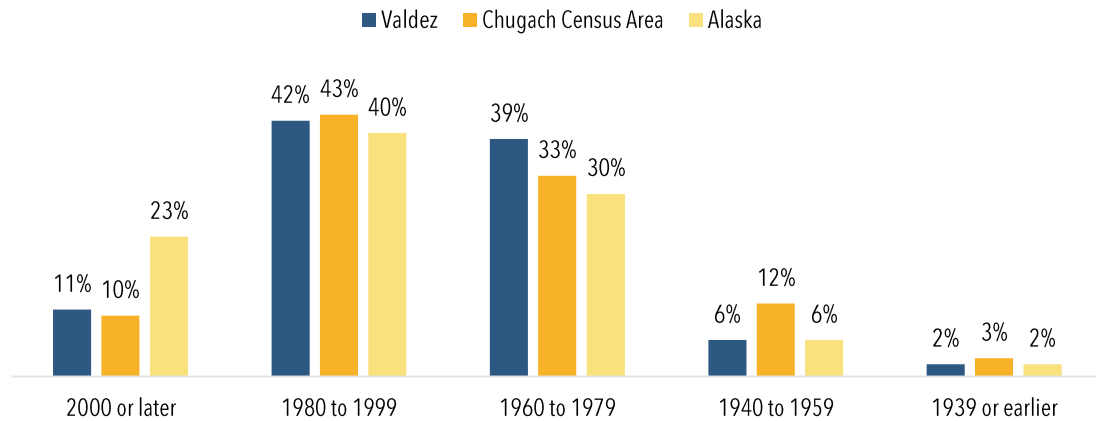
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Supply

There were an estimated 1,918 housing units within Valdez in 2021, 84% of which were identified as being currently occupied. Valdez has a lower vacancy rate than the Chugach Census Area and statewide (16% versus 29% and 20%, respectively). Of the approximately 300 vacant units in Valdez, 30% are held vacant for seasonal, recreational, or occasional use, a lower proportion than in Chugach Census Area or statewide (54% and 50% of vacant units, respectively).

Of the approximately 1,600 occupied homes in Valdez, 81% were built between 1960 and 1999. The age of Valdez housing stock is similar to that of the Chugach Census Area.

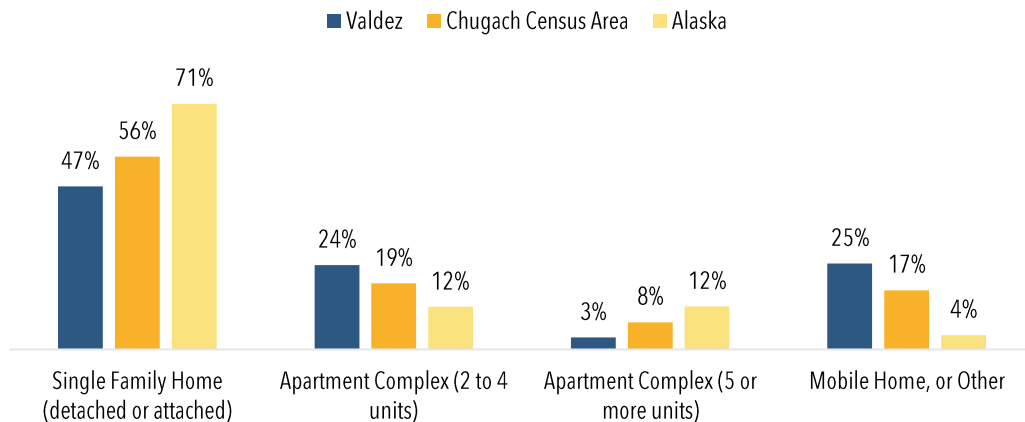
**Figure 21. Age of Housing Stock, Valdez, Chugach Census Area, and Alaska, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

In Valdez, approximately one-half of occupied housing units are single-family homes, one-quarter are apartment complexes, and one-quarter are mobile homes. The proportion of single-family homes is much lower in Valdez than in the Chugach Census Area or Alaska statewide (47% versus 56% and 71%, respectively). In Alaska, only 4% of occupied housing units are mobile homes, six times less than the Valdez proportion (25%).

**Figure 22. Occupied Housing by Type, Valdez, Chugach Census Area, and Alaska, 2021**



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Housing Cost and Availability

An average of 2.5 homes are put on the market and sold in the Valdez area annually. The average annual sale price varies widely in the region due to the low volume of homes put on the market (for example, no homes were put on the market in 2021). In 2020 and 2022, the most recent data available, the average sale price of single-family homes was approximately \$320,000.

# Housing Attainability

The maximum monthly housing cost the median household in Valdez can afford is \$2,300. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,900 to \$2,800. This equates to a home price range of \$253,700 to \$380,600.

By comparison, the average home sale price range in the Chugach Census Area between 2020 and 2022 was \$320,000. The approximate mortgage payment for homes sold at this price is \$2,340, within the financial reach of households making 101% or more of AMI annually.

**Table 12. Attainable Housing Thresholds, Valdez, 2023**

|          | Annual Income | Monthly Housing Costs | Max Cost of Attainable Home |
|----------|---------------|-----------------------|-----------------------------|
| 80% AMI  | \$88,960      | \$1,900               | \$253,700                   |
| 100% AMI | \$111,200     | \$2,300               | \$317,100                   |
| 120% AMI | \$133,440     | \$2,800               | \$380,600                   |

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

# New Developments

In June 2023, a private consortium of Alaska Native Corporations consisting of Chugach Corporation, Chenega Corporation, and Tatitlek Corporation began construction of a 37-unit multi-use residential development in downtown Valdez. The development, called the Naswik Project, is set to open in summer of 2024 with six two-bedroom apartments on the top floor and 31 studio apartments in the rest of the building.

The impetus behind the Naswik project was the clear need for additional housing for employees of Alyeska Pipeline Service Company and Providence Health and Services in Valdez. These two large employers have been struggling with finding housing for workers and filling important vacancies. The consortium was able to finance the private housing development despite the high costs and low margins for new housing in the community.

The Naswik Project is an important example of a new model of housing development that may be possible not just elsewhere in Valdez, but throughout the Prince William Sound region. Because of the social mission of Alaska Native Corporations, in addition to a financial duty to shareholders, they are uniquely positioned to provide market rate housing to rural communities even if it is not lucrative. Using self-financing, these corporations are also able to capitalize the projects over a longer term and therefore do not have to focus on the profitability of a housing development in the first few years after it is built.

The Naswik Project will be Valdez’s first large-scale housing development in decades. While it is seen as a positive development by those interviewed, it is also not large enough to substantially reduce the housing gap in the community. Moreover, some see the potential for new housing

to be immediately bought or rented by newly arriving workers or their employers, crowding out current residents from upgrading into new housing.

Although the Naswik Project will provide mostly short-term housing, it may have the effect of moving some short-term workers into this development and out of apartments or houses that they are renting long-term (preventing other households from occupying those units). This could lead to lower vacancy rates, as Naswik more efficiently houses those who are only in Valdez temporarily (or have on/off schedules), and allows year-round households to live in houses that have been vacant when their tenants are working elsewhere.

## Housing Survey Results

Results of a telephone survey of 210 randomly selected Valdez households in 2020 are presented below. The maximum margin of error is  $\pm 6.6\%$  at the 90% confidence level. See the methodology section of this report for additional survey details.

Survey data was analyzed as a whole, as well as for various subgroups, including length of residency, rent/own, presence of children and seniors in the household, income level, and other subgroups. Only statistically significant differences between subgroups are reported.

Data in tables may not sum to 100% due to rounding.

### Current Housing Status

#### RENT VS. OWN

Three-quarters (74%) of survey respondents owned their current home in Valdez while 20% rented and 5% had another housing arrangement. These results are consistent with the latest ACS data, which indicates that renters make up 21% of occupied housing units.

#### *Subgroup analysis*

Similar proportions of those living in mobile homes and those living in single-family homes reported owning their home (85%-86%). Most of those in other housing types reported renting (59%).

**Table 13. Do you rent or own your current home in Valdez?**

| n=210             | % of Total |
|-------------------|------------|
| Own               | 74         |
| Rent              | 20         |
| Other arrangement | 5          |
| Refused           | 1          |

## YEARS IN CURRENT HOME

Almost half (46%) of survey respondents had lived in their current home for five years or less, while 16% had lived in their home for 6 to 10 years, 21% for 11 to 20 years, and 14% for over 20 years. The average length of residency for all households surveyed was 10.5 years.

### *Subgroup analysis*

Those living in mobile homes had the highest average tenure in their current home (14.8 years), compared to 11.3 years for those in single-family homes and 8.4 years for those in attached homes or multi-family situations. One in six (16%) mobile home households reported living in their current housing for more than 30 years, compared to just 2%-6% of other respondents.

**Table 14. How many years have you lived in your current home?**

| n=210           | % of Total        |
|-----------------|-------------------|
| 5 years or less | 46                |
| 6-10            | 16                |
| 11-20           | 21                |
| 21-30           | 8                 |
| Over 30         | 6                 |
| Don't know      | 1                 |
| Refused         | 1                 |
| <b>Average</b>  | <b>10.5 years</b> |

## TYPE OF HOUSING

The largest proportion (65%) of respondents were currently living in a stand-alone, single-family home, with 12% living in a mobile home or trailer, 11% in an attached home such as a duplex or zero lot line, 10% in an apartment, 1% in a condominium, and 2% in another form of housing.

Based on other data sources, it appears that the survey somewhat under-sampled those in mobile homes. ACS and Valdez Population survey data indicate that mobile homes make up 23% of occupied housing units, whereas 12% of the survey sample resided in this housing type.

### *Subgroup analysis*

Three-quarters (74%) of homeowners lived in a stand-alone, single-family home, while 34% rented. Over half of renters (58%) lived in either an attached home or an apartment.

**Table 15. Which type of housing do you currently live in?**

| n=210  | % of Total |
|--|------------|
| A stand-alone, single-family home                  | 65         |
| A mobile home or trailer                           | 12         |
| An attached home such as a duplex or zero lot line | 11         |
| An apartment                                       | 10         |
| A condominium                                      | 1          |
| Other  | 2          |

**AGE OF HOME**

Among respondents who knew the age of their home (28% do not), homes averaged 33 years old. Only 8% of homes were reported as ten years old or less.

***Subgroup analysis***

More than half of mobile homes were reported to be over 40 years old (61%), compared to just 24% of single-family homes in the survey sample.

**Table 16. How many years ago was your home built?**

| n=210            | % of Total        |
|------------------|-------------------|
| 10 years or less | 8                 |
| 11-20            | 11                |
| 21-30            | 11                |
| 31-40            | 17                |
| 41-50            | 18                |
| Over 50          | 7                 |
| Don't Know       | 28                |
| <b>Average</b>   | <b>32.8 years</b> |

**SIZE OF HOME**

Housing size among respondents averaged 1,783 square feet. The size of housing was evenly spread out among respondents from 14% who lived in 1,000 square feet or less, to 20% in 1,001 to 1,500 square feet, 16% in 1,501 to 2,000 square feet, and 17% in 2,001 to 3,000 square feet. Six percent lived in housing larger than 3,000 square feet.



**Table 17. Approximately how many square feet is your current home?**

| n=210          | % of Total       |
|----------------|------------------|
| 1,000 or less  | 14               |
| 1,001-1,500    | 20               |
| 1,501-2,000    | 16               |
| 2,001-3,000    | 17               |
| Over 3,000     | 6                |
| Don't Know     | 25               |
| Refused        | 3                |
| <b>Average</b> | <b>1,783 ft2</b> |

Homes contained an average of 3 bedrooms. One-third (33%) of homes had fewer than 3 bedrooms and 23% had more.

**Table 18. How many bedrooms are in your home?**

| n=210          | % of Total        |
|----------------|-------------------|
| 1              | 10                |
| 2              | 23                |
| 3              | 43                |
| 4              | 14                |
| 5+             | 9                 |
| Refused        | 1                 |
| <b>Average</b> | <b>3 bedrooms</b> |

## HOUSING COSTS

Monthly housing costs (rent or mortgage payments) were over \$1,000 for 40% of respondents, and \$1,000 or less for 17%. Thirty-one percent of respondents did not currently make housing payments. Over half (58%) of respondents 65 years of age or older were not making payments.

**Table 19. Approximately how much is your monthly rent or mortgage payment?**

| n=210                   | % of Total     |
|-------------------------|----------------|
| \$750 or less           | 8              |
| \$ 751-\$1,000          | 9              |
| \$1,001-\$1,250         | 10             |
| \$1,251-\$1,500         | 15             |
| Over \$1,500            | 15             |
| Not making any payments | 31             |
| Don't know              | 4              |
| Refused                 | 8              |
| <b>Average</b>          | <b>\$1,298</b> |

Among those answering questions on housing costs (8% declined this question), 19% reported these payments represented more than 30% of their household's combined monthly income. This is similar to ACS data which puts cost-burdened households (those paying more than 30% of their incomes to housing costs) at 17%.

## Satisfaction with Housing

### OVERALL SATISFACTION

Most respondents (85%) reported satisfaction with their current housing, though respondents were more likely to be satisfied (52%) compared to very satisfied (33%). Only 14% were dissatisfied, including just 3% that were very dissatisfied.

#### *Subgroup analysis*

A larger proportion of those who had lived in Valdez for over 10 years reported total satisfaction, at 92%, compared to 74% of those with residency of 10 years or less. One-quarter (24%) of those who had lived in Valdez for 10 years or less reported they are dissatisfied or very dissatisfied, as did 29% who did not own their home.

**Table 20. Overall, are you satisfied with your current housing?**

| n=210                     | % of Total |
|---------------------------|------------|
| <b>TOTAL Satisfied</b>    | <b>85</b>  |
| Very satisfied            | 33         |
| Satisfied                 | 52         |
| <b>TOTAL Dissatisfied</b> | <b>14</b>  |
| Dissatisfied              | 11         |
| Very dissatisfied         | 3          |
| Don't know                | 2          |

### SATISFACTION WITH SPECIFIC FEATURES

Respondents were asked about their level of satisfaction with an array of features in their current housing. At least half were satisfied (satisfied or very satisfied) with every feature on the list. The largest proportion (88%) reported total satisfaction with parking, followed by indoor air quality (83%), and number of bedrooms (80%). The highest level of dissatisfaction was found for suitability for seniors to age in place (36% total dissatisfied) and energy efficiency (28% total dissatisfied).

#### Subgroup analysis

A smaller majority of mobile home households were satisfied with state of repair and design qualities (58% and 56%, respectively) compared to single-family home households (83% and 89%, respectively). Roughly three in ten mobile home households were dissatisfied with these two features of their housing, though relatively few reported being “very dissatisfied.”

**Table 21. How satisfied are you with each of the following features of your current housing?**

| n=210                                   | % of Total Weighted |                |           |                    |              |                   |    |    |
|---|---------------------|----------------|-----------|--------------------|--------------|-------------------|----|----|
|   | TOTAL Satisfied     | Very Satisfied | Satisfied | TOTAL Dissatisfied | Dissatisfied | Very Dissatisfied | NA | DK |
| Parking                                 | 88                  | 34             | 54        | 8                  | 6            | 2                 | 4  | -  |
| Indoor air quality                      | 82                  | 23             | 59        | 14                 | 12           | 2                 | 3  | -  |
| Number of bedrooms                      | 80                  | 30             | 50        | 12                 | 10           | 2                 | 8  | 1  |
| Design qualities and attractiveness     | 79                  | 24             | 55        | 14                 | 12           | 2                 | 4  | 3  |
| State of repair                         | 78                  | 23             | 55        | 14                 | 11           | 3                 | 4  | 3  |
| Suitability for children                | 74                  | 29             | 45        | 12                 | 8            | 4                 | 13 | 1  |
| Value for the price                     | 69                  | 28             | 41        | 22                 | 16           | 6                 | 6  | 2  |
| Energy efficiency                       | 68                  | 19             | 49        | 28                 | 24           | 4                 | 4  | -  |
| Suitability for seniors to age in place | 52                  | 11             | 41        | 36                 | 25           | 11                | 10 | 3  |

Note: DK = Don't Know.

## PRESENCE OF VARIOUS HOUSING ISSUES

Respondents were asked about whether various potential issues were present in their current housing. One-third (33%) experienced draftiness, 21% experienced plumbing issues, 16% mold, 12% structural issues, and 8% neighborhood crime. Less than half of households (46%) experienced none of the issues listed.

### *Subgroup analysis*

A larger proportion of renters than homeowners experience draftiness (48% of renters versus 28% of owners) and plumbing issues (37% versus 15% of owners). Mold and neighborhood crime were much more likely to be reported by mobile home households (29% and 33%, respectively) compared to those in other housing situations (less than 15% and less than 6%, respectively).

**Table 22. Which of the following, if any, do you experience in your current housing?**

| n=210              | % of Total |
|--------------------|------------|
| Draftiness         | 33         |
| Plumbing issues    | 21         |
| Mold               | 16         |
| Structural issues  | 12         |
| Neighborhood crime | 8          |
| None of the above  | 46         |
| Don't know         | 1          |

## QUALITY OF RENTAL OPTIONS

Renters were asked their opinion on the quantity of good options available in the local rental market. Over three-quarters (77%) of renters said there were few good options in the Valdez rental market. Only 5% of renters thought there were many good rental options.

### *Subgroup analysis*

All renters (100%) in mobile homes reported that there were few good options in the Valdez rental market, compared to 84% of single-family home renters and 72% of renters in other housing types (including apartment buildings, multiplexes, and attached homes).

**Table 23. In general, do you think the Valdez rental market has many good options, some good options, or few good options?**

(Base = Renters)

| n=41              | % of Base |
|-------------------|-----------|
| Few good options  | 77        |
| Some good options | 15        |
| Many good options | 5         |
| Don't know        | 3         |

#### RATING HOUSING QUALITY, AFFORDABILITY, AND AVAILABILITY

While relatively few respondents were dissatisfied with their own housing, a clear majority of respondents rated various measures of Valdez's housing market poorly. More than three-quarters rated housing availability in the city as poor or very poor (83%), including 36% that rated availability as very poor.

Similar portions of households rated housing affordability as poor (81%), including 34% saying very poor.

More than half (55%) of households surveyed Valdez housing quality as poor or very poor.

#### Subgroup analysis

Respondents who had lived in Valdez for 10 years or less were more likely to report availability of housing as very poor, at almost half (48%), and quality of housing as poor or very poor (67%). Slightly more than one-quarter (28%) of respondents who had lived in Valdez for longer than 10 years rate housing availability as very poor and 47% rate quality of housing as poor or very poor.

Households living in attached or multi-family housing were much more likely to rate availability and quality of housing as very poor in Valdez. More than half (52%) of these respondents rated housing availability as very poor, compared to 30-34% of those living in single-family homes or mobile homes. Similarly, a third (32%) of households in attached or multi-family housing rated housing quality in Valdez as very poor, compared to just 8-9% of other households.

**Table 24. For each of the following aspects of housing in Valdez, please tell me whether you think it is very good, good, poor, or very poor?**

| n=210                    | % of Total Weighted |           |      |            |      |           |            |
|--------------------------|---------------------|-----------|------|------------|------|-----------|------------|
|                          | TOTAL Good          | Very Good | Good | TOTAL Poor | Poor | Very Poor | Don't know |
| Quality of housing       | 40                  | 5         | 35   | 55         | 41   | 14        | 5          |
| Affordability of housing | 14                  | 2         | 12   | 81         | 47   | 34        | 4          |
| Availability of housing  | 12                  | 3         | 9    | 83         | 47   | 36        | 5          |

## Future Housing Plans

### LOOKING FOR NEW HOUSING

Respondents were asked whether they were currently looking for different housing in Valdez. Less than a quarter (17%) said yes, though an additional 16% expected to look for new housing in Valdez within the next five years.

#### *Subgroup analysis*

More than a third of renters (35%) were currently looking for new housing, compared to 10% of homeowners.

**Table 25. Are you looking for different housing in Valdez?**

| n=210                                    | % of Total |
|--|------------|
| No                                       | 61         |
| No, but expect to in the next five years | 16         |
| Yes                                      | 17         |
| Don't know                               | 6          |

### REASONS LOOKING FOR NEW HOUSING

Among those looking or expecting to look for new housing, the most cited reasons were the need for more space (36%) and a desire to own their housing (24%). The next most common responses were downsizing (5%) and aging/need or more care (5%). Other reasons were each cited by fewer than 5% of respondents.

**Table 26. What is the main reason you are looking, or expect to look, for new housing?**  
*(Base = Those looking or expecting to look for housing within the next five years)*

| n=69                       | % of Base |
|----------------------------|-----------|
| Need more space            | 36        |
| Want to own                | 24        |
| Downsizing                 | 5         |
| Aging/need more care       | 5         |
| Building a home            | 4         |
| Parking (boat, car, other) | 3         |
| High cost of rent          | 3         |
| Family/roommate issues     | 3         |
| Location                   | 2         |
| Building quality           | 2         |
| Other                      | 11        |
| Refused                    | 3         |

## DESIRED FUTURE HOUSING

Three-quarters (77%) of respondents looking for, or expecting to look for, new housing expected to look for a stand-alone, single-family house. The next most desired type of housing reported was apartment (8%) and zero lot line (4%). Despite mobile homes making up a large portion of the local housing stock, only 1% of those looking for new housing expected to look for a mobile home.

**Table 27. Which type of housing are you looking for or expecting to look for?**  
*(Base = Those looking or expecting to look for housing within the next five years)*

| n=69   | % of Base |
|--|-----------|
| Stand-alone, single-family house             | 77        |
| Apartment                                    | 8         |
| Attached home (i.e. duplex or zero lot line) | 4         |
| Condominium                                  | 2         |
| Mobile home or trailer                       | 1         |
| Other  | 2         |
| Don't know                                   | 3         |
| Refused                                      | 3         |

More than two-thirds of those looking for new housing (69%) expected to buy their housing, while 22% expected to rent and 9% didn't know.

**Table 28. Are you more likely to rent or buy?**

*(Base = Those looking or expecting to look for housing within the next five years)*

| n=69       | % of Base |
|------------|-----------|
| Buy        | 69        |
| Rent       | 22        |
| Don't know | 9         |

#### LIKELIHOOD TO MOVE FROM VALDEZ

Almost one-third of respondents (31%) reported they were somewhat or very likely to move from Valdez within the next five years, while 67% were not likely.

**Table 29. How likely are you to move from Valdez within the next five years?**

| n=210           | % of Total |
|-----------------|------------|
| Very likely     | 17         |
| Somewhat likely | 14         |
| Not likely      | 67         |
| Don't know      | 2          |

#### INABILITY TO MOVE TO VALDEZ

Nearly a third (30%) of Valdez residents surveyed reported having family, friends, or work colleagues who would like to move to Valdez but could not due to lack of housing.

**Table 30. Do you have any family members, friends, or work colleagues that would like to move to Valdez but cannot because of lack of housing?**

| n=210      | % of Total |
|------------|------------|
| No         | 69         |
| Yes        | 30         |
| Don't know | 1          |



## Senior Housing

Nearly a quarter (23%) of households included at least one member over 65 years of age.

**Table 31. How many seniors (65+ years) live in your household?**

| n=210   | % of Total |
|---------|------------|
| 0       | 76         |
| 1       | 16         |
| 2       | 7          |
| Refused | 1          |

Seventeen percent of households with seniors reported that at least one member of the household was somewhat or very likely to move to an assisted living or nursing home facility in the next five years, while 75% said this is unlikely.

**Table 32. How likely is it anyone age 65 or older in your household will need to move to an assisted living or nursing home facility in the next five years?**

*(Base = Households with at least one senior)*

| n=48            | % of Base |
|-----------------|-----------|
| Very likely     | 6         |
| Somewhat likely | 11        |
| Not likely      | 75        |
| Don't know      | 8         |

## Housing Need Analysis

The following gaps, and related general observations, are evident:

- Expansion of Valdez housing inventory would be beneficial, especially in multi-family housing but also in single-family housing and senior housing.
- Housing availability and affordability are bigger issues than housing quality.
- High median wages in the community contribute to disparities in housing affordability. Most of the private housing development has focused on single-family homes for moderate- to higher-income residents. This leaves the biggest gap for lower-income residents and new residents looking for rentals.

There is a very high level of dissatisfaction with Valdez's housing situation in the community and equally high levels of support for city action on the topic. These are strong signs of the presence of housing gaps in the community.

## Rental and Multi-Family Housing

A variety of observations point to rental housing as a top housing gap in Valdez.

Based on survey results, a very high proportion of renters consider there to be few good options in the local rental market. All renters in mobile homes reported that there were few good options as well as 84% of single-family home renters and 72% of renters in attached homes and multi-family complexes.

Valdez has experienced a decline in the number of occupied housing units over the last decade. This decline has been steepest for renter-occupied units. A possible explanation is conversion of housing, especially rentals, into crew houses, vacation rentals, and second homes.

The percentage of households renting is lower in Valdez than other nearby coastal communities – with 21% renting compared to 30% to 51% in Homer, Seward, and Cordova. This is especially notable when taking into account that a significant number of Valdez rentals are higher-end homes (21% of Valdez renter households paid more than \$2,000 a month compared to just 4% to 9% in the other communities).

Recent new housing starts have mostly focused on single-family homes, although the Naswik Project and the 28-unit Valdez Senior Apartments will add to the multi-family inventory over the next year.

Multi-family housing makes up a much larger portion of the housing stock in other similar communities such as Homer and Seward. This is particularly true for 5-9 unit complexes, which are also promising from an affordability standpoint.

Estimating the number of additional rental housing units needed is hampered by a lack of data on rental vacancy rates in the community. By most accounts rentals vacancies are nearly always immediately filled through a waiting list or word of mouth. Furthermore, an unknown number of mobile homeowners, seasonal residents, and others would rather rent an apartment than other options currently utilized.

## Single-Family Housing

Single-family housing, not including mobile homes or trailers, is the most desirable housing type for most Valdez residents. Various sources of information indicate that there is unmet demand for single-family housing in Valdez.

A lack of active residential-focused professional builders contributed to a decline in new single-family home construction seen between 2012 and 2016. A spike in home construction in 2017 was associated mostly with crew housing constructed for Edison Chouest employees. Other than those exceptions, Valdez has typically seen construction of about 10 single-family homes annually, nearly all presold or owner-built.

Similar to rental housing, Valdez's owner-occupied housing stock appears to be declining, likely due in part to an increase in vacation rentals, crew houses, and second homes. Some of this decline may also be attributable to housing deterioration and older houses no longer being a part of the occupiable inventory.

More than one-third of renters (35%) are currently looking for new housing, compared to 10% of homeowners. Of those looking, three-quarters (77%) would prefer a stand-alone, single-family house. Among those looking or expecting to look for new housing, the most cited reasons were the need for more space (35%) and a desire to own their housing (24%).

## Senior Housing

Nearly one-quarter (23%) of households include at least one member over 65 years of age. Of these, 6% (or 1.3% of all Valdez households) indicated that someone in their household is very likely to need to move to an assisted living or nursing home facility in the next five years. These percentages can be translated into at least 20 residents very likely and an additional 40 residents somewhat likely to need this type of housing in the next five years.

More than one-third of households were dissatisfied with their current housing's suitability for seniors to age in place, including 11% very dissatisfied.

Fewer households with seniors were cost-burdened than households without seniors (16% compared to 30%, respectively). This could be partly due to the fact that half of Valdez homeowners do not have a mortgage on their home, as well as the fact that the city exempts seniors from local property taxes (up to \$150,000 in home value).

With the addition of 28 new senior housing units with the Valdez Senior Apartments, much of this demand is likely to be met by late 2024.

## Affordable Housing

Due primarily to higher incomes, Valdez is better situated than many communities when it comes to customary measures of housing affordability. One in six (17%) Valdez households is estimated to be cost-burdened, which is defined as spending more than 30% of household income on housing costs. This compares favorably to Cordova (32% of households cost-burdened) and Homer (32%).

Data from the household survey paints a more mixed picture. Roughly half of residents rate Valdez's housing affordability as poor and another third rate it as very poor. On the other hand, two-thirds of households say they are satisfied with the value for the price of their current housing. Possible explanations for these contradictions include the fact that those unable to find a reasonable housing situation often leave the community; a satisfaction with current housing

but memory of a very difficult time upon moving to the town; and the high impediments associated with changing housing.

## **MOBILE HOME RESIDENTS**

Interviewees frequently discussed Valdez's unusually large number of mobile homes and the deteriorating quality of this housing stock. More than half (61%) of mobile homes were reported to be over 40 years old, and three in ten mobile home households report problems with mold.

While there is clearly a mix of situations facing mobile home residents, a significant portion of these residents appear to be stuck in this type of housing. Despite mobile homes making up nearly one-quarter of the local housing stock, only 1% of those looking for new housing expect to look for a mobile home. Of current mobile home residents, 42% are looking for different housing or expect to in the next five years. While most of them are looking to buy single-family homes, the mean combined household income for those in mobile homes is nearly half the overall average at just \$50,000.

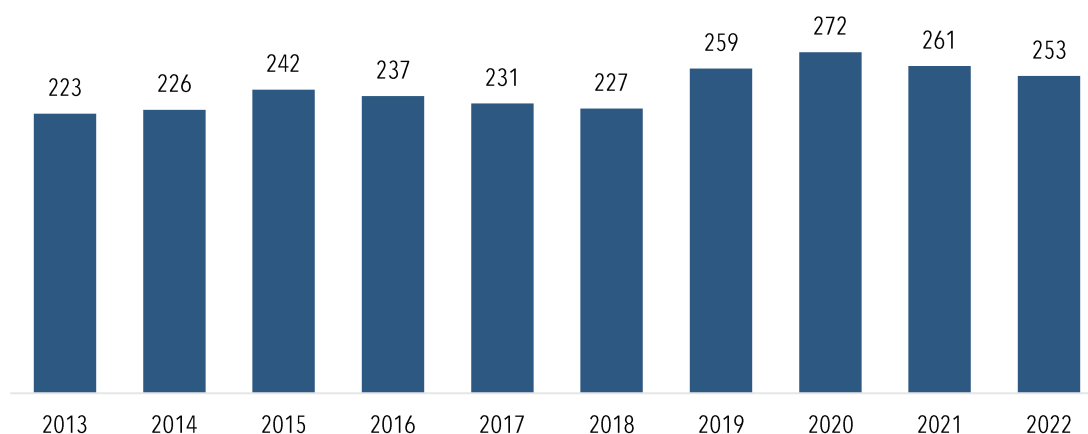
Whittier is a town of fewer than 300 residents on the Western edge of Prince William Sound. The economy is primarily tourism-based, and the city hosts more than 700,000 cruise passengers each summer. The entire population of the city lives in two residential buildings: Begich Towers, built in 1954, and Whittier Manor, built in 1986. Whittier is accessible by road and rail from Anchorage, which is 60 miles away.

## Demographics and Existing Conditions

### Population

Between 2013 and 2022, the population of Whittier fluctuated between a low of 223 in 2013 to a high of 272 in 2020. In total, the population has increased by 12% over the last decade (+30 residents).

Figure 23. Whittier Population, 2013-2022



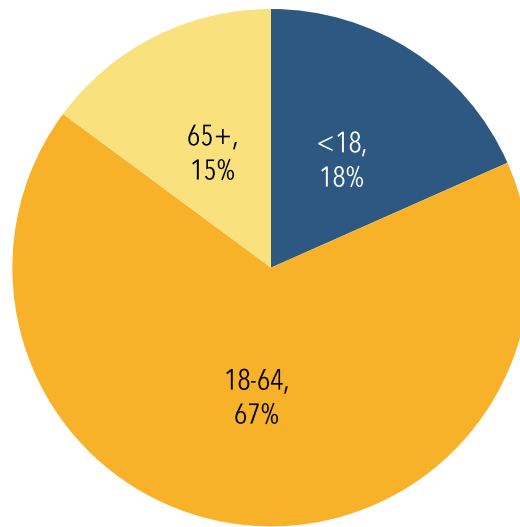
Source: Alaska Department of Labor and Workforce Development

\*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

### Age

Estimates from the U.S. Census Bureau indicate that two-thirds of the population in Whittier are between ages 18 and 64, a higher proportion than the Chugach Census Area or Alaska statewide. Approximately 18% of Whittier residents are younger than 18, the second smallest proportion of the five study communities. Comparatively, 24% of Chugach Census Area residents are under 18, and 25% of Alaska residents.

Figure 24. Age Distribution, Whittier, 2021

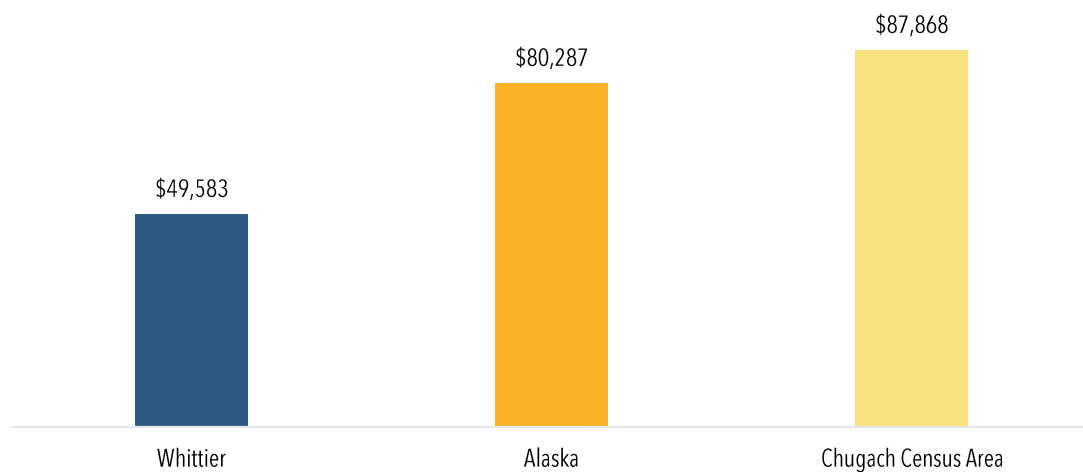


Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Income

The annual median household income in Whittier was \$49,583 in 2021, 38% below the Chugach Census Area median and 44% below the Alaska median. Whittier's median household income is the lowest of the five study communities.

Figure 25. Alaska, Chugach Census Area, and Whittier Median Household Incomes, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

## Employment and Wages

Whittier's economy is heavily influenced by the transportation sector (the Alaska Railroad is the largest employer) and the visitor industry. Retail trade and arts, entertainment and recreation together make up 27% of all employment in the community. Construction is the largest sector, and much of the construction activity in Whittier is attributable to Alaska Railroad or cruise ship company projects.

**Table 33. Employment by Industry, Whittier, 2021**

| Industry   | Employed   | Share of Total Employed |
|--|------------|-------------------------|
| Construction   | 28         | 21%                     |
| Retail trade   | 20         | 15%                     |
| Transportation & warehousing, utilities                          | 16         | 12%                     |
| Arts, entertainment, & recreation, accommodation & food services | 16         | 12%                     |
| Finance, insurance, & real estate                                | 14         | 11%                     |
| Public administration  | 13         | 10%                     |
| Manufacturing  | 10         | 8%                      |
| Education, health care & social assistance                       | 6          | 5%                      |
| Other services   | 5          | 4%                      |
| Agriculture, forestry, fishing & hunting, & mining               | 3          | 2%                      |
| Information  | 2          | 2%                      |
| <b>Total</b>   | <b>133</b> | <b>100%</b>             |

Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Nearly all Whittier residents live in the Begich Towers, a 14-story apartment complex built in the 1950s. The building also contains the Whittier post office, a general store for residents, a laundromat, and a community church.

## Housing Cost and Affordability

An average of 8 units in the Begich Towers were put on the market for sale annually between 2015 and 2022. Between 2020 and 2022, the average sale price of a unit was \$50,500.

Preliminary 2023 data indicates that 5 units were sold in 2023, for an average of \$122,200.

## Housing Attainability

The maximum monthly housing cost the median household in Whittier can afford is \$1,200. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$900 to \$1,400. This equates to a condo price range of \$126,900 to \$190,300.

By comparison, the average condo sale price range in Whittier between 2020 and 2022 was \$50,500. Although unit sale prices increased to a preliminary average of \$122,200 in 2023, sale prices of units in the Begich Towers are below attainable housing thresholds for middle-income families in Whittier.

**Table 34. Attainable Housing Thresholds, Whittier, 2023**

|          | Annual Income | Monthly Housing Costs | Max Cost of Attainable Home |
|----------|---------------|-----------------------|-----------------------------|
| 80% AMI  | \$44,480      | \$900                 | \$126,900                   |
| 100% AMI | \$55,600      | \$1,200               | \$158,600                   |
| 120% AMI | \$66,720      | \$1,400               | \$190,300                   |

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

## Housing Survey and Town Hall Results

Residents of Whittier report challenges with housing stemming from the limited land availability and age of existing housing stock. The Alaska Railroad holds a master lease to most of the land in Whittier. Historically, the AKRR has been uninterested in releasing any land from the lease for housing development. This significantly restricts any possible new development in Whittier.

Additionally, few utilities exist outside the small footprint of downtown Whittier. Though Shotgun Cove Road has been extended west nearly ten miles out of town, land accessed by the road is on steep hillsides and lacks electrical or water infrastructure. It is unlikely that anyone would build housing in these areas because of the high cost of privately extending utility infrastructure.



*The City of Whittier.*

The Buckner Building is an abandoned U.S. military building in Whittier that once served as army barracks. It was formerly the only residential building in Whittier, and included a cafeteria, movie theater, bowling alley, and other recreational facilities for the nearly 1,000 military servicemembers stationed there. The building has not been used since 1966 but takes up a substantial amount of the buildable land in Whittier. Decades of attempts to demolish the building have resulted in obstruction because of difficulties in permitting between the U.S. Army, Environmental Protection Agency, and Alaska Railroad. Even if the building were demolished,



substantial environmental cleanup would be required to make the site usable for other developments.

## Satisfaction with Housing

Though survey data was limited to only ten responses, town hall attendees provided substantial feedback on satisfaction with housing in Whittier. Overall, homeowners and renters at both the Begich Towers and Whittier Manor reported that they like where they live. The size of dwellings, availability of units, and community as whole were all seen as benefits to living in Whittier.



*The Begich Towers in Whittier.*

Dissatisfaction with housing comes from the age of the two residential buildings and a perceived lack of attention to maintenance and safety upgrades. For example, the elevators in the Begich Towers are frequently out of service, requiring some residents to take stairs up 14 stories to access their unit. This is especially challenging for older residents and those with mobility issues. Residents of the Begich Towers also report that the units can become very hot, especially in the summer, with

no central air to cool the units down. Even in the winter the temperature can be stifling in higher story units. Windows are not always functional, and air conditioning units are not allowed.

Additional dissatisfaction with housing was reported from the management of the Homeowners Association (HOA) of the two residential buildings. The HOA Board is elected annually, and votes are distributed based on number of units owned, providing multi-unit owners more influence in elections. Both homeowners and renters felt this created an unfair representation of large property owners who may not share interests with other residents of the buildings. Renters expressed concern that their voices are not included in HOA decisions, and that they could face retribution from landlords for attending a town hall to discuss housing issues.

Moreover, there is considerable overlap between the members of the Begich Towers and Whittier Manor HOA Boards and the City Council. Town hall attendees expressed frustration that a small group of property owners makes decisions on behalf of all residents, sometimes seemingly without the input of renters or single unit owners.

## Housing Need Analysis

This section summarizes the various sources of information collected on Whittier's housing situation with the goal of clarifying the housing gaps present in the community.

The following gaps, and related general observations, are evident:

- Whittier residents desire new construction or updated housing options that provide physical safety.
- Multi-family housing is the primary gap, as residents agree that there is no space, or likely interest, in single-family housing in Whittier.
- Renters and single-unit owners at the Begich Towers and Whittier Manor are interested in more diverse and representative governance of the residential building associations.
- The Buckner Building provides the best opportunity for redevelopment and residential construction in Whittier, if environmental and government restrictions can be overcome.

There is a very high level of dissatisfaction with Whittier's housing situation in the community and a perceived lack of action to improve the current housing quality or build a new residential complex for the city.

### Rental and Multi-Family Housing

Multi-family housing will continue to be the only option in Whittier due to the geographic constraints of the area. Residents are happy to live in a community that is close-knit and centered on two buildings. Most town hall participants said that they chose to live in Whittier specifically because of the communal nature of the housing.

However, as the Begich Towers and Whittier Manor buildings age and deteriorate, new multi-family housing options will become necessary. Though the boiler in the Begich Towers was recently replaced (extending the useful life of the building in some capacity), the building does not meet safety code in several respects, including emergency egress. Residents expressed concern about long-term safety in the building, and a desire for a community strategy to build a new multi-family development.

### BUCKNER BUILDING

The Buckner Building is seen as the best possible option for a new multi-family building in Whittier. Despite the significant environmental concerns with demolition and new construction, the building is on some of the only flat and buildable land in Whittier. It was suggested that tearing down the Buckner Building to make way for a new, high-rise condo building should be the top priority of the City.

## Summary

All six communities surveyed and researched for this report have unmet housing needs. These needs are exacerbated by high costs of materials and labor in these remote areas of the state, and the lack of significant new housing construction for the last ten to twenty years.

Below is a table that summarizes the housing needs in each community, estimated from publicly available economic data, survey responses, and interviews with housing experts. This represents the housing needs of these communities over the next five years.

**Table 35. Housing Type Needs, by Community**

| Community      | 1 bedroom | 2-3 bedroom | 4+ Bedroom |
|----------------|-----------|-------------|------------|
| Chenega        | 3         | 3           | 4          |
| Cordova / Eyak | 20        | 20          | -          |
| Tatitlek       | -         | 6           | -          |
| Valdez         | 25        | 35          | 10         |
| Whittier       | 100       | 140         | -          |

This table reflects a mix of rental and owner-occupied housing needs. In Cordova and Valdez, the smaller units are likely to be in demand as rentals, whereas in Whittier, small condos are popular as year-round owner-occupied residences. The age of the housing stock in each of these communities also means that without additional construction in the short-term, the housing needs of the community will continue to grow.

# Appendix A: Contact List

The following individuals were interviewed in the course of the study.

## REGIONAL OR STATEWIDE

Jack Blackwell, Chugach Alaska Corporation  
Daniel Delfino, Alaska Housing Finance Corporation  
Mark Fineman, Cook Inlet Housing Authority  
Olen Harris, North Pacific Rim Housing Authority  
Josie Hickel, Chugach Alaska Corporation  
Andy Petroni, Alaska Housing Finance Corporation  
Tyler Robinson, Cook Inlet Housing Authority  
Ethan Stoops, Alaska Housing Finance Corporation  
*Name withheld for confidentiality*, Alaska Railroad Corporation

## CORDOVAK

Kevin Johnson, City Planner, City of Cordova  
Becky Chapek, Realtor, Alaska Real Estate of Cordova  
Angela Butler, Tribal Administrator, Native Village of Eyak

## CHENEGA

Megan Bergene, Tribal Administrator, Native Village of Chenega

## TATITLEK

Roy Totemoff, Tribal Administrator, Native Village of Tatitlek

## VALDEZ

Kate Huber, Planning Director, City of Whittier  
Melissa Hursh Metzger, Owner, Hursh Rentals

## WHITTIER

Jackie Wilde, City Administrator, City of Whittier  
Tom Wagner, Building Manager, Begich Towers

## Appendix B: Survey Suggestions

The survey conducted for this study asked respondents “Do you have any suggestions for ways your local government can address housing issues?” Following are main themes. These responses highlight the multifaceted nature of the housing issue and the necessity for a comprehensive approach involving regulation, development, affordability, and community engagement to address the housing shortage and make living in the area more accessible for various demographics. These responses do not include Valdez.

**Land Use and Development:** The need for more land to be annexed or opened up for housing development was a recurring theme. The suggestions included utilizing state land, encouraging the use of unused or vacant land owned by various entities such as the Alaska Railroad, Eyak Corporation, and the city itself. Many suggested making land more accessible, especially for multi-family housing, condos, and apartments.

**Regulation of Property Use:** Several respondents recommended regulating short-term rentals such as Airbnb, particularly to ensure that properties aren't left vacant for extended periods. There was also a suggestion to limit the number of vacation or second homes and enforce limitations on short-term rentals, thereby addressing housing availability for permanent residents.

**Affordability and Assistance:** The affordability of housing is a significant concern. Suggestions included grants, tax incentives, and financial assistance for building or renovating homes. There were calls for programs that cater to families across income levels, not just extremely low-income households, while also providing support for middle-income families.

**Infrastructure and Services:** Recommendations included addressing utilities costs, such as water and electricity, to make living and building more affordable. Some respondents suggested improving services such as healthcare (including labor and delivery facilities) and transportation, as these impact residents' decisions to live in certain areas.

**Rehabilitation and Demolition of Abandoned Properties:** Abandoned or derelict properties was a common area of concern. Some suggestions involve incentivizing property owners to renovate, while others propose the demolition of blighted or condemned properties to make space for new construction.

**Collaboration and Engagement:** Several respondents called for collaboration between different entities, such as the local government, Coast Guard, University of Alaska, and private developers, to address housing shortages and facilitate development.

**Taxation and Property Ownership:** Some suggested changing property tax rates, potentially penalizing vacant properties or increasing taxes on properties owned by non-residents. There was also discussion about the impact of government-owned properties and how they could be made available for development.

**Housing Diversity:** Several respondents encouraged a range of housing options including single-family homes, apartments, condos, tiny homes, and high-density housing to cater to different needs within the community.

# Appendix C: Indian Housing Block Grant Formula Data

See attached.

## Chenega (Chanega) Needs Data

Listed below are the data currently being used to calculate the Needs component of your Tribe's allocation based on your Tribe's "Formula Area" (see Formula Area section of this document).

The data used are from a special tabulation. This tabulation:

- Counts individuals reported as AIAN. The AIAN person count variable comes from the Decennial Census and is aged using Census population estimates. For the FY 2010 Decennial Census, data for reservations, trust lands, and remote Alaska will receive an undercount adjustment of 4.88%. For all other Needs variables, in FY 2024 HUD will use the 5-year rolling average from 2015 to 2019 ACS data. The ACS data will be updated every year. These data sources apply unless Tribes have approved Census Challenges in place. **No, your Tribe does not have an approved Census Challenge.**
- The FY 2024 estimate is calculated with the Needs component based on single race (AIAN alone) Census data and multi-race (AIAN alone and in combination with other race(s)) Census data. The amount of the allocation for each Indian Tribe was determined to be the greater of the two resulting allocation amounts.

The growth adjustment factor and the undercount adjustments used for your Formula Area are listed next to each Formula Area in the table listing your Tribe's Formula Area.

After adjusting for population growth and undercount, sharing of Needs data among Tribes in cases of overlapping Formula Areas, and application of the Population Cap (see note below), your Tribe's Needs component is based on **multi-race data**. The Needs data are:

|  |    |
|--|----|
| AIAN persons:  | 47 |
| AIAN households with annual income less than 30% of median income:   | 4  |
| AIAN households with annual income between 30% and 50% of median income:   | 8  |
| AIAN households with annual income between 50% and 80% of median income:   | 0  |
| AIAN households which are overcrowded or without kitchen or plumbing:  | 0  |
| AIAN households with housing cost burden greater than 50% of annual income:                                      | 0  |
| Housing Shortage (number of low-income AIAN households less total number of NAHASDA and Current Assisted Stock): | 11 |

Note: If there is a "\*" next to "AIAN persons" above, the Tribe's data have been "capped." This occurs when the AIAN population in the Tribe's Formula Area is greater than twice its total Tribal Enrollment.

If you think these data do not reflect your Needs:

- Check to see if the Formula Area, as listed previously, is correct for your Tribe. If the Formula Area is not correct, submit that correction.



## Tatitlek Needs Data

Listed below are the data currently being used to calculate the Needs component of your Tribe's allocation based on your Tribe's "Formula Area" (see Formula Area section of this document).

The data used are from a special tabulation. This tabulation:

- Counts individuals reported as AIAN. The AIAN person count variable comes from the Decennial Census and is aged using Census population estimates. For the FY 2010 Decennial Census, data for reservations, trust lands, and remote Alaska will receive an undercount adjustment of 4.88%. For all other Needs variables, in FY 2024 HUD will use the 5-year rolling average from 2015 to 2019 ACS data. The ACS data will be updated every year. These data sources apply unless Tribes have approved Census Challenges in place. **No, your Tribe does not have an approved Census Challenge.**
- The FY 2024 estimate is calculated with the Needs component based on single race (AIAN alone) Census data and multi-race (AIAN alone and in combination with other race(s)) Census data. The amount of the allocation for each Indian Tribe was determined to be the greater of the two resulting allocation amounts.

The growth adjustment factor and the undercount adjustments used for your Formula Area are listed next to each Formula Area in the table listing your Tribe's Formula Area.

After adjusting for population growth and undercount, sharing of Needs data among Tribes in cases of overlapping Formula Areas, and application of the Population Cap (see note below), your Tribe's Needs component is based on **single-race data**. The Needs data are:

|  |           |
|--|-----------|
| AIAN persons:  | <b>55</b> |
| AIAN households with annual income less than 30% of median income:   | <b>0</b>  |
| AIAN households with annual income between 30% and 50% of median income:   | <b>4</b>  |
| AIAN households with annual income between 50% and 80% of median income:   | <b>10</b> |
| AIAN households which are overcrowded or without kitchen or plumbing:  | <b>4</b>  |
| AIAN households with housing cost burden greater than 50% of annual income:                                      | <b>0</b>  |
| Housing Shortage (number of low-income AIAN households less total number of NAHASDA and Current Assisted Stock): | <b>12</b> |

Note: If there is a "\*" next to "AIAN persons" above, the Tribe's data have been "capped." This occurs when the AIAN population in the Tribe's Formula Area is greater than twice its total Tribal Enrollment.

If you think these data do not reflect your Needs:

- Check to see if the Formula Area, as listed previously, is correct for your Tribe. If the Formula Area is not correct, submit that correction.

## Appendix D: Survey Instruments

See attached.

# Prince William Sound Housing Survey



PRINCE WILLIAM SOUND  
**ECONOMIC  
DEVELOPMENT  
DISTRICT**

The Prince William Sound Economic Development District (PWSEDD) is partnering with Alaska firm McKinley Research Group to assess the housing needs of Prince William Sound residents. By participating in this household survey, you are helping PWSEDD better understand housing challenges in your community.

*This survey is intended for residents who live in Chenega, Cordova, Tatitlek, or Whittier for at least 6 months of the year. If this doesn't apply to your household, please disregard this survey. Only one response per household, please.*

Survey participants will have the option to enter a prize drawing for a case of jars of smoked salmon, with one case for respondents from each participating community!

**We appreciate your help.**

If you prefer you may submit your responses electronically, your household's password is found on the back cover:



[www.survey.fyi/s/45BF38E](http://www.survey.fyi/s/45BF38E)

1. Which community do you live in for at least six months of the year?  
☐ Chenega    ☐ Cordova    ☐ Tatitlek    ☐ Whittier    ☐ Other \_\_\_\_\_
2. How many years have you lived in your community? # \_\_\_\_\_ years    ☐ Less than 1 year
3. Are you a member of the Native Village of Eyak?  
☐ Yes    ☐ No
4. Do you rent or own your current home?  
☐ Rent    ☐ Own    ☐ Other arrangement \_\_\_\_\_
5. How many years have you lived in your current home? # \_\_\_\_\_ years    ☐ Less than 1 year
6. Of the following, which type of housing do you currently live in? (Check only one)  
☐ Stand-alone, single-family house    ☐ Condominium  
☐ Attached home such as a duplex or zero lot line    ☐ Apartment  
☐ Mobile home or trailer    ☐ Other \_\_\_\_\_
7. About how many square feet is your current home? \_\_\_\_\_ sq. ft    ☐ Don't know
8. What year was your home built? \_\_\_\_\_ (Your best guess)    ☐ Don't know
9. How many bedrooms are in your home? # \_\_\_\_\_
10. About how much is your monthly rent or mortgage payment? \$ \_\_\_\_\_  
☐ Not making payments (Skip to Q13)    ☐ Don't know
11. Does your monthly rent or mortgage payment represent more than 30% of your household's combined monthly income?  
☐ Yes    ☒ 12. (IF YES) Is it more than 50%?    ☐ Yes    ☐ No  
☐ No  
☐ Don't know
13. Overall, how satisfied are you with your current housing?  
☐ Very satisfied    ☐ Satisfied    ☐ Dissatisfied    ☐ Very dissatisfied

14. Please rate your level of satisfaction for the following features of your current housing:

|   | Very satisfied        | Satisfied             | Dissatisfied          | Very dissatisfied     | Not applicable        |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Number of bedrooms                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Energy efficiency                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Indoor air quality                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Parking                                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| State of repair                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Design qualities and attractiveness     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Suitability for children                | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Suitability for seniors to age in place | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Value for the price                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

**15. Which of the following, if any, do you experience in your current housing?** (Check all that apply)

- ☐ Plumbing issues      ☐ Structural issues      ☐ Neighborhood crime  
☐ Heating issues      ☐ Mold      ☐ Landlord issues      ☐ None of the above

**16. Please rate each of the following aspects of housing in your area:**

|                             | Very good             | Good                  | Poor                  | Very poor             | Not applicable        |
|-----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| a. Availability of housing  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Quality of housing       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| c. Affordability of housing | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

**17. Are you currently looking for different housing in your community?**

- ☐ Yes      ☐ No (skip to Q21)

**18. What is the main reason you are looking for new housing?** (Check only one)

- ☐ Location      ☐ Want to own  
☐ Need more space      ☐ Aging/need more care  
☐ Parking (boat, car, other)      ☐ Family/roommate issues  
☐ Building quality      ☐ Other \_\_\_\_\_  
☐ Housing costs

**19. Of the following, what type of housing are you looking for?** (Check only one)

- ☐ A stand-alone, single-family house  
☐ An attached home such as a duplex or zero lot line  
☐ A condominium  
☐ An apartment  
☐ A mobile home or trailer  
☐ Other \_\_\_\_\_

**20. Are you more likely to rent or buy?**

- ☐ Rent      ☐ Buy

**21. How likely are you to move to a different community within the next five years?**

- ☐ Very likely      ☐ Somewhat likely      ☐ Unlikely      ☐ Very unlikely      ☐ Don't know

**22. Do you have any family members, friends, or work colleagues that would like to move to your community but cannot because of a lack of housing?**

- ☐ Yes      ☐ No

**23. Do you have any suggestions for ways your local government can address housing issues?**

---



---



---

*The next section is for demographic purposes only, and your responses will remain confidential.*

24. Including yourself, how many people live in your household for at least six months out of the year?

# \_\_\_\_\_

25. How many children under age 18 live in your household? # \_\_\_\_\_ ☐ None

26. How many seniors aged 65 or older live in your household? # \_\_\_\_\_ ☐ None (Skip to Q29)

27. How many seniors aged 80 or older live in your household? # \_\_\_\_\_ ☐ None

28. How likely is it that any Elders in your household will need assisted living or nursing home care in the next five years?

☐ Very likely ☐ Somewhat likely ☐ Somewhat unlikely ☐ Very unlikely

29. In what year were you born? \_\_\_\_\_

30. Please select the category of your total combined household income before taxes for 2022.

☐ Less than \$25,000 ☐ \$75,001 to \$100,000 ☐ More than \$200,000  
☐ \$25,001 to \$50,000 ☐ \$100,001 to \$150,000 ☐ Prefer not to say  
☐ \$50,001 to \$75,000 ☐ \$150,001 to \$200,000

31. What racial or ethnic group do you consider yourself? (Check all that apply.)

☐ Alaska Native/American Indian ☐ White  
☐ Asian/Pacific Islander ☐ Prefer not to say  
☐ Black or African American ☐ Other (please specify): \_\_\_\_\_  
☐ Hispanic

32. What is your gender? ☐ Male ☐ Female ☐ Other

**Thank you**

*If you would like to be included in the prize drawing for a case of jars of smoked salmon, please enter your name and your phone or email address. Your contact information will only be used for drawing purposes and your responses will not be connected to your name.*

Name \_\_\_\_\_

Phone/Email \_\_\_\_\_

**Household Password:**

# Valdez Housing Household Survey

PHONE # \_\_\_\_\_

Cell/Landline

INTERVIEWER NAME \_\_\_\_\_

DATE \_\_\_\_\_

Hi, this is \_\_\_\_\_ with the McDowell Group, an Alaska research firm. We're conducting a study for the City of Valdez to better understand housing needs in the community. I'd like to ask you a few questions.

1. In what year were you born? 19\_\_\_\_\_ (If 2002 or after, request someone over 18. If none available, thank and end survey)  
01 ☐ Refused (Thank and end survey)
2. Do you live in Valdez at least six months of the year? 01 ☐ Yes 02 ☐ No
3. How many years have you lived in Valdez? #\_\_\_\_\_ years 01 ☐ Less than 1 year 02 ☐ DK/Ref
4. Including yourself, how many people live in your household for at least six months out of the year?  
#\_\_\_\_\_ 01 ☐ Don't know 02 ☐ Refused

## Current Housing Status

5. Do you rent or own your current home in Valdez?  
01 ☐ Rent 05 ☐ Don't know (Skip to Q6)  
02 ☐ Own (Skip to Q6) 06 ☐ Refused (Skip to Q6)  
03 ☐ Other arrangement \_\_\_\_\_ (Skip to Q6)
- 5a. In general, do you think the Valdez rental market has many good options, some good options, or few good options?  
1 ☐ Many good options 4 ☐ Don't know  
2 ☐ Some good options 5 ☐ Refused  
3 ☐ Few good options
6. How many years have you lived in your current home? #\_\_\_\_\_ years  
01 ☐ Less than 1 year 02 ☐ Don't know 03 ☐ Refused
7. Of the following, which type of housing do you currently live in? (Read 1-5; check only one)  
01 ☐ A stand-alone, single family house  
02 ☐ An attached home such as a duplex or zero lot line  
03 ☐ A condominium  
04 ☐ An apartment  
05 ☐ A mobile home or trailer  
06 ☐ Other \_\_\_\_\_ 07 ☐ Don't know 08 ☐ Refused
8. Approximately how many square feet is your current home? \_\_\_\_\_ sq. ft  
01 ☐ Don't know 02 ☐ Refused
9. Do you know what year was your home was built? \_\_\_\_\_ 01 ☐ Don't know (best guess is fine) 02 ☐ Refused
10. How many bedrooms are in your home? #\_\_\_\_\_ 01 ☐ Don't know 02 ☐ Refused
11. Approximately how much is your monthly rent or mortgage payment? \$ \_\_\_\_\_  
01 ☐ Not making payments (Skip to Q13) 02 ☐ Don't know 03 ☐ Refused
12. Does your monthly rent or mortgage payment represent more than 30% of your household's combined monthly income?  
01 ☐ Yes → 12a. Is it more than 50%? 01 ☐ Yes 02 ☐ No 03 ☐ Don't Know/Refused  
02 ☐ No  
03 ☐ Don't Know  
04 ☐ Refused

## Current Housing Preferences

13. Overall, are you very satisfied, satisfied, dissatisfied, or very dissatisfied with your current housing?  
01 ☐ Very satisfied 03 ☐ Dissatisfied 05 ☐ Don't know  
02 ☐ Satisfied 04 ☐ Very dissatisfied 06 ☐ Refused

14. For each of the following features of your current housing, are you very satisfied, satisfied, dissatisfied, very dissatisfied, or is it not applicable.

| [ROTATE]                                   | 1<br>Very<br>satisfied | 2<br>Satisfied | 3<br>Dissatisfied | 4<br>Very<br>dissatisfied | 5<br>DK | 6<br>Ref | 7<br>NA |
|--|------------------------|----------------|-------------------|---------------------------|---------|----------|---------|
| a. Number of bedrooms                      | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| b. Energy efficiency                       | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| c. Indoor air quality                      | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| d. Parking                                 | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| e. State of repair                         | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| f. Design qualities and attractiveness     | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| g. Suitability for children                | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| h. Suitability for seniors to age in place | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |
| i. Value for the price                     | 01                     | 02             | 03                | 04                        | 05      | 06       | 07      |

15. Which of the following, if any, do you experience in your current housing? (Read list 1-5, check all that apply)

- 01 ☐ Plumbing issues
- 02 ☐ Mold
- 03 ☐ Draftiness
- 04 ☐ Structural issues
- 05 ☐ Neighborhood crime
- 06 ☐ None of the above
- 07 ☐ Don't know
- 08 ☐ Refused

16. For each of the following aspects of housing in Valdez, please tell me whether you think it is very good, good, poor, or very poor.

| [ROTATE]                    | 1<br>Very good | 2<br>Good | 3<br>Poor | 4<br>Very poor | 5<br>DK | 6<br>Ref | 7<br>NA |
|-----------------------------|----------------|-----------|-----------|----------------|---------|----------|---------|
| a. Availability of housing  | 01             | 02        | 03        | 04             | 05      | 06       | 07      |
| b. Quality of housing       | 01             | 02        | 03        | 04             | 05      | 06       | 07      |
| c. Affordability of housing | 01             | 02        | 03        | 04             | 05      | 06       | 07      |

Future Housing Plans

[Read] Next, I have some questions about your future housing plans.

17. Are you currently looking for different housing in Valdez?

- 01 ☐ Yes (skip to Q19)
- 02 ☐ No
- 03 ☐ Don't know
- 04 ☐ Refused

18. Do you expect to look for different housing in Valdez within the next five years?

- 01 ☐ Yes
- 02 ☐ No (skip to Q22)
- 03 ☐ Don't know (skip to Q22)
- 04 ☐ Refused (skip to Q22)

19. What is the main reason you are looking, or expect to look, for new housing? (Do not read, check only one)

- 01 ☐ Location
- 02 ☐ Need more space
- 03 ☐ Parking (boat, car, other)
- 04 ☐ Building quality
- 05 ☐ Want to own
- 06 ☐ Family/roommate issues
- 07 ☐ Aging/need more care
- 08 ☐ Other \_\_\_\_\_
- 09 ☐ Don't know
- 10 ☐ Refused

20. Of the following, which types of housing are you looking for, or expect to look for? (Read 1-5; check only one)

- 01 ☐ A stand-alone, single family house
- 02 ☐ An attached home such as a duplex or zero lot line
- 03 ☐ A condominium
- 04 ☐ An apartment
- 05 ☐ A mobile home or trailer
- 06 ☐ Other \_\_\_\_\_
- 07 ☐ Don't know
- 08 ☐ Refused

21. Are you more likely to rent or buy?

- 01 ☐ Rent
- 02 ☐ Buy
- 03 ☐ Don't know
- 04 ☐ Refused

22. Are you very likely, somewhat likely, or not likely to move from Valdez within the next five years?

- 01 ☐ Very likely
- 02 ☐ Somewhat likely
- 03 ☐ Not likely
- 04 ☐ Don't know
- 05 ☐ Refused



23. Do you have any family members, friends, or work colleagues that would like to move to Valdez but cannot because of a lack of housing?
- 01

Yes

02

No

03

Don't know

04

Refused

Senior Housing

[Read] Next, I would like to ask you about potential senior housing needs.

24. How many seniors 65 years of age or greater live in your household? # \_\_\_\_\_ 01 Zero (Skip to Q26)
- 02

Don't know

03

Refused
- 24a. How many seniors 80 years of age or greater live in your household? # \_\_\_\_\_ 01 Zero
- 02

Don't know

03

Refused
25. [if any 65+ in HH] Is it very likely, somewhat likely, or not likely that anyone age 65 or older in your household will need to move to an assisted living or nursing home facility in the next five years?
- 01

Very likely

02

Somewhat likely

03

Not likely

04

Don't know

05

Refused

City Housing Efforts

[Read] Next, I would like to ask you about local housing policies.

26. How supportive are you of the City of Valdez taking steps to address housing issues in the community?
- 01

Very supportive

02

Somewhat supportive

03

Not supportive

04

Don't know
27. Please tell me whether you are very supportive, somewhat supportive, or not supportive of the City of Valdez taking the following steps regarding housing.

| [ROTATE]  | 1<br>Very<br>supportive | 2<br>Somewhat<br>supportive | 3<br>Not<br>supportive | 4<br>DK | 5<br>Ref |
|---|-------------------------|-----------------------------|------------------------|---------|----------|
| a. Zoning changes to increase housing density.                    | 01                      | 02                          | 03                     | 04      | 05       |
| b. Tax breaks to developers to lower the cost of new housing.     | 01                      | 02                          | 03                     | 04      | 05       |
| c. Releasing more city lands for housing developments.            | 01                      | 02                          | 03                     | 04      | 05       |
| d. Support increased development of tiny homes.                   | 01                      | 02                          | 03                     | 04      | 05       |
| e. City-led housing development.                                  | 01                      | 02                          | 03                     | 04      | 05       |
| f. Explore partnership to develop supportive housing for seniors. | 01                      | 02                          | 03                     | 04      | 05       |

28. Do you have any other comments regarding housing efforts by the City of Valdez?

Demographics

[Read] I have just a few more questions for demographic purposes.

29. How many children under the age of 18 live in your household? # \_\_\_\_\_ 01 Zero
- 02

Don't know

03

Refused
30. Please stop me at the category that best describes your total combined household income before taxes for 2019.
- 01

Less than \$25,000

02

\$25,000 to \$50,000

03

\$50,000 to \$100,000

04

\$100,001 to \$150,000

05

More than \$150,000

06

Don't know

07

Refused
31. What racial or ethnic group do you consider yourself? (Don't read list, check all that apply)
- 01

White

02

Black or African American

03

Hispanic

04

Alaska Native/American Indian

05

Asian/Pacific Islander

06

Other (please specify): \_\_\_\_\_

07

Don't know

08

Refused

Thank you (and end survey)

32. (DO NOT ASK) Gender 01 Male 02 Female 03 Don't know

## **McKINLEY RESEARCH GROUP, LLC**

3800 Centerpoint Drive, Suite 1100 • Anchorage, AK 99503 • (907) 274-3200  
801 West 10<sup>th</sup> Street, Suite 100B • Juneau, AK 99801 • (907) 586-6126

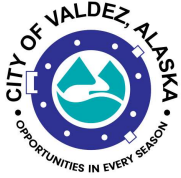
[info@mckinleyresearch.com](mailto:info@mckinleyresearch.com) • [mckinleyresearch.com](http://mckinleyresearch.com)

## City of Valdez Housing Incentive Plan/Program

**April 2, 2024**

### Agenda:

1. Purpose of the Program
  - a. Incentivize the construction for a range of housing types for long-term residents of Valdez
2. Current data related to Housing Incentive Pipeline
  - a. Previously awarded projects
  - b. Expected pipeline of projects that could qualify for the program
  - c. Current funding status
3. How do we measure success for this program?
  - a. Prince William Sound Housing Assessment identified need for 40-50 rental units and 20 single-family homes



## Legislation Text

---

**File #:** 24-0106, **Version:** 1

---

**ITEM TITLE:**

Robbin Capers, VAA Secretary and Event Chair - Bike Bash

**SUBMITTED BY:** Sheri Pierce ,MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

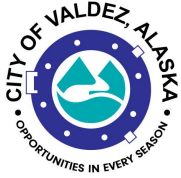
Funding Source: N/A

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Robbin Capers, VAA Secretary and Event Chair requested the opportunity to speak to the city council regarding the Bike Bash event.



## Legislation Text

---

**File #:** 24-0107, **Version:** 1

---

**ITEM TITLE:**

Proclamation: Sexual Assault Awareness Month

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

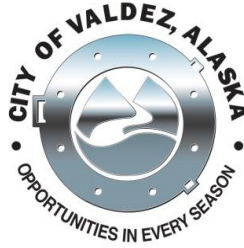
Funding Source: n/a

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Attached is the Proclamation for Sexual Assault Awareness Month



## *Proclamation*

WHEREAS, sexual assault affects all genders, ages, racial, cultural and economic backgrounds; and

WHEREAS, this experience can be devastating for not only the survivor, but also for the family and friends of the survivor; and

WHEREAS, sexual violence against the citizens of Alaska continues to increase at an alarming rate—many times above the national average, child sexual assault in Alaska is almost six times the national average and almost 75% of Alaskans have experienced or know someone who has experienced domestic violence or sexual assault; and

WHEREAS, it is critical to intensify public awareness of sexual assault, to educate people about the need for citizen involvement in efforts to reduce sexual violence, and to increase the support for agencies providing aid to all victims of sexual assault; and

WHEREAS, due to the prevalence of these crimes, we must work together to prevent sexual violence. Advocates for Victims of Violence has many programs which fight sexual assault by striving to increase public awareness of lifelong pain and suffering caused by these crimes. The dedicated staff of AVV provides victims the support and advocacy needed to help cope with their trauma; and

WHEREAS, changing societal views through awareness, education, and legislation and by having law enforcement, court systems, support agencies and communities hold perpetrators accountable for their actions will help make a society where all women, children and men can live free from violence and exploitation.

NOW, THEREFORE, I, Sharon Scheidt, Mayor of the City of Valdez, Alaska, do hereby proclaim the month of April 2024 as

### **SEXUAL ASSAULT AWARENESS MONTH**

and urge all residents to learn more about the pervasiveness of sexual assault in Alaska and become involved in the fight against it, by supporting local activities and programs so that we as a collective group and community can help eliminate this heinous crime.

Dated this 2nd day of April 2024

ATTEST:

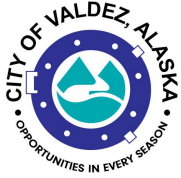
CITY OF VALDEZ, ALASKA

---

Elise Sorum-Birk, Deputy City Clerk

---

Sharon Scheidt, Mayor



## Legislation Text

---

**File #:** 24-0108, **Version:** 1

---

**ITEM TITLE:**

Proclamation: Child Abuse Awareness Month

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

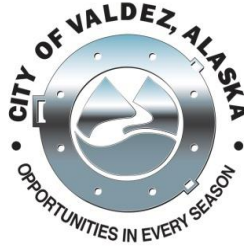
Funding Source: n/a

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Attached is the Proclamation for Child Abuse Awareness Month.



## *Proclamation*

WHEREAS, Alaska's children deserve to grow up in safe and nurturing environments to ensure they reach their full potential; and

WHEREAS, Alaska has the distinction of having the third highest per-capita rate of child maltreatment in the nation. One child in Alaska is reported as a victim of child abuse or neglect every 33 minutes, and 40 percent of these alleged victims are children ages six and under. These facts speak volumes for the prevalence of child abuse and neglect in Alaska; and

WHEREAS, child abuse and neglect not only cause immediate harm to children but are also linked to a wide range of traumatic psychological, emotional, medical, and behavioral issues, which can lead to criminal behavior, substance abuse, depression, increased health problems, and suicide.; and

WHEREAS, there is no issue of greater national importance than ensuring the health and safety of our children. Valdez is committed to building stronger families through programs designed to prevent child abuse and neglect. All citizens should be aware of the impact of child abuse and its prevention within the community and should support and protect children to assure all children are safe from abuse and neglect.; and

WHEREAS, Advocates for Victims of Violence encourages all citizens to find ways to cherish our children, strengthen our families, to work together to eliminate child abuse and neglect and to strive toward a shared dream in which every childhood is a happy one.

NOW, THEREFORE, I, Sharon Scheidt, Mayor of the City of Valdez, Alaska, do hereby proclaim April 2024 as

### **Child Abuse Prevention Month**

in Valdez and call upon all citizens, community agencies, religious organizations, medical facilities, and businesses to increase their participation in our efforts to prevent child abuse, thereby strengthening the communities in which we live.

Dated this 2nd day of April 2024.

ATTEST:

CITY OF VALDEZ, ALASKA

---

Elise Sorum-Birk, Deputy City Clerk

---

Sharon Scheidt, Mayor





## Legislation Text

---

**File #:** 24-0109, **Version:** 1

---

**ITEM TITLE:**

Approval of Restaurant/Eating Place Liquor License #6192 for Rogue's Garden LLC.

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

Approve new restaurant/eating place liquor license #6192 for Rogue's Garden LLC.

**SUMMARY STATEMENT:**

A local governing body may protest the approval of an applicant pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice.

Following notification of a new license or renewal of an existing license by the Alcohol & Marijuana Control Office (AMCO), the City Clerk's office submits all license applications to the city council for approval. The Police Chief is notified of the request and is provided the opportunity to express any concerns with the issuance or re-issuance of the license.

Please see attached information provided by the AMCO office regarding this application.



March 27, 2024

City of Valdez

Attn: [spierce@valdezak.gov](mailto:spierce@valdezak.gov) ; [esorumbirk@valdezak.gov](mailto:esorumbirk@valdezak.gov)

|                           |                          |                  |            |
|---------------------------|--------------------------|------------------|------------|
| <b>License Type:</b>      | Restaurant /Eating place | <b>License #</b> | 16039/6192 |
| <b>Licensee:</b>          | Rogue's Garden LLC       |                  |            |
| <b>Doing Business As:</b> | Rogue's Garden           |                  |            |
|                           |                          |                  |            |

☒ **New Application**

☐ **Transfer of Ownership Application  
with Security Interest**

☐ **Transfer**

☐ **Transfer of Controlling Interest Application**

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provides that the board will deny a license application if the board finds that the license is prohibited as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are in a place within the local government where a local zoning ordinance prohibits the alcohol establishment unless the local government has approved a variance from the local ordinance.

Sincerely,  
Joan Wilson Director

[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)



Alaska Alcoholic Beverage Control Board

## Form AB-00: New License Application

### Why is this form needed?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 304.105.

**This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.**

### Section 1 – Establishment and Contact Information

Enter information for the business seeking to be licensed.

|                       |                            |                      |           |      |       |
|-----------------------|----------------------------|----------------------|-----------|------|-------|
| Licensee:             | Rogue's Garden LLC         |                      |           |      |       |
| License Type:         | Restaurant or Eating Place | Statutory Reference: | 04.11.100 |      |       |
| Doing Business As:    | Rogue's Garden             |                      |           |      |       |
| Premises Address:     | 354 Fairbanks Drive        |                      |           |      |       |
| City:                 | Valdez                     | State:               | AK        | ZIP: | 99686 |
| Local Governing Body: | City of Valdez             |                      |           |      |       |
| Community Council:    | Valdez City Council        |                      |           |      |       |

|                  |            |        |    |      |       |
|------------------|------------|--------|----|------|-------|
| Mailing Address: | PO Box 749 |        |    |      |       |
| City:            | Valdez     | State: | AK | ZIP: | 99686 |

|                      |  |                 |  |
|----------------------|--|-----------------|--|
| Designated Licensee: |  |                 |  |
| Contact Phone:       |  | Business Phone: |  |
| Contact Email:       |  |                 |  |

Seasonal License? ☐ Yes ☒ No If "Yes", write your six-month operating period: \_\_\_\_\_

| OFFICE USE ONLY     |  |                |           |            |      |
|---------------------|--|----------------|-----------|------------|------|
| Complete Date:      |  | License Years: |           | License #: | 6192 |
| Board Meeting Date: |  | Transaction #: | 100772587 |            |      |
| Issue Date:         |  | Examiner:      |           |            |      |



Alaska Alcoholic Beverage Control Board

**Form AB-00: New License Application**

**Section 2 – Premises Information**

Premises to be licensed is:



an existing facility



a new building



a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

It is .6 miles, or 3168 feet

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

It is .12 miles, or 633 feet

**Section 3 – Sole Proprietor Ownership Information**

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

|          |  |        |  |      |  |
|----------|--|--------|--|------|--|
| Name:    |  |        |  |      |  |
| Address: |  |        |  |      |  |
| City:    |  | State: |  | ZIP: |  |

This individual is an: ☐ applicant ☐ affiliate

|          |  |        |  |      |  |
|----------|--|--------|--|------|--|
| Name:    |  |        |  |      |  |
| Address: |  |        |  |      |  |
| City:    |  | State: |  | ZIP: |  |



Alaska Alcoholic Beverage Control Board

## Form AB-00: New License Application

### Section 4 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

|                  |                               |        |                |          |       |
|------------------|-------------------------------|--------|----------------|----------|-------|
| Entity Official: | Bruce R Good                  |        |                |          |       |
| Title(s):        | member                        | Phone: | (907) 831-6153 | % Owned: | 50    |
| Address:         | 633 Copper Drive, PO Box 2660 |        |                |          |       |
| City:            | Valdez                        | State: | AK             | ZIP:     | 99686 |

|                  |                            |        |                |          |       |
|------------------|----------------------------|--------|----------------|----------|-------|
| Entity Official: | Kathryn E Nielsen          |        |                |          |       |
| Title(s):        | member                     | Phone: | (907) 831-1919 | % Owned: | 50    |
| Address:         | 633 Copper Dr, PO Box 2660 |        |                |          |       |
| City:            | Valdez                     | State: | AK             | ZIP:     | 99686 |

|                  |  |        |  |          |  |
|------------------|--|--------|--|----------|--|
| Entity Official: |  |        |  |          |  |
| Title(s):        |  | Phone: |  | % Owned: |  |
| Address:         |  |        |  |          |  |
| City:            |  | State: |  | ZIP:     |  |

|                  |  |        |  |          |  |
|------------------|--|--------|--|----------|--|
| Entity Official: |  |        |  |          |  |
| Title(s):        |  | Phone: |  | % Owned: |  |
| Address:         |  |        |  |          |  |
| City:            |  | State: |  | ZIP:     |  |



Alaska Alcoholic Beverage Control Board

**Form AB-00: New License Application**

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

|                          |              |                 |                |             |        |
|--------------------------|--------------|-----------------|----------------|-------------|--------|
| DOC Entity #:            | 10185343     | AK Formed Date: | 1/27/2022      | Home State: | Alaska |
| Registered Agent:        | Susan I Love | Agent's Phone:  | (907) 255-6002 |             |        |
| Agent's Mailing Address: | PO Box 962   |                 |                |             |        |
| City:                    | Valdez       | State:          | AK             | ZIP:        | 99686  |

Residency of Agent: Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

☒ ☐

**Section 5 – Other Licenses**

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☐ ☒

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

**Section 6 – Authorization**

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☐ ☒

If "Yes", disclose the name of the individual and the reason for this authorization:





Alaska Alcoholic Beverage Control Board

**Form AB-00: New License Application**

**Section 7 – Certifications**

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

KEN

I certify that all proposed licensees have been listed with the Division of Corporations.

KEN

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

KEN

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.


KEN

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

KEN

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

KEN

  
\_\_\_\_\_  
Signature of licensee

Kathryn E Nielsen

Printed name of licensee



  
\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: Jan 24, 2027

Subscribed and sworn to before me this 10<sup>th</sup> day of November, 2023.

AMCO



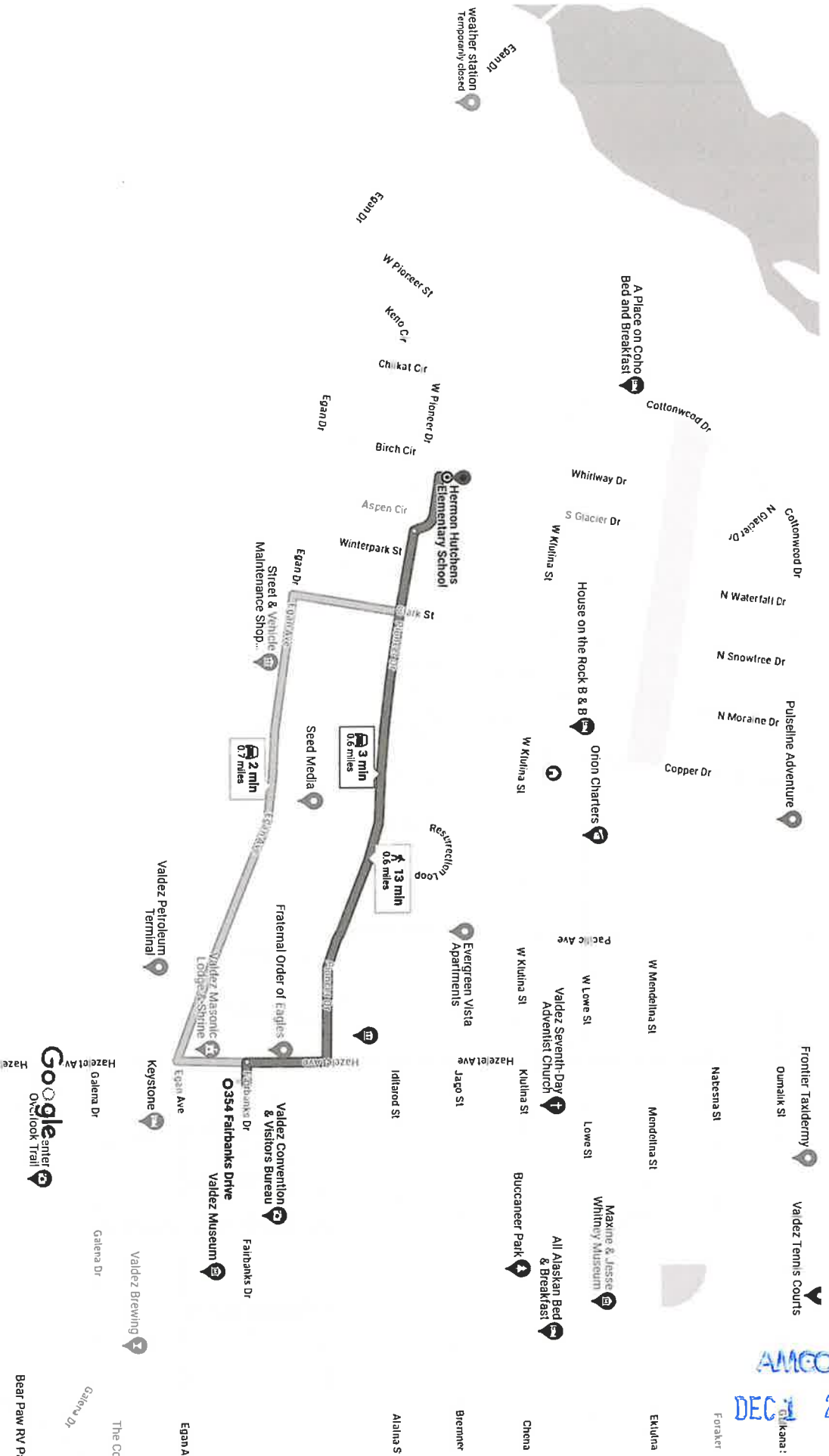
# Google Maps

354 Fairbanks Dr, Valdez, AK 99686 to Hermon Hutchens Elementary School, 1009 W Klutina St, Valdez, AK 99686

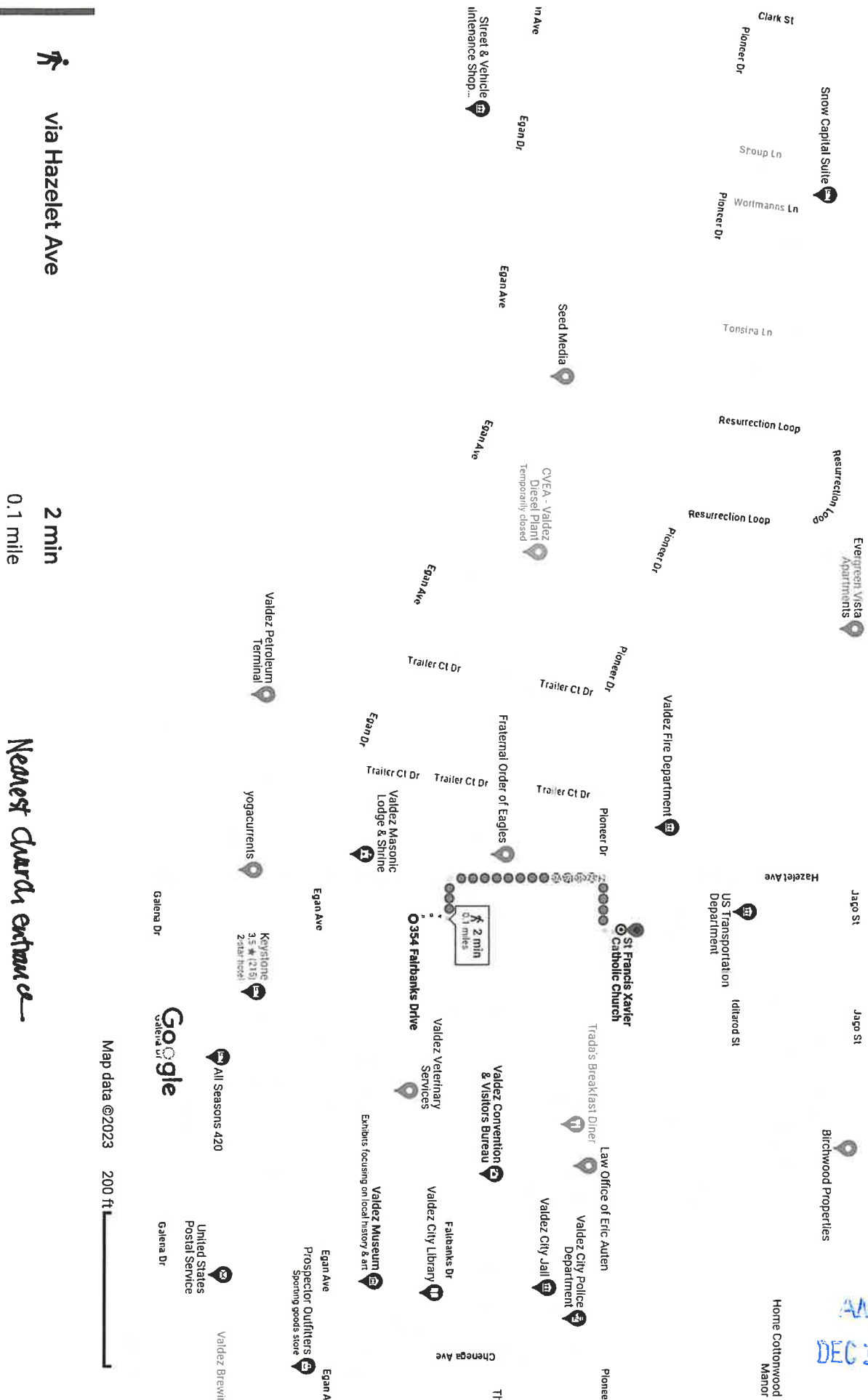
 via Pioneer Dr  
Best route now due to traffic

3 min  
0.6 mile

Nearest school entrance



AMCO  
DEC 1 2023



via Hazzelet Ave

2 min

0.1 mile

Nearest church entrance



Alaska Alcoholic Beverage Control Board

## Form AB-02: Premises Diagram

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

**The second page of this form may not be required.** Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.**

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.



### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

|                    |                            |                 |    |      |       |
|--------------------|----------------------------|-----------------|----|------|-------|
| Licensee:          | Rogue's Garden LLC         | License Number: |    |      |       |
| License Type:      | Restaurant or Eating Place |                 |    |      |       |
| Doing Business As: |                            |                 |    |      |       |
| Premises Address:  | 354 Fairbanks Dr           |                 |    |      |       |
| City:              | Valdez                     | State:          | AK | ZIP: | 99686 |

Rogue's Garden Building  
354 Fairbanks Drive  
Valdez, AK 99686

RENTAL UNITS/TENANTS

Unit #1

Intertek/Caleb Brett  
2200 West Loop South  
Houston, TX 77027  
907-835-4331  
*Business type: Oil Industry support*

Unit #2

Torie Young dba Salon Eclipse  
354 Fairbanks Drive  
Valdez, AK 99686  
907-835-4247  
*Business type: Hair Salon*

Unit #3

Merreley Donohue dba Radiant Wellness  
PO Box 1105  
Valdez, AK 99686  
907-255-6367  
Brad Arvidson dba Arvidson Chiropractic  
PO Box 414  
Valdez, AK 99686  
907-835-5405  
*Business type: Massage Therapy, Chiropractic*

Unit #4

Focus Outreach  
16635 Centerfield Dr #103  
Eagle River, AK 99577  
*Business type: Early Childhood Development*

Unit #5

Rogue's Garden LLC  
PO Box 749  
Valdez, AK 99686  
907-835-5880  
*Business type: Retail grocery, coffee shop and restaurant*

AMGO  
DEC 1 2023



A



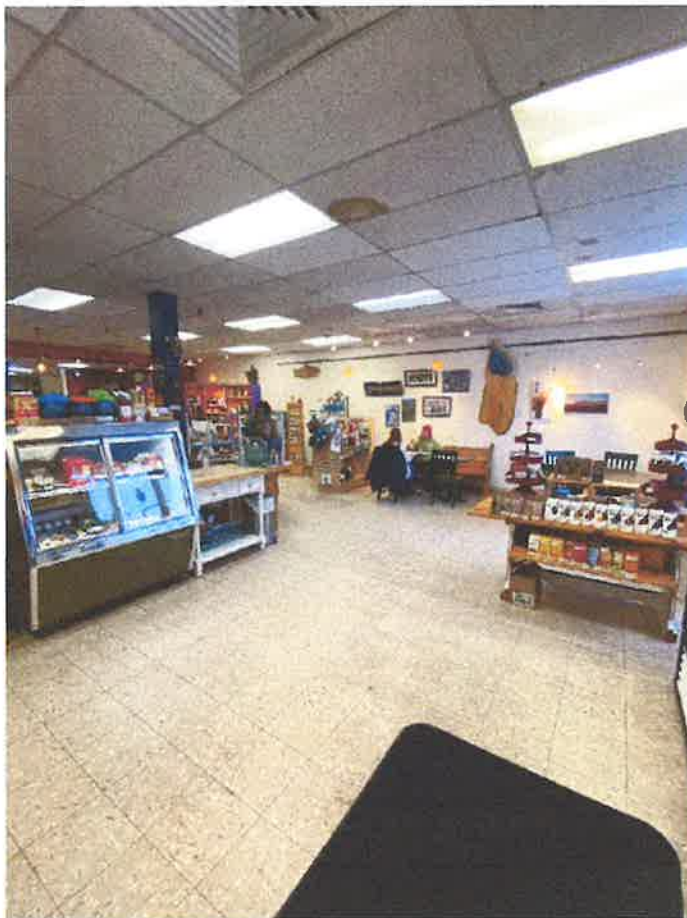
B

AMCO  
DEC 1 2023





C



D

AMCO  
DEC 1 2023



F



F

AMCO  
DEC 1 2023





## Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application****Why is this form needed?**

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrées prepared on-site and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

**Section 1 – Establishment Information**

Enter information for licensed establishment.

|                    |                            |                 |              |      |       |
|--------------------|----------------------------|-----------------|--------------|------|-------|
| Licensee:          | Rogue's Garden LLC         |                 |              |      |       |
| License Type:      | Restaurant or eating place | License Number: |              |      |       |
| Doing Business As: |                            |                 |              |      |       |
| Premises Address:  | 354 Fairbanks Drive        |                 |              |      |       |
| City:              | Valdez                     | State:          | AK           | ZIP: | 99686 |
| Contact Name:      | Kathryn Nielsen            | Contact Phone:  | 907-831-1919 |      |       |

**Section 2 – Type of Designation Requested**

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- ☐ Dining after standard closing hours: AS 04.16.010(c)
- ☒ Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- ☐ Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- ☒ Employment for any persons under 21 years of age: AS 04.16.049(c)  
NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

| OFFICE USE ONLY |           |
|-----------------|-----------|
| Transaction #:  | Initials: |





Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 3 – Minor Access**

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

1. Minors will be allowed in the dining areas supervised by 21 and older staff.
2. Minor employees will be employed as cleaners in the kitchen, grocery store, and dining areas under supervision of 21 and older staff.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

1. Presenting legal I.D. when ordering.
2. Vigilant oversight of dining area which has close proximity to staff at all times.
3. Storage of beer/wine back stock in storage area under supervision of 21 and older staff. Door to public area remains locked.
4. Front stock of beer/wine inventory in one area behind counter, easily observed by 21 and older staff

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes ☒ No ☐

**Section 4 – DEC Food Service Permit**

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

KEN

*\*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 5 – Hours of Operation**

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Dining hours: Tuesday - Wednesday 11-5, Thurs - Fri 11-8, Saturday 12-8  
Sunday and Monday closed except for reservation only dining events.

**Section 6 – Entertainment & Service**

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes  
☒

No  
☐

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Individual or small ensemble music between the hours of 3-8 pm, and only on occasion.

Food and beverage service offered or anticipated is:

☐

table service

☐

buffet service

☐

counter service

☒

other

If "other", describe the manner of food and beverage service offered or anticipated:

Ordering is at counter, served by staff to table

AMCO  
DEC 1 2023



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 7 – Certifications and Approvals**

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

KEN

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.  
This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

KEN

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

KEN

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted.

KEN

*(AB-03 applications that accompany a new or transfer license application will  
not be required to submit an additional copy of their premises diagram.)*

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

KEN

Kathryn E Nielsen

Printed name of licensee

Signature of licensee

**Local Government Review** (to be completed by an appropriate local government official):

Approved

Denied

☐☐

Signature of local government official

Date

Printed name of local government official

Title

DEC 1 2023



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**AMCO Enforcement Review:**

Enforcement Recommendation:

Approve

Deny

☐☐

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

**Enforcement Recommendations:**

**AMCO Director Review:**

Approved

Denied

☐☐

Signature of AMCO Director

Printed name of AMCO Director

Date

**Limitations:**



## Alaska Food Code 2023 Establishment Permit

Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 5102  
Issued to: **Kathy Nielson**  
For: **Rogue's Garden FS**  
For Operation of: **FF-1 Food Service**  
Located at: **354 Fairbanks ST Valdez, AK 99686**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:  
**December 31, 2023**

Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly 881", is written over a horizontal line.

**If you have questions or concerns regarding  
safe food handling practices call toll free:**

# 1-87-SAFE-FOOD

**(in Anchorage call 334-2560)**



AMCO  
DEC 1 2023

---

**Receipt from Alaska DEC**

---

dec.adec.userfees@alaska.gov <dec.adec.userfees@alaska.gov>  
To: roguesgarden@gmail.com

Wed, Nov 29, 2023 at 11:07 AM



Alaska Department of Environmental Conservation  
Sale 563714

**Items**

| Description                                     | Applicant       | Identifier | Quantity | Unit Price | Total  |
|---|-----------------|------------|----------|------------|--------|
| Retail Food Renewal - 5102 - FF1-6 Annual (<26) | Kathryn Nielsen | 5102       | 1        | 400.00     | 400.00 |
| Retail Food Renewal - 5103 - FM-1 Annual        | Kathryn Nielsen | 5103       | 1        | 125.00     | 125.00 |

**Payments**

| Receipt # | Effective  | Authorized             | Remitter   | Contact                              | Method   | Amount |
|-----------|------------|------------------------|--|--------------------------------------|--|--------|
| FRHJ4GG3  | 11/29/2023 | 11/29/2023 11:07:03 AM | Kathryn Nielsen<br>PO Box 2660<br>Valdez, AK 99686<br>US | roguesgarden@gmail.com<br>9078355880 | Credit Card (Online)<br>Account *****<br>Auth Code | 525.00 |

**Total**

Items \$ 525.00  
Payments \$ 525.00  
Amount Due \$ 0.00

Phone 1 (907) 269-0484  
Fax 1 (907) 465-5070  
TDD 1 (800) 770-8973

Mailing Address Department of Environmental Conservation  
P.O. Box 111800  
Juneau, AK 99811-1800

Website <https://dec.alaska.gov/>  
Email [dec.adec.userfees@alaska.gov](mailto:dec.adec.userfees@alaska.gov)

AMCO  
DEC 1 2023



## SMOOTHIES

Our fruit smoothies are blended in a base of organic berries and organic unfiltered apple juice

### 16 oz

THE BASIC includes plain Nancy's organic yogurt \$7.00

GREEN BLISS has the addition of spirulina \$7.25

SUPER CHARGE with yogurt, spirulina, flax oil, and power-pak \$8.50

LEMON SURGE has fresh lemon & fresh ginger \$8.50

Extra ingredients add \$1.00  
Split cup charge .25

## PROTEIN SHAKES

Our protein shakes are blended in a base of non-dairy milk, organic bananas & organic dates. We use hemp protein, though whey is available on request.

BRAIN FOOD protein and hemp hearts \$7.50

BIG SHAKE protein, hemp hearts, spirulina \$8.00

TOTALLY NUTS protein, your choice of peanut or almond butter \$9.00

BREAKFAST BLAST cocoa powder, espresso, peanut or almond butter..... \$11.00  
with protein \$11.75

Extra ingredients add \$1.00  
Shot of espresso \$2.00  
Split cup charge .25

## COFFEE

We serve a double shot on all sizes

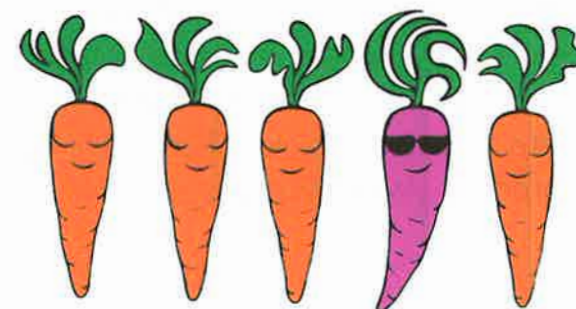
|                       | 8 oz   | 12 oz  | 16oz   |
|-----------------------|--------|--------|--------|
| coffee (drip).....    | \$2.00 | \$2.50 | \$3.00 |
| espresso              | \$3.25 |        |        |
| americano             | \$3.25 |        |        |
| cafe au lait.....     | \$3.50 | \$3.75 | \$4.00 |
| latte or cappuccino.. | \$3.50 | \$4.00 | \$4.50 |
| mocha or breve.....   | \$4.00 | \$4.50 | \$5.00 |
| sludge cup.....       | \$3.50 | \$4.00 | \$4.50 |
| natural syrups.....   | \$1.50 |        |        |
| extra shot.....       | \$1.00 |        |        |

|                     |        |        |        |
|---------------------|--------|--------|--------|
| Cocoa/Steamer.....  | \$3.25 | \$3.75 | \$4.25 |
| Chai tea            | \$3.75 | \$4.25 | \$4.75 |
| Dirty Chai          | \$4.25 | \$4.75 | \$5.25 |
| Matcha              | \$3.75 | \$4.25 | \$4.75 |
| Matcha Latte.....   | \$4.00 | \$4.50 | \$5.00 |
| London Fog          | \$3.50 | \$4.00 | \$4.50 |
| Hot tea             |        | \$2.50 | \$3.00 |
| Milk or apple juice | \$2.25 | \$2.75 | \$3.25 |
| Iced Tea            |        |        | \$3.50 |

A full line natural foods store, coffee bar and cafe, featuring your favorite vitamin and herbal supplements. Specialty foods, books, gifts and kitchen items provide a unique shopping experience

We are located at 354 Fairbanks Drive in beautiful Valdez, Alaska  
Come by or give us a call  
(907) 835-5880

AMCO  
DEC 1 2023





Alaska Alcoholic Beverage Control Board

## Form AB-07: Public Notice Posting Affidavit

### Why is this form needed?

A public notice posting affidavit is required for all liquor license applications. An applicant must give notice of a liquor license application to the public by posting a true copy of the **Form AB-00** (new licenses) or **Form AB-01** (license transfers) for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per AS 04.11.310 and 3 AAC 304.125. The public notice must be given within the 60 days immediately preceding filing of the application.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered

### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

|                    |                            |        |    |      |       |
|--------------------|----------------------------|--------|----|------|-------|
| Licensee:          | Rogue's Garden LLC         |        |    |      |       |
| License Type:      | Restaurant or Eating Place |        |    |      |       |
| Doing Business As: |                            |        |    |      |       |
| Premises Address:  | 354 Fairbanks Dr           |        |    |      |       |
| City:              | Valdez                     | State: | AK | ZIP: | 99686 |

### Section 2 – Certification

I certify that I have met the public notice requirement set forth under AS 04.11.310 by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: 10/15/23 End Date: 10/28/2023

Other conspicuous location: Radiant Wellness (adjacent office space)

Read the statement below, and then sign your initials in the box to the right of the statement:

Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

KEN

Kathryn E Nielsen

Printed name of licensee

Signature of licensee





Alaska Alcoholic Beverage Control Board

## Form AB-09: Statement of Financial Interest

### Why is this form needed?

A statement of financial interest is required for all liquor license applications, per 3 AAC 304.105(b)(3). A person other than a licensee may not have a direct or indirect financial interest (as defined in AS 04.11.450(f)) in the business for which a liquor license is issued, per AS 04.11.450.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

|                    |                                    |        |    |      |       |
|--------------------|------------------------------------|--------|----|------|-------|
| Licensee:          | Rogue's Garden LLC                 |        |    |      |       |
| License Type:      | Restaurant or Eating Place License | EIN:   |    |      |       |
| Doing Business As: |                                    |        |    |      |       |
| Premises Address:  | 354 Fairbanks Drive                |        |    |      |       |
| City:              | Valdez                             | State: | AK | ZIP: | 99686 |

### Section 2 – Certifications

Read each statement below, and then sign your initials in the box to the right of the statements:

Initials

The sole proprietor or entity listed above certifies that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f), in the business for which a liquor license is being applied for.

KEN

The sole proprietor or entity listed above additionally certifies that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

KEN

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

KEN

Kathryn Elizabeth Nielsen

Printed name of licensee

Signature of licensee

AMCC



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)  
Website: [corporations.alaska.gov](http://corporations.alaska.gov)

Date Filed: 10/26/2023  
State of Alaska, DCCED

FOR DIVISION USE ONLY

**Domestic Limited Liability Company**

**2024 Biennial Report**

For the period ending December 31, 2023

Web-10/26/2023 4:09:45 PM

**Due Date:** This report along with its fees are due by January 2, 2024

**Fees:** If postmarked before February 2, 2024, the fee is \$100.00.

If postmarked on or after February 2, 2024 then this report is delinquent and the fee is \$137.50.

**Entity Name:** Rogue's Garden, LLC

**Entity Number:** 10185343

**Home Country:** UNITED STATES

**Home State/Prov.:** ALASKA

**Physical Address:** 354 FAIRBANKS DR, VALDEZ, AK 99686-0749

**Mailing Address:** PO BOX 749, VALDEZ, AK 99686

**Registered Agent** information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

**Name:** Susan Love

**Physical Address:** 354 FAIRBANKS DR, VALDEZ, AK 99686-0749

**Mailing Address:** PO BOX 749, VALDEZ, AK 99686

**Officials:** The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

| Full Legal Name | Complete Mailing Address           | % Owned | Member |
|-----------------|------------------------------------|---------|--------|
| Bruce Good      | PO BOX 2660, VALDEZ, AK 99686-2660 | 50.00   | X      |
| Kathryn Nielsen | PO BOX 2660, VALDEZ, AK 99686-2660 | 50.00   | X      |

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

**Purpose:** The purpose of the Company includes retail sales, an eating establishment and any and all lawful purposes for which limited liability companies are allowed under the Act.

**NAICS Code:** 445298 - ALL OTHER SPECIALTY FOOD RETAILERS

**New NAICS Code (optional):**

AMCC  
DEC 1 2023

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE LAWS OF THE STATE OF ALASKA IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN AS 45.55.900(b)(5)(C) (initial issue to fewer than 10 persons) OF THE ALASKA SECURITIES ACT. THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF. THESE SECURITIES HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD, OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS OPERATING AGREEMENT AND IN A TRANSACTION THAT IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

**OPERATING AGREEMENT OF  
ROGUE'S GARDEN, LLC  
AN ALASKA LIMITED LIABILITY COMPANY**

**THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT** ("Agreement") made and entered into this 16<sup>th</sup> day of Feb, 2021, by and among the undersigned.

**ARTICLE I  
GENERAL PROVISIONS**

**1.1 Name.** The name of the organization is Rogue's Garden, LLC (the "Company"), formed when the executed Articles of Organization were filed with the Alaska Department of Commerce and Economic Development, in accordance with and pursuant to the Alaska Revised Limited Liability Company Act ("Act").

**1.2 Principal Place of Business.** The Company's principal place of business shall be located at 354 Fairbanks Drive, Valdez, Alaska, 99686 and at any other or additional places the Members may from time to time determine.

**1.3 Registered Office and Registration Agent.** The Company's initial registered office shall be at the office of its registered agent, Susan Isabel Love, whose street address is 354 Fairbanks Drive, Valdez, Alaska 99686, and the mailing address of the registered agent is P.O. Box 749, Valdez, Alaska 99686. The registered office and registered agent may be changed from time to time by filing the address of the new registered office and/or the name of the new registered agent with the State of Alaska, Department of Commerce, Community & Economic Development, Division of Corporations, Business and Professional Licensing pursuant to the Alaska Limited Liability Act.

**1.4 Purpose.** The purpose of the Company includes retail sales, an eating establishment and any and all lawful purposes for which limited liability companies are allowed under the Act.

**1.5 Property.** The property of the Company shall be owned by and in the name of the Company as an entity. Such property and the credit of the Company shall be used solely for the benefit of the Company and not for the benefit of any individual Member. Insofar as permitted by the laws of Alaska, no Member shall have any ownership interest in such property in the Member's individual capacity. Each Member's interest in the Company shall be personal property.

**1.6 Term.** The Company is effective as of the date the Articles of Organization were filed with the State of Alaska and shall be perpetual from the date of filing unless the Company is dissolved in accordance with either the provisions of this Operating Agreement or the Alaska Limited Liability Act.

**1.7 Members.** The names and present mailing address of the Members are:

Bruce Robert Good  
P.O. Box 2660  
Valdez, Alaska 99686

Kathryn Elizabeth Nielsen  
P.O. Box 2660  
Valdez, Alaska 99686

## **ARTICLE II CAPITAL CONTRIBUTIONS**

**2.1 Original Contributions.** The Members contributions percentages are as follows:

Bruce Robert Good: 50%  
Kathryn Elizabeth Nielsen: 50%

**2.2 Members' Interests.** Each Member's interest in the Company and in the profits and losses of the Company shall be in the same ratio as his/her capital account as set forth in Section 4.1. The "Membership Interest" shall mean the Member's ownership interest in the Company, which may be expressed as a percentage equal to such Member's capital account divided by the aggregate capital accounts of all Members.



**2.3 No Interest, No Return of Capital.** Capital contributions shall not earn interest. Except as otherwise provided for in this Agreement, no Member shall be entitled to withdraw or receive a return of any portion of his/her capital contribution.

**2.4 Additional Contributions.** No member shall be required to contribute any additional capital to the Company unless determined necessary by unanimous vote of the members in order to enable the Company to conduct its business and, except as set forth in the Act, no member shall have any personal liability for any obligations of the Company. Any such additional capital contribution shall be payable by the members in proportion to their interest in the Company on the date fixed for the making of the contribution.

Each member's signature on this Agreement constitutes his/her written promise, in conformance with AS 10.50.280(a), to contribute cash or property to the Company as required by this section.

**2.5 Failure to Contribute.** If any member ("defaulting member") fails to make a capital contribution after voting to do so under Section 2.3 at the time and in the amount agreed, the defaulting member's right to vote shall be suspended, and his/her share in the profits of the Company shall be allocated to his/her capital account until the capital account is made current. The other members may, but are not required to, make the contribution owed by such defaulting member in such ratio among them as they shall agree, and having made such contribution shall be entitled to a voting interest proportionate to the contribution made. Any such contribution of the share of a defaulting member by any of the members shall be considered a loan by the contributing members to the defaulting member and shall bear interest at the rate of the prime rate as published by the Wall Street Journal on the date the loan is made plus 2%, such interest to be paid by the Company and charged to the defaulting member's share of profit or loss.

### ARTICLE III OPERATIONS

**3.1 Management and Voting.** The Company shall be Member-managed. Each Member shall have a vote which is in proportion to the Member's relative interest in the Company at the time of the vote; for example, if a member holds a 10% interest in the Company, he or she has 10% of the total voting power. Except where a larger vote is required by the Act or by the terms of this Agreement, the vote of the majority of the membership interests shall be the act of the Company.

**3.2 Accounting.** The Company shall keep its accounting records and shall report its income for income tax purposes on the method of accounting in accordance with the laws, rules and regulations applicable to federal taxation of partnerships.

**3.2.1 Tax Matters Member.** Kathryn Elizabeth Nielsen shall be named on the Company tax return or on a statement filed with the Internal Revenue Service as the "Tax Matters Member" as that term is defined in Section 6231(a) (7) (A) of the Internal Revenue Code of 1986, or its counterpart in any subsequently enacted Internal Revenue Code (the "Code"). The Tax Matters Member shall be authorized to file or revoke an election under Section 754 of the Code on behalf of the Company. References to specific Code sections herein shall not limit the Company's right to make elections as appropriate under provisions of the Code. Notwithstanding reference to specific Code sections in other sections of this Agreement, the Tax Matters Member shall at all times handle tax matters in accordance with the provisions of the Code as amended from time to time.

**3.3 Books and Records.** The Company's books and records shall be maintained at its principal place of business, and each Member shall at all times have access to and may inspect and copy any of them. The books shall be kept on a calendar year basis and shall be closed and balanced at the end of each calendar year. The Company will furnish annual financial statements to the Members and prepare tax returns in a timely manner, furnishing copies to all Members prior to filing. All checks to be drawn in the regular course of Company business may be signed by any one of the Members.

**3.4 Meetings.** The Company shall have at least one annual meeting at a place and time as determined by the Members.

**3.5 Compensation and Out-of-Pocket Expenses.** The Company shall reimburse Members for out-of-pocket expenses incurred with respect to any assignment or special project approved by the Company. Each Member shall submit documentation of such expenses to the Company within 15 days of completion of the assignment or special project. Except as specifically agreed to by all of the Members, the Company shall not compensate Members in their capacity as a Member.

**3.6 Salaries.** The salaries and other compensation of the Managers and/or Members shall be fixed from time to time by an affirmative vote of Members holding at least a Majority Interest, and no Manager shall be prevented from receiving that salary because the Manager is also a Member of the Company.

**3.7 Unanimous Vote.** A unanimous vote shall be the affirmative vote of all the Members of the Company. No Member may take any of the following actions without a unanimous vote:

- (a) Borrow or lend money on behalf of the Company in excess of \$10,000;
- (b) Execute any mortgage, bond, pledge of assets, lease, sale or transfer of Company property;
- (c) Assign, transfer, or pledge any debts due the Company, or release any such debts except on payment in full thereof;

- (d) Compromise any claim due to the Company or submit to arbitration any dispute or controversy involving the Company;
- (e) Select an option concerning the portion of a payment to a withdrawing Member to be made by cash or by a promissory note;
- (f) Purchase real property;
- (g) Sell, assign, or pledge Members' interest;
- (h) Amend the Articles of Organization or Operating Agreement; or
- (i) Merge or consolidate with another business or entity.

**3.8 Involvement in Outside Business Venture.** Any member may engage in or possess an interest in any other outside business ventures of every kind and description, independently or with others. Neither the Company nor any member shall have any rights in or to such independent ventures, or the income or profits therefrom by virtue of this Agreement.

## **ARTICLE IV MEMBERS' ACCOUNTS**

**4.1 Capital Accounts.** Separate capital accounts shall be maintained for each member and each assignee pursuant to this section. Each separate capital account (a) shall be credited with such members' (1) original contribution of capital, (2) additional capital contributions, (3) such members' share of Company income and gain (including income and gain exempt from taxation), and (4) the amount of any Company liability assumed by such member or that is secured by any Company asset distributed to such member; and (b) shall be charged with (1) any distributions to such member in reduction of Company capital, (2) such members' share of Company deduction and loss computed and allocated in accordance with Section 4.3 of this Agreement, and (3) the amount of any liabilities of such member assumed by the Company or that are secured by any asset contributed to the Company by such member.

Each separate capital account shall be maintained throughout the term of the Company in accordance with this Article and the provisions of Treasury Regulations ("Regulations") Section 1.704-1(b)(2)(iv), the latter controlling in the event of a conflict between the two provisions.

**4.2 Computation and Allocation of Income, Gain, Loss, Deduction, and Credit.** All items of Company income, gain, loss, deduction, and credit, whether resulting from Company operations or from the dissolution of the Company, shall be computed in accordance with the provisions of Section 703(a) of the Internal Revenue Code of 1986, as amended, and shall be allocated among the Members' Capital Accounts in proportion to the Members' respective ownership interests.

**4.3 Members Not Liable.** No Member shall have personal liability for the losses, debts, claims, expenses or encumbrances of or against the Company or its property, unless the Member has individually guaranteed repayment of a Company obligation. No Member shall be obligated to restore a deficit balance, if any, in the Member's Capital Account, except to the extent such deficit balance shall have arisen as a result of his/her receipt of a distribution in excess of the amount rightfully due his/her under this Agreement.

**4.4 Rights of Creditors.** In accordance with Alaska Stat. § 10.50.380, a judgment creditor of a Member shall be entitled only to a charging order and shall only be considered an Assignee of the Member and shall have no right to become a Member or have rights to participate in the management of the Company. Alaska Stat. § 10.50.380 provides the exclusive remedy to a judgment creditor.

**4.5 Distributions.** The Members may, upon unanimous approval, make distributions to the Members. Any distributions shall be made in accordance with the Members' percentage interests.

## **ARTICLE V PROFITS AND LOSSES**

**5.1 General.** Except as otherwise specifically provided in this Article, the net profits or losses and each item of income, gain, loss, deduction, or credit of the Company shall be credited or charged to the Members in the same proportion that their capital accounts bear to each other. Such interests are subject to adjustment upon the transfer of part or all of a Member's interest in the Company in accordance with the terms of this Agreement.

**5.2 Allocation of Profits and Losses; Allocation of Tax Items.** Except as otherwise provided in this Operating Agreement, all items of Company profits and all items of Company income, gain, loss, deduction, and credit shall be allocated among the members for Company purposes and for federal, state and local income tax purposes in proportion to their ownership interests; provided, however, that all such items shall in all events be allocated in accordance with the Regulations so that all such allocations comport with the economic interest of the Members in the Company. The members, upon a unanimous vote, may change the allocation of profit and losses to comply with the relevant provisions of the Internal Revenue Code and applicable regulations.

**5.3 Allocation with Respect to Contributed Property.** If, on the formation of the Company, or if at any time during the term of the Company, any Member contributes to the Company property with an adjusted basis to the contributing Member which is more or less than the agreed fair market value of the contributed property and which is accepted by the Company at the time of its contribution, the taxable income, gain, loss, deduction, or credit with respect to such contributed property for tax purposes only (but not for purposes of calculating the Members' respective Capital Accounts) shall be shared among the Members



so as to take account of the variation between the basis of the property to the Company and its agreed fair market value at the time of contribution, pursuant to Section 704(c) of the Internal Revenue Code of 1986 as amended.

**5.4 Varying Interests during Fiscal Year.** In the event there is a change in any Membership Interest in the Company during a fiscal year (e.g., as a result of a valid transfer of all or part of a Membership Interest), net profits and net losses shall be appropriately allocated among the members to take into account the varying interests of the members so as to comply with Section 706(d) of the Code.

**5.5 Tax Conformity; Reliance on Attorneys or Accountants.** The determination of each member's share of each item of income, gain, loss, deduction or credit of the Company for any period or fiscal year shall, for purposes of Sections 702 and 704 of the Code, be made in accordance with the allocations set forth in this Section 5. The members may rely upon the written formal opinion of tax counsel or accountants retained by the Company with respect to all matters (including disputes) relating to computations and determinations required to be made under this section or other provisions of this Agreement.

## **ARTICLE VI LIMITATION OF LIABILITY AND INDEMNIFICATION**

**6.1 Limitation of Liability.** No Member shall have personal liability for the losses, debts, claims, expenses or encumbrances of or against the Company or its property, unless the Member has individually guaranteed repayment of a Company obligation. The Members shall not be personally liable to the Company for monetary damages for conduct performed as a Member if the Member acted in a manner reasonably believed to be within the scope of the authority granted to his/her and in the best interest of the Company; provided that such act or omission did not constitute fraud, intentional misconduct, bad faith, gross negligence, or a knowing violation of law, or from which such Member personally received a benefit in money, property, or services to which such Member is not legally entitled. Any amendment to or repeal of this section shall not adversely affect any right or protection of a Member of the Company for or with respect to any acts or omissions of such Member occurring prior to such amendment or repeal.

**6.2 Indemnification.** The Company shall indemnify and hold harmless any Member acting on behalf of the Company, to the fullest extent allowed by the Act including, without limitation, all expenses (including attorneys' fees), costs, judgments, fines and amounts paid in settlement actually and reasonably incurred by such person; provided that such act or omission did not constitute fraud, intentional misconduct, bad faith, gross negligence, or a knowing violation of law, or from which such Member personally received a benefit in money, property, or services to which such Member is not legally entitled. All expenses (including attorneys' fees), costs, judgments, fines and amounts paid in settlement

of any action, suit or proceeding shall be paid by the Company as they are incurred by any Member in advance of the final disposition of such action, suit or proceeding, upon receipt of an undertaking by or on behalf of the Member to repay the amount if it is ultimately determined by a court of competent jurisdiction that such person is not entitled to be indemnified by the Company. The provisions of this section do not affect any rights to advancement of expenses to which personnel of the Company, other than Members, or any other person may be entitled under any contract or otherwise by law.

## **ARTICLE VII**

### **TRANSFER OF INTEREST AND WITHDRAWAL OF MEMBER**

**7.1 Restrictions on Transfers.** Except as otherwise specifically provided in this Operating Agreement a Member shall not have the right to sell, assign, pledge, hypothecate, transfer, exchange or otherwise transfer for consideration, (collectively, “sell”) all or any part of his/her Membership Interest without majority Member approval. Expressly reserved and excluded from this “Transfer” restriction is the ability of a Member to transfer his or her interest to himself or another individual or entity as Trustee for the Member’s revocable living trust. A Member may gift or otherwise transfer for no consideration (whether or not by operation of law, except in the case of bankruptcy) all or part of his/her Membership Interest with the consent of a majority of the Members.

**7.2 Death or Disability of Member.** If a Member dies or becomes disabled, the Member’s interest will be bought out by the Company according to the terms for buy-out of a Withdrawing Member in Article VIII. A Member shall be considered disabled if two physicians certify that she is unable to manage his/her affairs or property due to the inability to evaluate information or communicate decisions or is adjudicated incapacitated to manage his/her affairs by a court of competent jurisdiction.

**7.3 No Withdrawal or Resignation.** No Member may withdraw or retire from the Company without the unanimous consent of the Members. If withdrawal or resignation is permitted, the Company shall purchase the Member’s interest in accordance with Article VIII.

**7.4 Sales to Third-Parties.** No Member shall have any right to sell, transfer, assign or otherwise convey all or a portion of his/her interest in the Company without the unanimous consent of all Members. If a Member sells his/her interest to a third-party with the unanimous consent of all Members, the purchaser shall automatically become a Member of the Company upon signing a counterpart signature page to this Agreement, and by executing any other documents the Company reasonably determines necessary. Any purported sale without the unanimous consent of the Members shall be null and void and of no force or effect.

## ARTICLE VIII VALUATION AND PAYMENT OF INTEREST OF WITHDRAWING MEMBER

**8.1 Payment for Member Interest.** The amount paid to a withdrawing Member shall be the value of the Member's interest in the Company and the Member's proportionate share of the accrued net income or loss of the Company to the date of withdrawal.

**8.2 Valuation.** If all Members stipulate to a value, then that value shall be used for the purposes of this section. If a stipulated value is not reached, then the value of a Member's interest in the Company for purposes of this Agreement shall be determined by an independent third party to be agreed upon by the Members. If the Members cannot agree on an independent third-party appraiser, the parties agree that an appraiser selected by the Company's accountant will be binding upon the parties.

**8.3 Cash or Note.** Except as otherwise provided, the Company shall purchase a withdrawing Member's interest, at its option, in cash or by promissory note of the Company, or partly in cash and partly by note. Any promissory note shall be dated as of the effective date of the purchase, shall mature in not more than 10 years, shall be payable in installments that come due not less frequently than annually, shall bear interest at the prime rate as published by the Wall Street Journal on the date the loan is made, adjusted annually during the life of the note, shall be unsecured, and may, at the Company's option, be subordinated to existing and future debts to banks and other institutional lenders for money borrowed.

**8.4 Assumption of Outstanding Company Liabilities.** Except as otherwise provided, the continuing Company shall pay, as they mature, all Company obligations and liabilities that exist on the effective date of a Member's termination and shall hold the withdrawing Member harmless from any action or claim arising or alleged to arise from those obligations or from liabilities accruing after that date.

## ARTICLE IX DISSOLUTION AND WINDING UP

**9.1 Events of Dissolution.** The Company shall dissolve and commence winding up and liquidating the Company's assets upon the occurrence of any of the following events ("liquidating event"):

- (a) A written decision by the Members to dissolve or wind up the Company;  
or
- (b) The happening of an event that makes it impossible or unlawful for the Company to carry on its business.

**9.2 Winding Up.** Upon the happening of a liquidating event, the Company shall conduct no business or engage in any activity that is not necessary or appropriate to winding up its business and liquidating the Company, and shall proceed promptly to wind up its affairs in an orderly manner, to liquidate its assets, to satisfy the claims of its creditors and Members, and to distribute its remaining assets to the Members. A Member, designated by the Company, shall supervise the winding up and liquidation and shall dispose of the Company's property as promptly as is consistent with obtaining its fair market value. The proceeds of the disposition of the property and the other assets of the Company shall be applied in the following order of priority:

- (a) To the payment, in order of priority, of all Company debts to creditors other than the Members;
- (b) To the payment, in the order of priority, and thereafter pro rata, of the debts of the Company owed to its Members; and
- (c) Any balance to the Members pro rata in accordance with the balances in their capital accounts.

**9.3 Members' Rights.** Except as otherwise specifically provided in this Agreement, each Member has the right to look only to the Company's assets for a return of his/her capital contribution, has no right to receive anything other than money in a distribution from the Company, and has no priority over any other Member with respect to distributions, allocations, or the return of capital contributions.

**9.4 Notice of Dissolution.** Within thirty (30) days of the happening of a liquidating event, the liquidating Member shall give written notice to all creditors of the Company, to the banks and other financial institutions with which the Company normally does business, and to all other parties with whom the Company regularly conducts business. The liquidating Member may also publish notice of dissolution in a newspaper of general circulation in each place in which the Company generally conducts business pursuant to Alaska Stat. § 10.50.440.

**9.5 Filing of Articles of Dissolution.** If the Company is dissolved, Articles of Dissolution may be filed with the State of Alaska as provided for in the Act.

## **ARTICLE X DEFINITIONS**

**10.1. Definitions.** The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein):

- a. "Act" means the Alaska Limited Liability Company Act (AS 10.50).
- b. "Articles of Organization" shall mean the Articles of Organization of

ROGUE'S GARDEN, LLC, as filed with the State of Alaska Department of Commerce, Community & Economic Development, Division of Corporations, Business and Professional Licensing as the same may be amended from time to time.

c. "Capital Account" as of any given date shall mean the Capital Contribution to the Company by a Member as adjusted up to the date in question pursuant to Article VIII.

d. "Capital Contribution" shall mean any contribution to the capital of the Company in cash or property by a Member whenever made. "Initial Capital Contribution" shall mean the initial contribution to the capital of the Company pursuant to this Operating Agreement.

e. "Capital Interest" shall mean the proportion that a Member's positive Capital Account bears to the aggregate positive Capital Accounts of all Members whose Capital Accounts have positive balances as may be adjusted from time to time.

f. "Company" shall refer to **Rogue's Garden, LLC**.

g. "Distribution Cash" means all cash, revenues, and funds received by the Company from Company operations, less the sum of the following to the extent paid or set aside by the Company:

i. All principal and interest payments on indebtedness of the Company and all other sums paid to lenders;

ii. All cash expenditures incurred incident to the normal operation of the Company's business;

iii. Such Reserves as the Manager(s) deem reasonably necessary to the proper operation of the Company's business.

h. "Entity" shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative or association, or any foreign trust, or foreign business organization.

i. "Fiscal Year" shall mean the Company's fiscal year, which shall end December 31.

j. "IRC" shall mean the Internal Revenue Code of 1986 or corresponding provisions of subsequent superseding federal revenue laws.

k. "Gifting Member" shall mean any member who gifts, bequeaths, or



otherwise transfers for no consideration (by operation of law or otherwise, except for bankruptcy) all or any part of his/her Membership Interest.

l. "Majority Interest" shall mean one or more Interests of Members which taken together exceed 50 percent of the aggregate of all Capital Interests entitled to vote on a matter.

m. "Manager" shall mean one or more managers. Specifically, "Managers" shall mean Bruce Robert Good or Kathryn Elizabeth Nielson or any other persons that succeed them in that capacity. References to the Manager in the singular or as his/her, it, itself, or other like references shall also, when the context so requires, be deemed to include the plural or the masculine or feminine reference, as the case may be.

n. "Member" shall mean each of the parties who executes a counterpart of this Operating Agreement as a Member and each of the parties who may hereafter become Members. To the extent a Manager has purchased Membership Interests in the Company, he or she will have all the rights of a Member with respect to such Membership Interests, and the term "Member" as used in this Operating Agreement shall include a Manager to the extent he or she has purchased such Membership Interests in the Company. If a Person is a Member immediately before the purchase or other acquisition by such Person of a Membership Interest, that Person shall have all the rights of a Member with respect to the purchased or otherwise acquired Membership Interest.

o. "Membership Interest" shall mean a Member's entire interest in the Company and the right to participate in the management of the business and affairs of the Company, including the right to vote on, consent to, or otherwise participate in any decision or action of or by the Members granted pursuant to this Operating Agreement and the Alaska Limited Liability Act (AS 10.50).

p. "Net Profits" and "Net Losses" shall mean the income, gain, loss, deductions, and credits of the Company in the aggregate or separately stated, as appropriate, determined in accordance with generally accepted accounting principles employed under the method of accounting at the close of each fiscal year on the Company's information tax return filed for federal income tax purposes.

q. "Operating Agreement" shall mean this Operating Agreement as originally executed and as amended from time to time.

r. "Persons" shall mean any individual or Entity, and the heirs, executors, administrators, legal representatives, successors, and assigns of the "Person" when the context so permits.

s. "Reserves" shall mean, for any fiscal period, funds set aside or

amounts allocated during such period to reserves that shall be maintained in amounts deemed sufficient by the Managers for working capital and to pay taxes, insurance, debt service, or other costs or expenses incident to the ownership or operation of the Company's business.

t. "Selling Member" shall mean any Member who sells, assigns, pledges, hypothecates or otherwise transfers for consideration all or any portion of his/her Membership Interest.

u. "Transferring Member" shall collectively mean a Selling Member and a Gifting Member.

v. "Treasury Regulations" shall include proposed, temporary, and final regulations promulgated under the IRC in effect as of the date of filing the Articles of Organization and the corresponding sections of any regulations subsequently issued that amend or supersede those regulations.

## **ARTICLE XI MISCELLANEOUS**

**11.1. Notices.** All notices or other communications required or permitted hereunder shall be in writing and shall be deemed received by the party to whom addressed when delivered to such party, or when posted if sent by certified mail with postage prepaid, or three business days after posting in the regular United States mail, in each case directed to the party for whom intended at the address of such party then on file with the Company.

**11.2 Binding Effect.** This Agreement shall be binding upon the estate, legal representative, heirs, devisees, successors, and assigns of the Member.

**11.3 Partial Invalidity.** If any provision of this Agreement is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect.

**11.4 Amendment.** Amendments to this Agreement shall only be made by a writing signed by all of the Members.

**11.5 Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska.

**IN WITNESS WHEREOF,** the Members have signed this Agreement effective as of the day first above written.

Dated: 2/16/22

Bruce R. Good  
Bruce Robert Good, Member

Dated: 2/16/22

Kathryn Elizabeth Nielsen  
Kathryn Elizabeth Nielsen, Member





## SPECIAL WARRANTY DEED

The Grantor, **BRUCE ROBERT GOOD** shown of record as **BRUCE R. GOOD**, of 633 Copper Drive, Valdez, Alaska 99686, and **KATHRYN ELIZABETH NIELSEN**, shown of record as **KATHRYN E. NIELSEN**, of 633 Copper Drive, Valdez, Alaska 99686, husband and wife, for and in consideration of one dollar (\$1.00) and other valuable consideration, in hand paid, hereby bargains, grants, conveys and warrants to Bruce Robert Good and Kathryn Elizabeth Nielsen, Trustees, or their successors in trust, under the **BRUCE GOOD AND KATHRYN NIELSEN LIVING TRUST**, dated February 10, 2021, and any amendments thereto, Grantee, of P.O. Box 2660, Valdez, Alaska 99686, any and all interest in the following described real estate, located in the Valdez Recording District, Third Judicial District, State of Alaska:

LOT FIVE (5), BLOCK ONE (1), of BLACK GOLD SUBDIVISION NO. 1, DIVISION 2, according to Plat 78-8, filed in the Valdez Recording District, Third Judicial District, State of Alaska.

The warranty in this special warranty deed is limited to Grantor's warranting and defending against any and all claims or causes of action by all persons claiming by, through and under the Grantor.

Dated this 3 day of February, 2021.

  
Bruce Robert Good

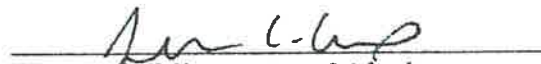
  
Kathryn Elizabeth Nielsen

STATE OF ALASKA                    )  
  ) ss.  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on this 3 day of February, 2021, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared **BRUCE ROBERT GOOD and KATHRYN ELIZABETH NIELSEN**, to me known and known to me to be the persons named in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



  
Notary Public, State of Alaska  
My commission expires: 01-23-2022

After recording, return to:  
Grantees  
GRANTEE

AMCO  
DEC 1 2023



70400310120

| Property Information |                                       |
|----------------------|---------------------------------------|
| Address              | 354 Fairbanks Dr                      |
| Subdivision          | MINERAL CREEK                         |
| Legal Description    | LT 12 BK 31 MINERAL CREEK             |
| Area (sq.ft.)        | 11584 Sq.Ft.                          |
| Plat Number          | 73-4                                  |
| DNR Plat Link        | <a href="#">Link to Recorded Plat</a> |
| Zoning               | Central Business District             |
| Owner (1)            | GOOD BRUCE                            |
| Owner (2)            | NIELSEN LIVING TRUST KATHRYN          |
| Mail Address         | PO BOX 2660                           |
| City                 | VALDEZ                                |
| State                |                                       |
| Zip Code             | 99686-2660                            |
| Tax Year             | 2023                                  |
| 2023 Land Value      | \$46300                               |
| 2023 Non-Land Value  | \$289000                              |
| 2023 Total Value     | \$335300                              |
| Last Update          | 9-8-2023                              |

[Zoom to](#)

0

100

200ft

## COV Public Parcel Viewer

AMCC

DEC 1 2023



RECORDED - FILED 2-  
VALDEZ, MC CRY  
DATE 11-7 11 23  
TIME 1:10 P.  
RECORDED BY KARA GASCH  
FILED ALBUQUERQUE

[illegible]

AMCO  
DEC 1 2023

**Copy of Advertisement submitted to KVAK radio. Affidavit attached.**

Applicants must advertise once each week for three consecutive weeks by newspaper of general circulation in the area of the license; or if by radio, two times each week during triple A advertising time, for three consecutive weeks. ***Per Alaska Regulation, notice by radio MAY NOT substitute for newspaper notice in the following areas: Municipality of Anchorage, City and Borough of Juneau, and Fairbanks North Star Borough.***

**Rogue's Garden LLC is making application for a new Restaurant or Eating Place License AS 04.11.100. liquor license doing business as Rogue's Garden located at 354 Fairbanks Drive, Valdez, AK. Interested persons should submit written comment to their local governing body, the applicant, and to the Alcoholic Beverage Control Board at 550 West 7th Ave. Suite 1600 Anchorage AK 99501 or [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).**

AMCO  
DEC 1 2023



Alaska Alcoholic Beverage Control Board

## Form AB-08a: Authorization of Records Release

### Why is this form needed?

This authorization of records release form is required for all liquor license applications. Each licensee and affiliate who is required to be listed on an application for a liquor license under AS 04.11.260 must provide written authorization for release of conviction and arrest records, as required by 3 AAC 304.105(a)(1).

The following individuals must complete this form:

- If the applicant is a sole proprietor, this form must be completed by the **applicant** and the applicant's **spouse**.
- If the applicant is a **corporation**, this form must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, this form must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, this form must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

### Section 1 – Establishment Information

Enter information for licensed establishment.

|                    |                                   |                 |                |      |       |
|--------------------|-----------------------------------|-----------------|----------------|------|-------|
| Licensee:          | Rogue's Garden LLC                |                 |                |      |       |
| License Type:      | Restaurant & Eating Place License | License Number: |                |      |       |
| Doing Business As: | Rogue's Garden                    |                 |                |      |       |
| Premises Address:  | 354 Fairbanks Drive               |                 |                |      |       |
| City:              | Valdez                            | State:          | AK             | ZIP: | 99686 |
| Email:             | roguesgarden@gmail.com            | Phone:          | (907) 835-5880 |      |       |

### Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

|                |                        |
|----------------|------------------------|
| Name:          | Kathryn E Nielsen      |
| Title:         | Member                 |
| Date of Birth: |                        |
| Email:         | roguesgarden@gmail.com |
| Phone:         | (907) 831-1919         |

#100772587

AMCO  
DEC 1 2023





Alaska Alcoholic Beverage Control Board

**Form AB-08a: Authorization of Records Release**

**Section 3 – Certifications and Approvals**

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **never** been convicted of an act that constitutes a crime involving moral turpitude.

KEN

I certify that I have **never** been convicted of a violation of AS 04 or regulations adopted by the ABC Board.

KEN

I certify that I have **never** been convicted of a violation of the alcoholic beverage control laws of another state, as a licensee of that state.

KEN

I certify that I have **not** been convicted of a felony in this state, the United States, or another state or territory, including a suspended imposition of sentence, during the 10 years immediately preceding the date of this form.

KEN

**Sign your initials to the following statement only if you are unable to certify one or more of the above statements:**  
I **have been convicted** of one or more of the above offenses, and I **have attached a written explanation** that includes the type of offense and why it would be in the public interest for the ABC Board to approve me as a licensee.

I understand that by signing this form, I am providing written authorization for release of my conviction and arrest records to the Alaska Alcoholic Beverage Control Board through the Alaska Alcohol & Marijuana Control Office under AS 04.11.295 and 3 AAC 304.105. I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. *The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

KEN

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

KEN

Kathryn E Nielsen

Printed name of licensee/affiliate

  
Signature of licensee/affiliate



Alaska Alcoholic Beverage Control Board

## Form AB-08a: Authorization of Records Release

### Why is this form needed?

This authorization of records release form is required for all liquor license applications. Each licensee and affiliate who is required to be listed on an application for a liquor license under AS 04.11.260 must provide written authorization for release of conviction and arrest records, as required by 3 AAC 304.105(a)(1).

The following individuals must complete this form:

- If the applicant is a sole proprietor, this form must be completed by the **applicant** and the applicant's **spouse**.
- If the applicant is a **corporation**, this form must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, this form must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, this form must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

### Section 1 – Establishment Information

Enter information for licensed establishment.

|                    |                                   |                 |                |      |       |
|--------------------|-----------------------------------|-----------------|----------------|------|-------|
| Licensee:          | Rogue's Garden LLC                |                 |                |      |       |
| License Type:      | Restaurant & Eating Place License | License Number: |                |      |       |
| Doing Business As: | Rogue's Garden                    |                 |                |      |       |
| Premises Address:  | 354 Fairbanks Drive               |                 |                |      |       |
| City:              | Valdez                            | State:          | AK             | ZIP: | 99686 |
| Email:             | roguesgarden@gmail.com            | Phone:          | (907) 835-5880 |      |       |

### Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

|                |                   |
|----------------|-------------------|
| Name:          | Bruce Robert Good |
| Title:         | Member            |
| Date of Birth: |                   |
| Email:         | bgoodak@gmail.com |
| Phone:         | (907) 831-6153    |





Alaska Alcoholic Beverage Control Board

**Form AB-08a: Authorization of Records Release**

**Section 3 – Certifications and Approvals**

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **never** been convicted of an act that constitutes a crime involving moral turpitude.

BRG

I certify that I have **never** been convicted of a violation of AS 04 or regulations adopted by the ABC Board.

BRG

I certify that I have **never** been convicted of a violation of the alcoholic beverage control laws of another state, as a licensee of that state.

BRG

I certify that I have **not** been convicted of a felony in this state, the United States, or another state or territory, including a suspended imposition of sentence, during the 10 years immediately preceding the date of this form.

BRG

**Sign your initials to the following statement only if you are unable to certify one or more of the above statements:**  
I have been convicted of one or more of the above offenses, and I have attached a written explanation that includes the type of offense and why it would be in the public interest for the ABC Board to approve me as a licensee.

I understand that by signing this form, I am providing written authorization for release of my conviction and arrest records to the Alaska Alcoholic Beverage Control Board through the Alaska Alcohol & Marijuana Control Office under AS 04.11.295 and 3 AAC 304.105. I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. *The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

BRG

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

BRG

Bruce Robert Good

Printed name of licensee/affiliate

  
Signature of licensee/affiliate

DEC 1 2023

↑ N

← FAIRBANKS DRIVE →

← HAZELET AVE →

ROGUE'S GARDEN BUILDING  
354 FAIRBANKS DRIVE  
VALDEZ, AK 99686

80' X 110' = 8800 SF

SCALE 1" = 10'

### COLOR KEY

ROGUE'S GARDEN SPACE ///

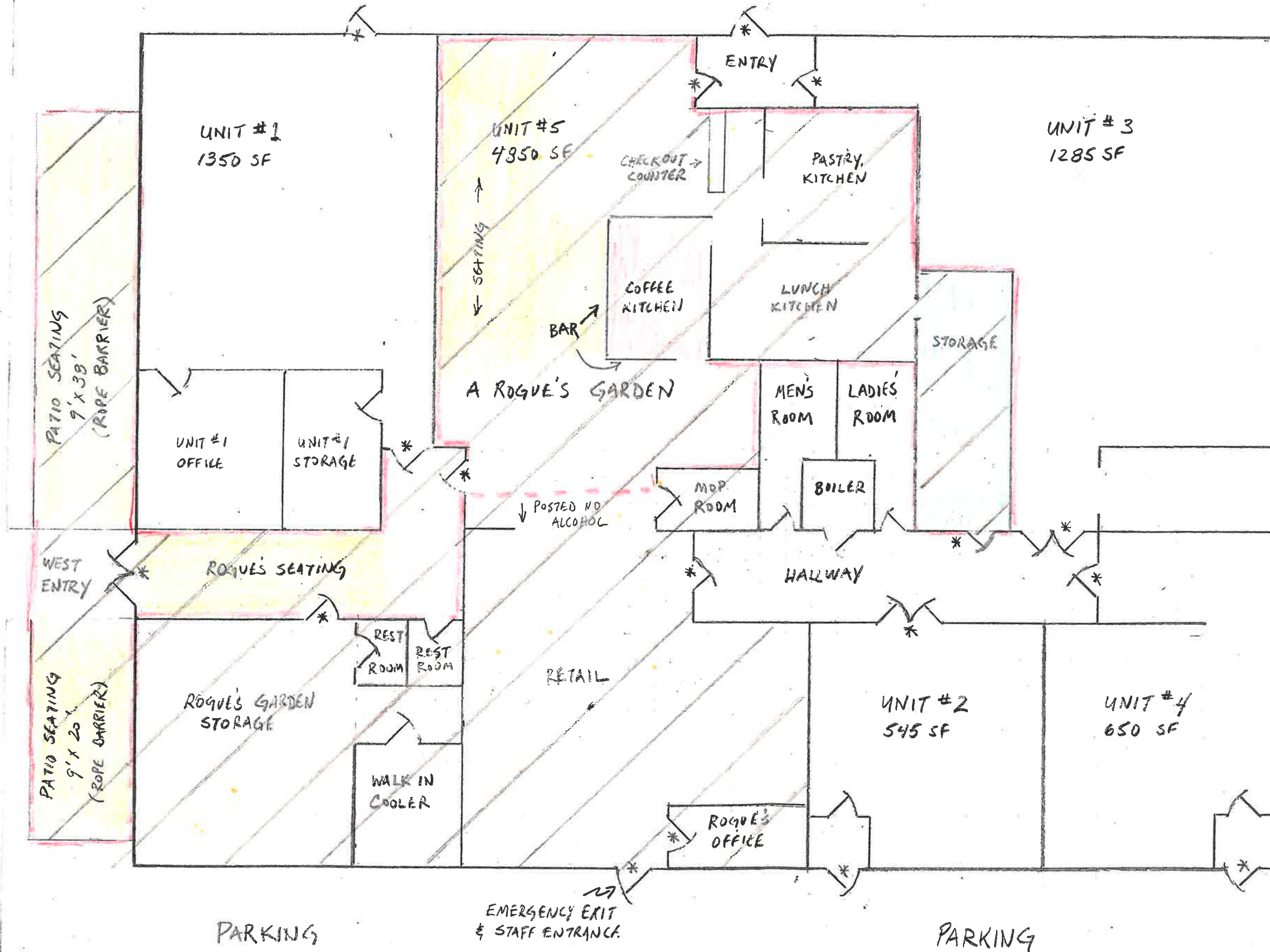
ALCOHOL STORAGE

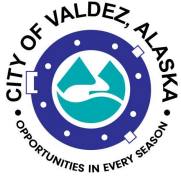
ALCOHOL SERVICE

ALCOHOL CONSUMPTION

PERIMETER OF ALCOHOL STORAGE,  
SERVICE, CONSUMPTION  
AND TRANSPORT

LOCKING DOORS \*





## Legislation Text

---

**File #:** 24-0110, **Version:** 1

---

**ITEM TITLE:**

Approval of Liquor License Renewal #1161 - Totem Inn

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

Approve renewal of liquor license for Totem Inn

**SUMMARY STATEMENT:**

A local governing body may protest the approval of an applicant pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice.

Following notification of a new license or renewal of an existing license by the Alcohol & Marijuana Control Office (AMCO), the City Clerk's office submits all license applications to the city council for approval. The Police Chief is notified of the request and is provided the opportunity to express any concerns with the issuance or re-issuance of the license.

Please see attached information provided by the AMCO office regarding this application.



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

March 19, 2024

From: [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) ; [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)

Licensee: Totem Inn Inc

DBA: Totem Inn

VIA email: [mike@toteminn.com](mailto:mike@toteminn.com); [sharon@toteminn.com](mailto:sharon@toteminn.com)

Local Government 1: Valdez

Local Government 2: N/A

Via Email: [spierce@valdezak.gov](mailto:spierce@valdezak.gov); [esorum-birk@valdezak.gov](mailto:esorum-birk@valdezak.gov)

Community Council: N/A

Via Email: N/A

RE: Beverage Dispensary-Tourism License #1161 Combined Renewal Notice

|                             |   |
|-----------------------------|---|
| <b>License Number:</b>      | 1161  |
| <b>License Type:</b>        | Beverage Dispensary-Tourism   |
| <b>Licensee:</b>            | Totem Inn Inc   |
| <b>Doing Business As:</b>   | Totem Inn   |
| <b>Physical Address:</b>    | 144 E Egan  |
| <b>Designated Licensee:</b> | James Williams  |
| <b>Phone Number:</b>        | 907-831-0699  |
| <b>Email Address:</b>       | <a href="mailto:mike@toteminn.com">mike@toteminn.com</a> ; <a href="mailto:sharon@toteminn.com">sharon@toteminn.com</a> |

☒ License Renewal Application

☐ Endorsement Renewal Application

**Dear Licensee:**

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **April 16<sup>th</sup>, 2024**, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The



board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov) email address if you have any questions.

**Dear Local Government:**

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

**Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)**

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email [Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov)

Sincerely,

A handwritten signature in blue ink that reads "Joan M. Wilson". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Joan M. Wilson, Director  
907-269-0350



AMCO  
DEC 7 2023

Alaska Alcoholic Beverage Control Board

## Form AB-17: 2024/2025 General Renewal Application

- This form and any required supplemental forms must be completed, signed by the licensee, and postmarked no later than January 2, 2024 per AS 04.11.270, 3 AAC 305.050, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal or any fees for renewal that have not been postmarked by February 28, 2024 will be expired per AS 04.11.540, 3 AAC 305.050(e).
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the mandatory fees and all documents required, or the application will be returned without being processed, per AS 04.11.270.
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

### Section 1 - Establishment Contact Information

|                    |           |            |      |
|--------------------|-----------|------------|------|
| Doing Business As: | TOTEM INN | License #: | 1161 |
|--------------------|-----------|------------|------|

If your mailing address has changed, write the NEW address below:

|                  |         |        |        |
|------------------|---------|--------|--------|
| Mailing Address: | Box 648 |        |        |
| City:            | VALDEZ  | State: | ALASKA |
|                  |         | ZIP:   | 99686  |

### Section 2 - Licensee Contact Information

**Contact Licensee:** The individual listed below must be part of the ownership structure of the licensee listed in Section 1. This person will be the designated point of contact regarding this license unless the Optional contact is completed.

|                   |                   |                |              |
|-------------------|-------------------|----------------|--------------|
| Contact Licensee: | James H. Williams | Contact Phone: | 907-831-0699 |
| Contact Email:    | mike@toteminn.com |                |              |

**Optional:** If you wish for AMCO staff to communicate with anyone other than the Contact Licensee (such as legal counsel) about your license, list their information below:

|                  |                     |                |              |
|------------------|---------------------|----------------|--------------|
| Name of Contact: | Sharon Blake        | Contact Phone: | 907-834-4429 |
| Contact Email:   | sharon@toteminn.com |                |              |

### Section 3 - for Package Stores ONLY: Written Order Information

Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in calendar years 2024 and/or 2025? If so, you will need to apply for a Shipping Endorsement here:  
<https://accis.elicense365.com/#>

YES NO  
☐ ☒

### Section 4 - Ownership Structure Certification

YES NO  
☐ ☒

Did the ownership structure of the licensed business change in 2022/2023?

If Yes, and you have **NOT** notified AMCO, list the updated information on form AB-39: Change of Officers and submit with your renewal application.  
If No, certify the statement below by initialing the box to the right of the statement:

I certify that the ownership structure of the business who owns this alcohol license did not change in any way during the calendar years 2022 or 2023.



#100722495



Alaska Alcoholic Beverage Control Board

Form AB-17: 2024/2025 License Renewal Application

Section 5 – License Operation

Unless you operated more than 240 hours in 2022 or 2023, check ONE BOX for EACH CALENDAR YEAR that best describes how this alcoholic beverage license was operated as set forth in AS 04.11.330:

- |   | 2022                     | 2023                     |
|---|--------------------------|--------------------------|
| 1. The license was <b>only</b> operated during a specified time each year. (Not to exceed 6 months per year)<br><i>If your operation dates have changed, list them below:</i><br>_____ to _____   | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.<br><i>A complete AB-30: Proof of Minimum Operation Checklist, and all documentation must be provided with this form.</i>  | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both calendar years. <i>A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

Section 6 - Violations and Convictions

- |   | YES                      | NO                                  |
|---|--------------------------|-------------------------------------|
| Have any Notices of Violation been issued for this license in 2022 or 2023?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Has any person or entity in this application been convicted of a violation of Title 04, 3AAC 304 or a local ordinance adopted under AS 04.21.010 in 2022 or 2023? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2). If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.*

Section 7 – Certifications

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.
- I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.
- I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.
- I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.
- I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.



Alaska Alcoholic Beverage Control Board

# Form AB-17: 2024/2025 License Renewal Application

AMCO  
DEC 7 2023

James M. Williams  
Printed name of licensee

[Signature]  
Signature of licensee

**Restaurant and Eating Place** applications must include a completed AB-33: Restaurant Receipts Affidavit

**Recreational Site** applications must include a completed AB-36: Recreational Site Statement

✕ **Tourism** applications must include a completed AB-37: Tourism Statement

**Wholesale** applications must include a completed AB-25: Supplier Certification

**Common Carrier** applications must include a current safety inspection certificate

All renewal and supplemental forms are available online:

<https://www.commerce.alaska.gov/web/amco/AlcoholLicenseApplication.aspx>

## FOR OFFICE USE ONLY

|                 |            |                  |           |            |            |
|-----------------|------------|------------------|-----------|------------|------------|
| License Fee:    | \$ 2500.00 | Application Fee: | \$ 300.00 | Misc. Fee: | \$         |
| Total Fees Due: |            |                  |           |            | \$ 2800.00 |





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

## Form AB-37: Tourism Statement

A new, transfer, or renewal application for a Beverage Dispensary – Tourism or Restaurant/Eating Place – Tourism license must be accompanied by a written statement that explains how the establishment encourages tourism and meets the requirements listed under AS 04.11.400(d) and 3 AAC 304.325.

This document must be completed and submitted to AMCO's Anchorage office before any tourism license application will be reviewed.

### Section 1 – Establishment Information

Enter information for the licensed establishment or the business seeking to be licensed.

|                    |                               |            |      |
|--------------------|-------------------------------|------------|------|
| Doing Business As: | TOTEM INN INC                 | License #: | 1161 |
| License Type:      | Beverage Dispensary - Tourism |            |      |

### Section 2 – Tourism Statement

2.1. Explain how issuance of a liquor license at your establishment has/will encourage tourism.

Please see attached

2.2. Explain how the facility was/will be constructed or improved as required by AS 04.11.400(d)(1):

Please see attached

2.3 Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located?



2.4 If "no" who operates the tourism facility?

RECEIVED  
MAR 08 2024



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

**Form AB-37: Tourism Statement**

2.5 Do you offer room rentals to the traveling public?

YES  
☒

NO  
☐

If "yes" answer the following questions AND you must apply for a Hotel or Motel Endorsement under AS 04.09.430  
<https://www.commerce.alaska.gov/web/amco/AlcoholLicenseApplication.aspx>:

How many rooms are available?

See attached

How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)?

see attached

Do you stock or plan to stock alcoholic beverages in guest rooms? If yes, you must apply for and qualify for a Hotel or Motel Endorsement under AS 04.09.430.

YES  
☐

NO  
☒

If "no" to the question regarding rooms, is your facility located within an airport terminal?

YES  
☐

NO  
☒

2.6 If your establishment includes a dining facility, please describe that facility. If it does not please write "none".

see attached

2.7 If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write "none".

none

RECEIVED  
MAR 08 2024



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

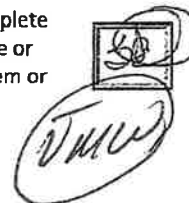
## Form AB-37: Tourism Statement

### Section 3 – Certification

Read the statement below, and then sign your initials in the box to the right of the statement:

Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.



SHARON BLAKE  
Printed name of licensee/affiliate

[Signature]  
Signature of licensee/affiliate

James M. Williams

[Signature]

RECEIVED

MAR 08 2024

RECEIVED

MAR 19 2024



November 16, 2023

Alcohol & Marijuana Control Board  
550 W. 7<sup>th</sup> Ave., Suite 1600  
Anchorage, AK 99501

To whom it may concern:

This letter is written in regards to 2024/2025 Renewal License # 1161

- Totem Inn, Inc. encourages tourism by advertising in a variety of pamphlets/magazines/travel guides and radio.
- Totem Inn, Inc., painted interior/exterior, purchased new equipment/glasses/product to keep up with supply in demand.
- Totem Inn, Inc., does operate the tourism facility in this location.
- Totem Inn, Inc. has 91 rooms available for the traveling public. 81 are available year round with 10 (cabins) closed Oct. 01 – April 30. 26 rental rooms with kitchenettes, 16 of these rooms have a washer/dryer and all 91 rooms have a microwave.
- No alcohol is stocked in rooms.
- Totem Inn, Inc., is not located within an airport terminal
- Totem Inn, Inc., has a dining facility that sits 65.
- None

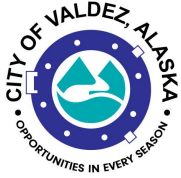
If further information is needed, please contact Sharon at 907-834-4429.

Respectfully,

Sharon Blake  
Office Manager

**RECEIVED**

**DEC 7 2023**



## Legislation Text

---

**File #:** 24-0111, **Version:** 1

---

**ITEM TITLE:**

Discussion Item: Federal Lobbying Trip

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

In early March the City Manager, Mayor, and members of council traveled to Washington D.C. to meet with our lobbyist and attend scheduled meetings with federal representatives and federal agencies. The City Manager will lead the discussion surrounding the outcome of the meetings.



### **Support Local Housing and Child Care Needs**

The two biggest economic challenges currently being faced by Valdez residents are a lack of child care and a lack of housing options in our community. The City Council has identified housing and child care as their top two priorities. Valdez is not alone in this struggle and communities across Alaska are being adversely impacted by the lack of affordability, adequacy, and availability of childcare and housing. Local communities are doing what we can to address these dual crises but desperately need support from the state government.

### ***Take Active Steps to Stabilize Alaska's Child Care Sector***

The Valdez Child Care Crisis Task Force noted a need for sustained support from both state and federal governments to stabilize local child care economies. The state should consider:

- Helping providers navigate the licensure process by creating positions within the Child Care Program Office able to provide direct support to individuals wishing to become licensed child care providers.
- Creating a statewide shared services alliance or similar organization to allow child care professionals access to health insurance, benefits and administrative support.
- Passing legislation that increases access to funding or flexibly in use of existing child care assistance funds, such as HB 89, HB 46 or HB 206.
- Continuing to support flexibility in how individual communities approach child care challenges.

### ***Support Housing Initiatives and Funding***

We ask that the legislature and the governor maintain and expand funding for initiatives that directly aid local communities in addressing housing scarcity and affordability issues.

### **Increase Local Control in Municipal Property Taxation**

Assessed values of homes have dramatically increased in Valdez in recent years and this creates significant hardship for many residents. However, state law significantly limits how local governments can respond to offer taxpayers some relief. We urge the Alaska Legislature to carefully reexamine AS 29.45 governing property taxation by local governments in Alaska and support efforts to add flexibility in allowable local tax exemptions, especially for residential properties.

Passage of SB 77 or HB 84 would provide some additional tools for local governments, but there is a larger need for local governments to be able to govern their own taxation procedures more freely.

### **Adequately Fund Public Education**

We urge the Alaska Legislature and the Governor to fund K-12 education adequately and equitably in Alaska as the Alaska Constitution mandates. Support for education accounts for 19% of the city's annual appropriations. A significant disparity exists between organized and unorganized areas in the state in the level of state support received for education. The City of Valdez supports making state education funding mechanisms more equitable across community types.

### ***Increase the Base Student Allocation***

Years of the state funding schools at the same level and not accounting for major inflationary pressures equates to a cut to education funding by the state. The City of Valdez urges legislation be enacted to adjust the education funding formula outlined in AS 14.17 to account for inflation and supports the legislature passing HB 65, SB 52, or a similar measure.

### ***Fund School Bond Debt Reimbursement and School Major Maintenance***

The City of Valdez urges full funding of School Bond Debt Reimbursement as allowed under AS 14.11 and supports

## 2024 COV Federal Legislative Priorities

continued funding of the Department of Education and Early Development's School Major Maintenance Grant Program.

### **Prioritize a Stable and Attractive Public Retirement System**

The quality of Alaska's Public Retirement System is important for recruiting and retaining public servants, especially our first responders and teachers. We believe the creation of a new defined benefits option within the state retirement system (both PERS and TRS) is desirable and is especially important for attracting high quality professionals to our community. The city urges the legislature to pass SB 88 or a similar measure.

Additionally, the current employer contribution of 22% required by AS 39.35.255 causes the City of Valdez and other municipalities to incur significant additional payroll costs with little direct benefit to our current employees. We encourage the Legislature to direct any windfalls of revenue toward paying off the still outstanding unfunded liability of the historic defined benefit tiers.

### **Support Fisheries and Mariculture Industries**

Valdez is home to 41 permit holders and homeport to 91 vessels participating in various commercial fisheries and one of the largest purse seine salmon fisheries in Alaska. Each summer, up to 200 commercial vessels fish near the Solomon Gulch Hatchery, the Alyeska Marine Terminal and regulatorily closed waters. Additionally, Prince William Sound has an emerging mariculture industry with significant potential to drive economic diversification in the region.

#### ***Stable Funding of the Alaska Department of Fish & Game Commercial Fisheries Division***

The Valdez fishing fleet relies on the Alaska Department of Fish & Game Commercial Fisheries Division to ensure maximum fishing opportunities and sustainable resource management. The legislature and the governor must recognize the need for a budget that minimizes adverse impacts on the core functions of this division.

Successful commercial fisheries in our region hinge on the following: maintaining adequate staffing levels in Prince William Sound to provide for effective fisheries management; fully funding in-season data collection activities; maintaining the division's ability to conduct accurate in season reporting; and providing support for ongoing research projects.

#### ***Funding of the Alaska Seafood Marketing Institute***

Alaska's seafood processors are experiencing unprecedented impacts to seafood markets due to increased production costs (inflation, interest rates, labor wages), reduced consumer demand post-pandemic, unfair trade policies, and geopolitical events. Global events have resulted in a weak Russian currency and dumping of Russian seafood, collapsing seafood markets, and built-up inventories which have led to the decline of ex vessel and first wholesale prices for all Alaska seafood, including salmon, pollock, cod, and sablefish. PWS fishermen and processors depend on strong markets to purchase annual production and provide for a stable business environment.

#### ***Mariculture***

The City of Valdez is heavily invested in ensuring that the mariculture industry thrives in Prince William Sound and applauds legislative, regulatory and budgetary efforts on mariculture development at the state and federal levels. We encourage the legislature, the governor and the Alaska Department of Fish and Game to continue supporting this emerging industry.

### **Adequately Fund and Staff Essential State Services**

The City of Valdez continues to urge the State of Alaska to maintain funding for essential services. Cuts to many services create a significant burden for the Valdez community and minimal savings for the State of Alaska.

#### ***Alaska Court System and Department of Law:***



## **2024 COV Federal Legislative Priorities**

The Valdez Police Department has noted significant delays in prosecution of criminal charges by the state and a lack of resources for conducting local trials.

- Maintain state funding for criminal prosecutions.
- Address staffing shortages causing delays in prosecutions.
- Ensure adequate staffing of the Valdez Courthouse to allow for regular local trials.

### ***Department of Transportation and Public Facilities:***

The Richardson Highway and Alaska Marine Highway are lifelines for our community and there are various other state-owned roads, bridges and facilities in Valdez that require upkeep and attention.

- Maintain adequate snow removal in and around Valdez - including Thompson Pass and the Richardson Highway.
- Maintain and replace existing state roads and infrastructure as needed.
- Improve regular ferry service and prioritize upkeep of the Marine Highway terminal in Valdez.

### ***Department of Natural Resources, Division of Parks and Outdoor Recreation:***

Thousands of acres of State Park Lands surround Valdez and a lack of state support in managing these areas has caused a cost-shift to the City of Valdez.

- Reinstate a full-time Park Ranger Position to deal with maintenance and public safety issues in our state parks.

### ***Department of Environmental Conservation, Division of Spill Prevention and Response:***

SPAR staff and resources play a key role in ensuring that oil is safely moved through Port Valdez and in making sure that there are resources available in the event of a major oil spill event.

- Support HB 244 increasing the Refined Fuel Surcharge to ensure future funding of oil spill response program.
- Maintain SPAR staff positions in Valdez.

### ***Department of Administration, Division of Motor Vehicles:***

Maintain full staffing of the local DMV office which allows Valdezians to conduct business without having to travel more than 100 miles.

### ***Department of Family and Community Services, Office of Children's Services:***

Maintain a local OCS services in Valdez to help ensure the safety of our community's most vulnerable children.

### ***Department of Public Safety, Wildlife Troopers:***

Maintaining the Valdez post for an Alaska Wildlife Trooper is vital to the fishing community of Valdez and Prince William Sound. The presence of a Wildlife Trooper ensures an orderly fishery and maintains established boundaries for resource protection and marine traffic.

### ***University of Alaska, Prince William Sound College:***

PWSC is a hub for training and education in our community. The City of Valdez encourages the continued support of Technical and Vocational Education programs at PWSC that support local industries of Oil and Gas, Mariculture, Healthcare and Outdoor Recreation.

### **State Grant Programs**

The City of Valdez recognizes the importance of maintaining funding for various state-administered grant programs that provide essential funding to local governments and community organizations. The following programs are particularly impactful for our community:

### ***Regional and Community Jail Funding (DOC):***

Annually, the state provides essential monetary support to offset the cost of community jail operations. Valdez is one of 15 communities that contract with the state to operate jail facilities in lieu of the state taking on this public safety responsibility.



## 2024 COV Federal Legislative Priorities

### ***Alaska Community Transit Human Service Grant Program (DOT&PF):***

This grant program allows the Valdez Senior Center, a non-profit organization, to continue acting as the lead agency providing transit services to seniors and individuals experiencing disabilities. This program enables these vulnerable populations to participate in activities of daily life. The Valdez City Council passed Resolution #23-54 supporting the senior center's 2024 application for this grant.

### ***Community Based Primary Prevention Program Grants (CDVSA):***

This grant program supports activities to prevent domestic violence in our state. In Valdez, the local non-profit Advocates for Victims of Violence relies on this funding source to aid individuals facing family or intimate partner violence.

### ***Recreational Boating and Access Program (ADF&G):***

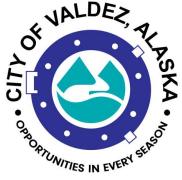
The City of Valdez is interested in pursuing funding through this program to improve the boat launch ramp at the Valdez Small Boat Harbor.

## **City of Valdez Capital Project Priorities**

- Hermon Hutchinson Elementary (HHES) Roof & Exterior Envelope Replacement – \$9,528,585
- Pavement & Utilities Rehabilitation Phase 4 - \$6,600,000
- Valdez Harbor Launch Ramp Replacement - \$4,250,000
- Public Safety Radio Network and Equipment Replacement - \$4,000,000

## **City of Valdez DOT&PF Capital Project Priorities**

- Richardson Highway Resurfacing & Safety Improvements (Airport Rd to Dayville)
- Mineral Creek Loop Road Resurfacing
- Mineral Creek Bridge (Bailey Bridge) Replacement
- Resurfacing and Lighting Improvements on Hazelet Ave.
- Upgrading and replacing culverts on Richardson Highway at the Robe River to ensure proper fish passage and reduce potential for flooding from existing flow restrictions



## Legislation Text

---

**File #:** 24-0112, **Version:** 1

---

**ITEM TITLE:**

Approval of Amendment #2 of the Annual Fire Prevention Systems Inspection Contract With Fierce Fire in the Amount of \$53,795.30

**SUBMITTED BY:** Nathan Duval, Assistant City Manager / Capital Facilities Director

**FISCAL NOTES:**

Expenditure Required: \$53,795.30

Unencumbered Balance: N/A

Funding Source: 001-4200-43400

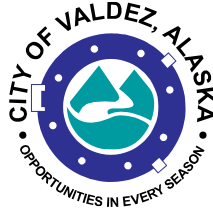
**RECOMMENDATION:**

Approve Amendment #2 of the annual fire prevention systems inspection contract with Fierce Fire in the amount of \$53,795.30

**SUMMARY STATEMENT:**

Amendment #2 is to extend the 2023 Fire Prevention Systems Inspection contract through December 31, 2024, which provides annual inspections of fire alarm panels, fire suppression systems, backflow preventers, fire extinguishers, and semi-annual cleaning and hood inspections.

The original term of the contract was for one year with the option of yearly renewal for two additional years. The 2024 extension is the first of these two optional renewals.



**City of Valdez  
Contract Amendment #2**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and FIERCE FIRE PROTECTION SERVICES, LLC (“Consultant”), is to the following AGREEMENT dated the \_\_\_\_ day of \_\_\_\_\_, 2024:

**Project: 2023 Fire Prevention Systems Inspections**

**Contract No.: 1993**

**Cost Code: 350-0310-55000.2014**

Consultant’s project manager under this agreement is Justin Bobka.

City’s project manager is Stanley Porritt.

**ARTICLE 1. Justification**

The above referenced AGREEMENT requires modification due to the following requirements or conditions: The term of the Contract shall be extended for an additional period of one (1) year for service through December 31, 2024. The city will evaluate the contract extension for 2025 at a later date.

**ARTICLE 2. Scope of Work - Period of Performance**

Scope of work and/or Period of Performance to the above referenced AGREEMENT shall be modified as specified in Appendix A and B, which is hereby incorporated by this reference.

**ARTICLE 3. Compensation**

Original amount of the AGREEMENT: \$68,799.30

Amount Changed by previously authorized Amendment: \$15,713.75

AGREEMENT Amount prior to this Amendment: \$84,513.05

Amount of this Amendment: \$53,795.30

New total AGREEMENT amount including this Amendment: \$138,308.35



**ARTICLE 4. Extent of Agreement:**

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AMENDMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this AMENDMENT.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

**FIERCE FIRE PROTECTION  
SERVICES, LLC**

**CITY OF VALDEZ, ALASKA  
APPROVED:**

\_\_\_\_\_  
**Name of Company Rep Authorized to Sign**

\_\_\_\_\_  
**Sharon Scheidt, Mayor**

**BY:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**ATTEST:**

**DATE:** \_\_\_\_\_

**FEDERAL ID #:** \_\_\_\_\_

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

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Company Secretary or Attest**

\_\_\_\_\_  
**John Douglas, City Manager**

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**RECOMMENDED:**

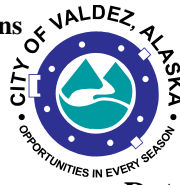
\_\_\_\_\_  
**Nathan Duval, Capital Facilities Director**

Agreement for Services

Project: 2023 Fire Prevention Systems Inspections

Contract No. 1993

Cost Code: 350-0310-55000.2014



Date: \_\_\_\_\_



**City of Valdez  
Agreement for Services**

THIS AGREEMENT between the CITY OF VALDEZ, ALASKA, ("City") and FIERCE FIRE PROTECTION SERVICES, LLC ("Contractor") is effective on the 19<sup>th</sup> day of December, 2022

All work under this agreement shall be referred to by the following:

**Project: 2023 Fire Prevention Systems Inspections  
Contract No.: 1993  
Cost Code: 001-4200-43400**

Contractor's project manager under this agreement is Justin Bobka.

Contractor's project manager may not be changed without the written consent of the City.

City's project manager is Stanley Porritt.

**ARTICLE 1. Scope of Work**

1.1 The scope of work to be performed hereunder is more completely described in Appendix A, which is incorporated herein by reference.

**ARTICLE 2. Compensation**

2.1 Compensation shall be paid in accordance with Appendix B which is incorporated herein by reference.

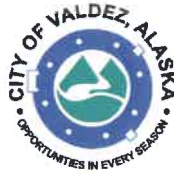
**ARTICLE 3. Period of Performance**

3.1 The Contractor agrees to commence work under this agreement only as authorized by and in accordance with written notice to proceed and to complete the work in accordance with the Scope of Work (Appendix A).

3.2 The period of performance under this agreement shall end and Contractor shall have completed all work under this agreement by December 31, 2023. This is a one-year contract with the option for a yearly renewal for up to two additional years.

Revised 07/2022

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



#### ARTICLE 4. Subcontractors

4.1 The Contractor shall be responsible for the performance of all services required under this agreement.

#### ARTICLE 5. Insurance

5.1 The following minimum limits of insurance coverage are required:

| <u>Type of Insurance</u>           | <u>Limits of Liability</u> |                  |
|------------------------------------|----------------------------|------------------|
|                                    | <u>Each Occurrence</u>     | <u>Aggregate</u> |
| Workers' Compensation              | Statutory                  | Statutory        |
| Employers' General                 | \$ 100,000                 | \$ 300,000       |
| Commercial General Liability*      | \$1,000,000                | \$2,000,000      |
| Comprehensive Automobile Liability | \$ 100,000                 | \$ 300,000       |

\*(including Broad Form Property Damage Coverage and Completed Operations Coverage)

#### ARTICLE 6. Appendices

6.1 The following appendices are attached to this agreement and incorporated herein:

| <u>Appendix</u> | <u>Title</u>          |
|-----------------|-----------------------|
| A               | Scope of Work         |
| B               | Basis of Compensation |
| C               | General Conditions    |

Agreement for Services  
Project: 2023 Fire Prevention Systems  
Inspections  
Contract No. 1993  
Cost Code: 001-4200-43400



IN WITNESS WHEREOF, the parties to this presence have executed this CONTRACT in two (2) counterparts, each of which shall be deemed an original, in the year and day first mentioned above.

**FIERCE FIRE PROTECTION  
SERVICES, LLC**

DocuSigned by:

*Justin Bobka*

61E171672A1E40C...

Authorized Signature

Justin Bobka

Printed name

Date: 12/14/2022 | 8:58 AM AKST

Title: Managing Member

FEDERAL ID #: 84-1903531

2671 W. Angela Dr.

Mailing Address

Wasilla, AK 99623

City, State, Zip Code

DocuSigned by:

*Athena Bell*

3078043D205C4E3...

Signature of Company Secretary or Attest

Date: 12/14/2022 | 10:27 AM PST

**CITY OF VALDEZ, ALASKA**

APPROVED:

DocuSigned by:

*Mark R Detter*

0AA305473DA4412...

Mark Detter, City Manager

Date: 12/16/2022 | 12:22 PM AKST

ATTEST:

*Sheri L. Pierce* DEPUTY FOR  
SHERI PIERCE

Sheri L. Pierce, MMC, City Clerk

Date: 12/17/22

RECOMMENDED:

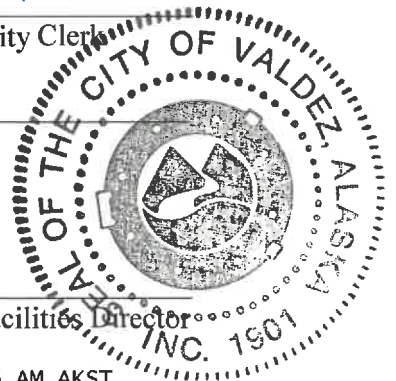
DocuSigned by:

*Nathan Duval*

F250023D98294C0...

Nathan Duval, Capital Facilities Director

Date: 12/14/2022 | 9:46 AM AKST



**APPROVED AS TO FORM:**

Brena, Bell & Walker, P.C.

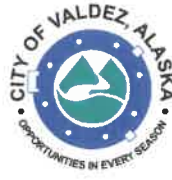
*Jon S. Wakeland*

Jon S. Wakeland

Date: 12/15/22



**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



## **Appendix A** **Scope of Work**

### **BASIC SERVICES**

#### **1. Fire Alarm Panel Inspections:**

- a. Inspect all fire alarm panels and certify that they meet all Code requirements. Note any problems or issues that need to be corrected.
- b. Certify (Tag) all panels with appropriate documentation as required by code. If deficiencies in panel operation are found, perform corrections if possible. If correction of the problem is not possible, notify the City staff of the need to have certified technicians hired to correct the problem. Corrections to Fire Alarm Systems above the normal inspection may be billed at the pre-agreed upon hourly rate. If repairs are not possible during the inspection trip, vendor will provide the City with a proposal for correcting the problem at a later date.
- c. Send an annual documentation report of panel certifications to the City within 30 days of inspection.

#### **2. Fire Suppression Systems Inspections:**

- a. Inspect all sprinkler systems for correct operation as per code.
- b. Maintain accurate records of bench mark inspections, including but not limited to: annual inspections, pressure gauge calibrations and or replacement, five-year interior pipe inspections, and ten-year dry sprinkler replacement. Notify the City of these additional benchmark services in the appropriate years.
- c. Correct any minor deficiencies found to suppression systems that can be accomplished during the inspection trip. Additional work to correct found deficiencies may be billed to City at hourly rates. If repairs are not possible during the inspection trip, vendor will provide the City with a proposal for correcting the problem at a later date.
- d. Tag sprinklers with annual inspection tag.
- e. Send an annual documentation and report of sprinkler certifications to the City within 30 days of inspection.

#### **3. Backflow Preventer Inspections:**

- a. Inspect all backflow preventers with required inspection and tag with annual inspection certification tag.
- b. Correct any problems with backflow preventer that can be corrected within the inspection visit. Additional work may be charged to the City at agreed rates. If

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



correction to backflow preventer is not possible during inspection trip, vendor will provide the City with a proposal for correcting the problem at a later date.

- c. Send an annual documentation and report of backflow preventers to the City within 30 days of inspection.

4. Annual Fire Extinguisher Inspections:

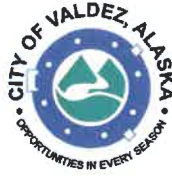
- a. Vendor will inspect all fire extinguishers on-site and verify all extinguishers meet all code requirements.
- b. Vendor will notify the City Maintenance of any defective extinguishers so the extinguisher can be replaced.
- c. The City will provide Vendor with an accurate list of all the fire extinguishers with accompanying serial number for tracking.
- d. Vendor will keep accurate records of annual inspections of existing fire extinguishers and shall notify the City when six year and hydro tests are due.
- e. In the event of the need for six-year inspections, it is expected that Vendor will perform the required emptying, refilling and recharging extinguishers at the building site and immediately replacing the extinguishers back into service with appropriate tags.
- f. When hydro testing is required, the vendor shall notify the City of Valdez in advance so a process of replacement can be negotiated in a way that the City of Valdez can maintain the required number of functioning fire extinguishers in every building.
- g. Any fire extinguishers that are unavailable to be inspected during the scheduled visit can be an extra charge to the city to re-inspect.
- h. Send an annual extinguisher report to the City within 30 days of inspection.

5. Semi-Annual /Annual Hood Inspections:

- a. Inspect and clean kitchen hoods twice a year and tag as per code.
- b. Inspect hood fire suppression system as per code and tag.
- c. Keep records of pressure vessel inspections and replace or recharge as needed.
- d. If deficiencies are found, Vendor should try to correct during inspection visit at regular hourly rate. If correction is not possible on inspection trip, Vendor will provide a proposal for a return trip to complete necessary work.
- e. Send inspection reports to the City within 30 days of inspection.

The scope of work is more specifically described in the attached proposal dated November 29, 2022 which is incorporated herein by reference. Where any provisions of the attached proposal conflict with the provisions of the General Conditions under Appendix C, the latter shall govern this agreement.

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**

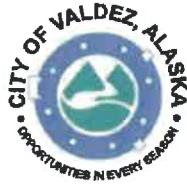


## **Appendix B**

### **Basis of Compensation**

On completion of work and submission of invoices, the City shall pay to Contractor the compensation as follows:

Payment shall be made based on the proposed fee and shall not exceed \$68,799.30 per the attached proposal dated November 29, 2022, without prior authorization by the City as required in Section V of the General Conditions (Appendix C).



---

**City of Valdez  
REQUEST FOR QUOTES**

**Project Name: 2023 Fire Prevention System Inspections  
Contract No.: TBD  
Cost Code: 001-4200-43400**

---

September 22, 2022

Dear Contractor:

This project includes, but is not necessarily limited to:

1. Fire Alarm Panel Inspections:

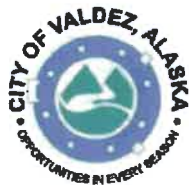
- a. Inspect all fire alarm panels and certify that they are in good functioning order. Note any problems or issues that need to be corrected.
- b. Certify (Tag) all panels with appropriate documentation as required by code. If deficiencies in panel operation are found, perform corrections if possible. If correction of the problem is not possible, notify the City staff of the need to have certified technicians hired to correct the problem. Any problem to a panel that needs to be corrected may be billed as an extra charge to the City at pre-agreed hourly rate. If repairs are not possible during the inspection trip, vendor will provide the City with a proposal for correcting the problem at a later date.
- c. Send an annual documentation report of panel certifications to the City within 30 days of inspection.

2. Fire Suppression Systems Inspections:

- a. Inspect all sprinkler systems for correct operation as per code.
- b. Maintain accurate records of bench mark inspections, including but not limited to: annual inspections, pressure gauge calibrations and or replacement, five-year interior pipe inspections, and ten-year dry sprinkler replacement. Notify the City of these additional benchmark services in the appropriate years.
- c. Correct any minor deficiencies found to suppression systems that can be accomplished during the inspection trip. Additional work to correct found deficiencies may be billed to City at hourly rates. If repairs are not possible during the inspection trip, vendor will provide the City with a proposal for correcting the problem at a later date.
- d. Tag sprinklers with annual inspection tag.
- e. Send an annual documentation and report of sprinkler certifications to the City within 30 days of inspection.

3. Backflow Preventer Inspections:

- a. Inspect all backflow preventers with required inspection and tag with annual inspection certification tag.



- b. Correct any problems with backflow preventer that can be corrected within the inspection visit. Additional work may be charged to the City at agreed rates. If correction to backflow preventer is not possible during inspection trip, vendor will provide the City with a proposal for correcting the problem at a later date.
- c. Send an annual documentation and report of backflow preventers to the City within 30 days of inspection.

4. Annual Fire Extinguisher Inspections:

- a. Vendor will inspect all fire extinguishers on-site and verify all extinguishers meet all code requirements.
- b. Vendor will notify the City Maintenance of any defective extinguishers so the extinguisher can be replaced.
- c. The City will provide Vendor with an accurate list of all the fire extinguishers with accompanying serial number for tracking.
- d. Vendor will keep accurate records of annual inspections of existing fire extinguishers and shall notify the City when six year and hydro tests are due.
- e. In the event of the need for six-year inspections, it is expected that Vendor will perform the required emptying, refilling and recharging extinguishers at the building site and immediately replacing the extinguishers back into service with appropriate tags.
- f. When hydro testing is required, the vendor shall notify the City of Valdez in advance so a process of replacement can be negotiated in a way that the City of Valdez can maintain the required number of functioning fire extinguishers in every building.
- g. Any fire extinguishers that are unavailable to be inspected during the scheduled visit can be an extra charge to the city to re-inspect.
- h. Send an annual extinguisher report to the City within 30 days of inspection.

5. Semi-Annual /Annual Hood Inspections:

- a. Inspect and clean kitchen hoods twice a year and tag as per code.
- b. Inspect hood fire suppression system as per code and tag.
- c. Keep records of pressure vessel inspections and replace or recharge as needed.
- d. If deficiencies are found, Vendor should try to correct during inspection visit at regular hourly rate. If correction is not possible on inspection trip, Vendor will provide a proposal for a return trip to complete necessary work.
- e. Send inspection reports to the City within 30 days of inspection.

**A contractor or vendor may bid one or more bid schedules but must provide a price for the entirety of the selected bid schedule. The City reserves the right to divide or award schedules as it determines is in the best interest of the City.**

**This is a three-year contract with the option for a yearly renewal for up to two additional years.**

A copy of the quote schedule is attached for your use in submitting quotes. Quotes will be accepted until 2:00 pm local time on November 30, 2022 at the office of the Building Maintenance Supervisor, 555 W. Egan Street, PO Box 307, Valdez, Alaska 99686. Quotes will be accepted via email, fax, mail, or in person. Fax number: 907-835-5510. The City's Project Manager is Stanley Porritt; [sporritt@valdezak.gov](mailto:sporritt@valdezak.gov).



All bidders should visit the site and view existing conditions before submitting quotes.

The following items must be included within your quote:

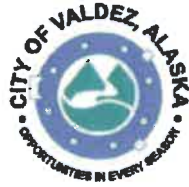
1. Copy of current Alaska Contractor License.
2. Copy of current Alaska Business License.
3. Copy of current City of Valdez Business License.
4. Proof of Insurance

The City reserves the right to waive any irregularities or informalities in a quote, to reject any and all quotes without cause, and to re-solicit for quotes.

All mobilization and demobilization unit prices should include all necessary travel, lodging, per diem and other unspecified labor and material costs associated with fulfilling the scope of the quoted bid schedule.

The current minimum prevailing wage rates as published by the Alaska Department of Labor must be paid if required by law. The requirement of the Alaska Employment Preference Act (AS 36.10) must be met in performing the work of this Quote. Certified payrolls must be submitted to the Alaska Department of Labor.

If you have any further questions or comments, please do not hesitate to contact the assigned project manager.



**City of Valdez  
Addendum Acknowledgement**

**Project: 2023 Fire Prevention System Inspections  
Contract No.:**


The bidder acknowledges receipt of the following addenda and certifies that their contents have been considered in the preparation of this Bid. If there are no addendums please state NONE above your name.

|                 |          |       |                  |          |           |
|-----------------|----------|-------|------------------|----------|-----------|
| Addendum Number | <u>1</u> | Dated | <u>9-27-2022</u> | Initials | <u>JB</u> |
| Addendum Number | <u>2</u> | Dated | <u>11-9-2022</u> | Initials | <u>JB</u> |
| Addendum Number | _____    | Dated | _____            | Initials | _____     |
| Addendum Number | _____    | Dated | _____            | Initials | _____     |
| Addendum Number | _____    | Dated | _____            | Initials | _____     |
| Addendum Number | _____    | Dated | _____            | Initials | _____     |
| Addendum Number | _____    | Dated | _____            | Initials | _____     |
| Addendum Number | _____    | Dated | _____            | Initials | _____     |
| Addendum Number | _____    | Dated | _____            | Initials | _____     |

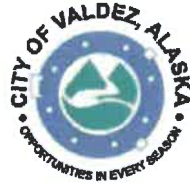
Fierce Fire Protection Services, LLC  
Company Name

Justin Bobka  
Authorizing Name

11/29/2022  
Date

Managing Memeber  
Title  
  
Signature





**City of Valdez**  
**Project: 2023 Fire Prevention Systems Inspections**  
**Contract No.: TBD**

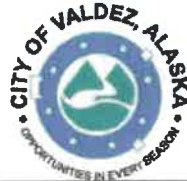
**I. Fire Alarm Panel Inspections**

| <u>Item No.</u> | <u>Item Description</u>  | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Total Item Price</u> |
|-----------------|--|-----------------|-------------|-------------------|-------------------------|
| 1               | SIEMANS FS-250<br>Airport<br>304 Airport Rd<br>Valdez, AK 99686                | 1               | EACH        | \$1138.50         | \$1138.50               |
| 2               | EST FS-302<br>Animal Shelter<br>276 East Egan<br>Valdez, AK 99686              | 1               | EACH        | \$310.50          | \$310.50                |
| 3               | Fire Shield FS-502<br>Baler Facility<br>500 S. Sawmill Rd.<br>Valdez, AK 99686 | 1               | EACH        | \$155.25          | \$155.25                |
| 4               | SIMPLEX 4008<br>Building Maintenance<br>555 West Egan<br>Valdez, AK 99686      | 1               | EACH        | \$362.25          | \$362.25                |
| 5               | EST i064<br>City Hall<br>212 Chenega Ave<br>Valdez, AK 99686                   | 1               | EACH        | \$414.00          | \$414.00                |
| 6               | Siemens Desigo<br>Modular Civic Center.<br>314 Clifton Dr<br>Valdez, AK 99686  | 1               | EACH        | \$258.75          | \$258.75                |
| 7               | NOTIFIER SFP-5UD<br>Council Chambers<br>312 Chenega Ave<br>Valdez, AK 99686    | 1               | EACH        | \$207.00          | \$207.00                |
| 8               | NOTIFIER 640<br>Hospital<br>PVMC 911 Meals Ave<br>Valdez, AK 99686             | 1               | EACH        | \$1242.00         | \$1242.00               |





| <u>Item No.</u> | <u>Item Description</u>   | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Total Item Price</u> |
|-----------------|---|-----------------|-------------|-------------------|-------------------------|
| 9               | SIEMANS FS-250<br>Library<br>212 Fairbanks Street<br>Valdez, AK 99686                     | 1               | EACH        | \$517.50          | \$517.50                |
| 10              | SIMPLEX 4002 Medical<br>Clinic<br>1001 Meals Ave.<br>Valdez, AK 99686                     | 1               | EACH        | \$155.25          | \$155.25                |
| 11              | SIEMANS SF-250<br>Museum<br>217 Egan St.<br>Valdez, AK 99686                              | 1               | EACH        | \$414.00          | \$414.00                |
| 12              | GAMEWELL<br>Museum Annex<br>460 Ferry Way<br>Valdez, AK 99686                             | 1               | EACH        | \$155.25          | \$155.25                |
| 13              | GE FS-1004<br>Recreation Center<br>414 Hanagita St.<br>Valdez, AK 99686                   | 1               | EACH        | \$258.75          | \$258.75                |
| 14              | EST i064<br>Senior Center<br>1300 Hanagita Place<br>Valdez, AK 99686                      | 1               | EACH        | \$828.00          | \$828.00                |
| 15              | Kidde Fireworx<br>Bilge Water Treatment<br>Facility, New Harbor<br>Valdez, AK 99686       | 1               | EACH        | \$155.25          | \$155.25                |
| 16              | EST3<br>Herman Hutchens<br>Elementary School<br>1009 West Klutina St.<br>Valdez, AK 99686 | 1               | EACH        | \$517.00          | \$517.00                |
| 17              | EST3<br>Gilson Middle School<br>357 Robe River Dr.<br>Valdez, AK 99686                    | 1               | EACH        | \$362.25          | \$362.25                |
| 18              | EST3<br>Valdez High School<br>319 Robe River Dr.<br>Valdez, AK 99686                      | 1               | EACH        | \$828.00          | \$828.00                |



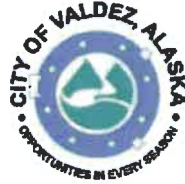
| <u>Item No.</u> | <u>Item Description</u>   | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Total Item Price</u> |
|-----------------|---|-----------------|-------------|-------------------|-------------------------|
| 19              | EST3<br>School District Office<br>1112 West Klutina St.<br>Valdez, AK 99686 | 1               | EACH        | \$155.25          | \$155.25                |
| 20              | SIMPLEX 4008<br>School Bus Barn<br>613 W. Egan St.<br>Valdez, AK 99686      | 1               | EACH        | \$155.25          | \$155.25                |
| 21              | NOTIFIER<br>New Fire Station<br>407 West Pioneer<br>Valdez, AK 99686        | 1               | EACH        | \$258.75          | \$258.75                |
| 22              | Mobilization/<br>Demobilization   |                 |             |                   | \$3028.00               |
|                 | <b>Total Fire Alarm Panel<br/>Inspections Cost</b>                          |                 |             |                   | <b>\$11,876.75✓</b>     |

**II. Fire Suppression System Inspections (Replaces pages 8 – 9)**

| <u>Item No.</u> | <u>Item Description</u>                                       | <u>Quantity</u>                | <u>Interior Pipe Inspection 2023</u> | <u>Three-Year Dry Valve Inspection 2024</u> | <u>Normal Annual Inspection</u> |
|-----------------|---|--------------------------------|--------------------------------------|---|---------------------------------|
| 1               | Baler Facility<br>500 S. Sawmill Rd.<br>Valdez, AK 99686      | 1-Wet System                   | \$696.00                             | -----                                       | \$232.00                        |
| 2               | City Hall<br>212 Chenega Ave<br>Valdez, AK 99686              | 1-Wet System                   | \$696.00                             | -----                                       | \$232.00                        |
| 3               | Civic Center<br>314 Clifton Dr.<br>Valdez, AK 99686           | 1-Wet System<br>3 - Dry System | \$3132.00                            | \$1305.00                                   | \$1044.00                       |
| 4               | Hospital: PVMC<br>911 Meals Ave<br>Valdez, AK 99686           | 2- Wet System 1-<br>Dry System | \$1914.00                            | \$435.00                                    | \$638.00                        |
| 5               | Library<br>212 Fairbanks Street<br>Valdez, AK 99686           | 1-Wet System                   | \$696.00                             | -----                                       | \$232.00                        |
| 6               | Medical Clinic<br>1001 Meals Ave.<br>Valdez, AK 99686         | 1-Wet System                   | \$696.00                             | -----                                       | \$232.00                        |
| 7               | New Fire Station<br>407 West Pioneer<br>Valdez, AK 99686      | 1-Wet System                   | \$696.00                             | -----                                       | \$232.00                        |
| 8               | Museum<br>217 Egan Street<br>Valdez, AK 99686                 | 1-Wet System                   | \$696.00                             | -----                                       | \$232.00                        |
| 9               | Museum Annex<br>460 Ferry Way<br>Valdez, AK 99686             | 3-Dry Systems                  | \$2610.00                            | \$1305.00                                   | \$870.00                        |
| 10              | Senior Center<br>1300 Hanagita St.<br>Valdez, AK 99686        | 1-Wet System<br>1-Dry System   | \$1392.00                            | \$435.00                                    | \$464.00                        |
| 11              | Recreation Center<br>414 Hanagita St.<br>Valdez, AK 99686     | 1-Wet System<br>1-Dry System   | \$1392.00                            | \$435.00                                    | \$464.00                        |
| 12              | HH Elementary School<br>1009 West Klutina<br>Valdez, AK 99686 | 1-Wet System                   | \$696.00                             | -----                                       | \$232.00                        |

| <u>Item No.</u> | <u>Item Description</u>  | <u>Quantity</u> | <u>Interior Pipe Inspection 2023</u> | <u>Three-Year Dry Valve Inspection 2024</u> | <u>Normal Annual Inspection</u> |
|-----------------|--|-----------------|--------------------------------------|---|---------------------------------|
| 13              | GMS Middle School<br>357 Robe River Dr,<br>Valdez, AK 99686                  | 1-Wet System    | \$696.00                             | -----                                       | \$232.00                        |
| 14              | Valdez High School<br>319 Robe River Dr.<br>Valdez, AK 99686                 | 1-Wet System    | \$696.00                             | -----                                       | \$232.00                        |
| 15              | Bilge Water Treatment Facility<br>196 South Harbor Drive<br>Valdez, AK 99686 | 1-Wet System    | \$696.00                             | -----                                       | \$232.00                        |
| 16              | Valdez Middle School<br>Annex Building - Generator<br>Valdez, AK 99686       | Special Hazard  | \$835.20                             | -----                                       | \$278.40                        |
| 17              | HH Elementary School Generator<br>1009 West Klutina<br>Valdez, AK 99686      | Special Hazard  | \$835.20                             | -----                                       | \$278.40                        |
| 18              | Mobilization/<br>Demobilization  |                 | \$3179.40                            | \$3330.80                                   | \$3028.00                       |
|                 | <b>Total Fire Suppression System Inspections Cost</b>                        |                 | <b>\$22,249.80✓</b>                  | <b>\$7244.80</b>                            | <b>\$9384.80✓</b>               |

7,245.80✓

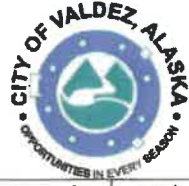


### III. Backflow Preventer Inspections

| <u>Item No.</u> | <u>Location</u>  | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Total Item Price</u> |
|-----------------|--|-----------------|-------------|-------------------|-------------------------|
| 1               | Baler Facility<br>500 S. Sawmill Rd.<br>Valdez, AK 99686                 | 2               | EACH        | \$58.21           | \$116.42                |
| 2               | MKG Medical Clinic<br>1001 Meals Ave.<br>Valdez, AK 99686                | 1               | EACH        | \$87.32           | \$87.32                 |
| 3               | Museum<br>217 Egan St.<br>Valdez, AK 99686                               | 2               | EACH        | \$58.21           | \$116.42                |
| 4               | Museum Annex<br>460 Ferry Way<br>Valdez, AK 99686                        | 1               | EACH        | \$87.32           | \$87.32                 |
| 5               | Senior Center<br>1300 Hanagita Place<br>Valdez, AK 99686                 | 1               | EACH        | \$87.32           | \$87.32                 |
| 6               | Valdez High School<br>319 Robe River Dr.<br>Valdez, AK 99686             | 1               | EACH        | \$87.32           | \$87.32                 |
| 7               | Gilson Middle School<br>357 Robe River Dr.<br>Valdez, AK 99686           | 3               | EACH        | \$58.21           | \$174.63                |
| 8               | PVMC Hospital<br>911 Meals Ave<br>Valdez, AK 99686                       | 9               | EACH        | \$58.21           | \$523.89                |
| 9               | Small Boats Harbor/New Harbor<br>300 N. Harbor Drive<br>Valdez, AK 99686 | 12              | EACH        | \$58.21           | \$698.52                |
| 10              | Kelsey Dock Facility<br>Hazelet Ave.<br>Valdez, AK 99686                 | 2               | EACH        | \$58.21           | \$116.42                |
| 11              | Valdez Container Terminal<br>Mineral Creek Loop Road<br>Valdez, AK 99686 | 5               | EACH        | \$58.21           | \$291.05                |

**IV. Annual Fire Extinguisher Inspections: All extinguishers are 10-lb Dry Chemical ABC extinguishers, unless noted. (Replaces pages 12 – 15)**

| <u>Item No.</u> | <u>Location and Description</u>   | <u>Quantity</u> | <u>Annual Inspection</u> |
|-----------------|---|-----------------|--------------------------|
| 1               | Airport<br>304 Airport Rd<br>Valdez, AK 99686   | 27              | \$300.00                 |
| 2               | Animal Shelter<br>276 East Egan<br>Valdez, AK 99686   | 2               | \$50.00                  |
| 3               | Animal Shelter<br>276 East Egan<br>Valdez, AK 99686<br><b>20 lb Dry Chemical</b>  | 1               | \$40.00                  |
| 4               | Baler Facility<br>500 S. Sawmill Rd.<br>Valdez, AK 99686  | 7               | \$100.00                 |
| 5               | Building Maintenance Shop<br>555 West Egan<br>Valdez, AK 99686  | 8               | \$110.00                 |
| 6               | Building Maintenance Shop<br>555 West Egan<br>Valdez, AK 99686<br><b>20 lb Dry Chemical ABC</b>                           | 1               | \$40.00                  |
| 7               | City Hall, Police Department, and<br>City Storage<br>212 Chenega Ave<br>Valdez, AK 99686                                  | 15              | \$180.00                 |
| 8               | City Hall, Police Department, and<br>City Storage<br>212 Chenega Ave<br>Valdez, AK 99686<br><b>20-lb Dry Chemical ABC</b> | 4               | \$70.00                  |
| 9               | Civic Center<br>314 Clifton Dr<br>Valdez, AK 99686  | 27              | \$300.00                 |
| 10              | Civic Center<br>314 Clifton Dr<br>Valdez, AK 99686<br><b>20-lb Dry Chemical</b>   | 1               | \$40.00                  |
| 11              | Civic Center<br>314 Clifton Dr<br>Valdez, AK 99686<br><b>24-lb Wet Chemical</b>   | 1               | \$40.00                  |



| <u>Item No.</u> | <u>Location</u>  | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Total Item Price</u> |
|-----------------|--|-----------------|-------------|-------------------|-------------------------|
| 12              | New Fire Station<br>407 West Pioneer<br>Valdez, AK 99686 | 1               | EACH        | \$87.32           | \$87.32                 |
| 13              | Mobilization/<br>Demobilization                          |                 |             |                   | \$3028.00               |
|                 | <b>Total Backflow Preventer<br/>Inspections Cost</b>     |                 |             |                   | <b>\$5501.95 ✓</b>      |

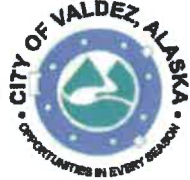
| <u>Item No.</u> | <u>Location and Description</u>  | <u>Quantity</u> | <u>Annual Inspection</u> |
|-----------------|--|-----------------|--------------------------|
| 12              | Council Chambers<br>312 Chenega Ave<br>Valdez, AK 99686                              | 4               | \$70.00                  |
| 13              | Goldfields Softball Complex<br>Mile 1.5 Richardson Hwy<br>Valdez, AK 99686           | 2               | \$50.00                  |
| 14              | Hospital<br>PVMC 911 Meals Ave<br>Valdez, AK 99686                                   | 12              | \$150.00                 |
| 15              | Hospital<br>PVMC 911 Meals Ave<br>Valdez, AK 99686<br><b>5-lb Dry Chemical ABC</b>   | 20              | \$230.00                 |
| 16              | Library<br>212 Fairbanks St<br>Valdez, AK 99686                                      | 7               | 100.00                   |
| 17              | Library<br>212 Fairbanks St<br>Valdez, AK 99686<br><b>20-lb Dry Chemical</b>         | 1               | \$40.00                  |
| 18              | Medical Clinic<br>1001 Meals Ave<br>Valdez, AK 99686                                 | 5               | \$80.00                  |
| 19              | Museum<br>217 Egan St.<br>Valdez, AK 99686   | 7               | \$100.00                 |
| 20              | Museum Annex/Old Shop<br>460 Ferry Way<br>Valdez, AK 99686                           | 8               | \$110.00                 |
| 21              | Senior Center<br>1300 Hanagita Place<br>Valdez, AK 99686                             | 13              | \$160.00                 |
| 22              | Senior Center<br>1300 Hanagita Place<br>Valdez, AK 99686<br><b>5-lb Dry Chemical</b> | 15              | \$180.00                 |
| 23              | Recreation Center<br>414 Hanagita St.<br>Valdez, AK 99686                            | 6               | \$90.00                  |



| <u>Item No.</u> | <u>Location and Description</u>  | <u>Quantity</u> | <u>Annual Inspection</u> |
|-----------------|--|-----------------|--------------------------|
| 24              | Recreation Center<br>414 Hanagita St.<br>Valdez, AK 99686<br><b>5-lb Dry Chemical ABC</b>            | 1               | \$40.00                  |
| 25              | Herman Hutchens Elem. School<br>1009 West Klutina St.<br>Valdez, AK 99686                            | 14              | \$170.00                 |
| 26              | Gilson Middle School<br>357 Robe River Dr.<br>Valdez, AK 99686                                       | 21              | \$240.00                 |
| 27              | Valdez High School<br>319 Robe River Dr.<br>Valdez, AK 99686   | 47              | \$500.00                 |
| 28              | School District Office<br>1112 West Klutina St.<br>Valdez, AK 99686                                  | 2               | \$50.00                  |
| 29              | School Bus Barn<br>613 West Egan St.<br>Valdez, AK 99686   | 4               | \$70.00                  |
| 30              | Sewer Treatment Plant<br>Well Houses and Lift Stations<br>Valdez, AK 99686                           | 16              | \$190.00                 |
| 31              | Vehicle Maintenance Facility (City Shop)<br>602 West Egan<br>Valdez, AK 99686                        | 9               | \$120.00                 |
| 32              | Valdez Container Terminal<br>Mineral Creek Loop Road<br>Valdez, AK 99686                             | 12              | \$150.00                 |
| 33              | Valdez Container Terminal<br>Mineral Creek Loop Road<br>Valdez, AK 99686<br><b>8-lb Dry Chemical</b> | 1               | \$40.00                  |
| 34              | Small Boat Harbor<br>300 N. Harbor Drive<br>Valdez, AK 99686   | 50              | \$530.00                 |
| 35              | Small Boat Harbor<br>300 N. Harbor Drive<br>Valdez, AK 99686<br><b>2.5-lb Dry Chemical</b>           | 2               | \$50.00                  |

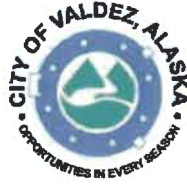
| <u>Item No.</u> | <u>Location and Description</u>  | <u>Quantity</u> | <u>Annual Inspection</u> |
|-----------------|--|-----------------|--------------------------|
| 36              | Small Boat Harbor<br>300 N. Harbor Drive<br>Valdez, AK 99686<br><b>20-lb Dry Chemical</b>  | 8               | \$110.00                 |
| 37              | New Boat Harbor<br>196 South Harbor Drive<br>Valdez, AK 99686                              | 8               | \$110.00                 |
| 38              | New Boat Harbor<br>196 South Harbor Drive<br>Valdez, AK 99686<br><b>20-lb Dry Chemical</b> | 27              | \$300.00                 |
| 39              | Kelsey Municipal Dock<br>Hazelet Ave.<br>Valdez, AK 99686                                  | 7               | \$100.00                 |
| 40              | Kelsey Municipal Dock<br>Hazelet Ave.<br>Valdez, AK 99686<br><b>20-lb Dry Chemical</b>     | 2               | \$50.00                  |
| 41              | Fire Stations<br>407 West Pioneer<br>Valdez, AK 99686                                      | 9               | 120.00                   |
| 42              | Mobilization/<br>Demobilization  |                 | \$3028.00                |
|                 | <b>Total Annual Fire Extinguisher<br/>Inspections Cost</b>                                 |                 | <b>\$8598.00✓</b>        |

**End of Addendum**



### V. Annual Hood Inspections

| <u>Item No.</u> | <u>Location</u>  | <u>Description</u>                          | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Total Item Price</u> |
|-----------------|--|---|-----------------|-------------|-------------------|-------------------------|
| 1               | Civic Center<br>314 Clifton Dr<br>Valdez, AK 99686             | Kitchen Hood & Duct<br>Cleaning             | 1               | EACH        | \$600.00          | \$600.00                |
| 2               | Civic Center<br>314 Clifton Dr<br>Valdez, AK 99686             | ANSIL Fire Suppression<br>system Inspection | 1               | EACH        | \$420.00          | \$420.00                |
| 3               | PVMC Hospital<br>911 Meals Ave<br>Valdez, AK 99686             | Kitchen Hood & Duct<br>Cleaning             | 2               | EACH        | \$600.00          | \$1200.00               |
| 4               | PVMC Hospital<br>911 Meals Ave<br>Valdez, AK 99686             | ANSIL Fire Suppression<br>system Inspection | 1               | EACH        | \$840.00          | \$840.00                |
| 5               | Senior Center<br>1300 Hanagita Place<br>Valdez, AK 99686       | Kitchen Hood & Duct<br>Cleaning             | 1               | EACH        | \$600.00          | \$600.00                |
| 6               | Senior Center<br>1300 Hanagita Place<br>Valdez, AK 99686       | ANSIL Fire Suppression<br>system Inspection | 1               | EACH        | \$420.00          | \$420.00                |
| 7               | Elementary School<br>1009 West Klutina<br>Valdez, AK 99686     | Kitchen Hood & Duct<br>Cleaning             | 1               | EACH        | \$600.00          | \$600.00                |
| 8               | Elementary School<br>1009 West Klutina<br>Valdez, AK 99686     | ANSIL Fire Suppression<br>system Inspection | 1               | EACH        | \$420.00          | \$420.00                |
| 9               | Gilson Middle School<br>357 Robe River Dr,<br>Valdez, AK 99686 | Kitchen Hood & Duct<br>Cleaning             | 1               | EACH        | \$600.00          | \$600.00                |
| 10              | Gilson Middle School<br>357 Robe River Dr,<br>Valdez, AK 99686 | ANSIL Fire Suppression<br>system Inspection | 1               | EACH        | \$420.00          | \$420.00                |
| 11              | Valdez High School<br>319 Robe River Dr.<br>Valdez, AK 99686   | Kitchen Hood & Duct<br>Cleaning             | 1               | EACH        | \$600.00          | \$600.00                |
| 12              | Valdez High School<br>319 Robe River Dr.<br>Valdez, AK 99686   | ANSIL Fire Suppression<br>system Inspection | 1               | EACH        | \$420.00          | \$420.00                |



**City of Valdez**  
**Project: 2023 Fire Prevention Systems Inspection**  
**Contract No.: TBD**

Total Base Quote Amount:

46,549 dollars 50 cents

(\$ 46,549.50 )

I, Justin Bobka, hereinafter called Quoter, an individual doing business as Managing Member of Fierce Fire Protection Services, LLC, (strike out inapplicable words:) ~~a partnership, a corporation~~ ~~incorporated in the State of Alaska, a joint venture~~, hereby submits this quote and agrees: to hold this quote open for forty five (45) days, to accept the provisions of the Request for Quotes, to accomplish the work in accordance with the plans and/or specifications, for the lump sum and unit price amounts as set forth in this quote schedule.

Respectfully submitted this 29th day of November, 2022

QUOTER:

Fierce Fire Protection Services, LLC  
 Company Name

2671 W. Angela Dr.  
 Address

Wasilla, AK 99623  
 City, State, Zip Code

907-308-3155  
 Telephone Number

84-1903531  
 Federal I.D. or S.S.N.

Justin Bobka  
 Authorizing Name

Managing Memeber  
 Title

  
 Signature

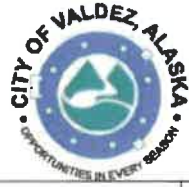
jbobka@fiercefirpro.com  
 Email Address

CORPORATE SEAL

ATTEST:

  
 Alexander Martinez (Nov 29, 2022 10:58 AKST)  
 Signature of Corporate Sec.

Alexander Martinez  
 Print Name



| <u>Item No.</u> | <u>Location</u>  | <u>Description</u>                          | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Total Item Price</u> |
|-----------------|--|---|-----------------|-------------|-------------------|-------------------------|
| 13              | New Fire Station<br>407 West Pioneer<br>Valdez, AK 99686 | Kitchen Hood & Duct<br>Cleaning             | 1               | EACH        | \$600.00          | \$600.00                |
| 14              | New Fire Station<br>407 West Pioneer<br>Valdez, AK 99686 | ANSIL Fire Suppression<br>System Inspection | 1               | EACH        | \$420.00          | \$420.00                |
| 15              | Mobilization/<br>Demobilization                          |   |                 |             |                   | \$3028.00               |
|                 | <b>Total Annual Hood<br/>Inspections Cost</b>            |   |                 |             |                   | <b>\$11,188.00✓</b>     |



THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806  
(907) 465-2550 • Email: [businesslicense@alaska.gov](mailto:businesslicense@alaska.gov)  
Website: [businesslicense.alaska.gov](http://businesslicense.alaska.gov)

**BUS**

FOR DIVISION USE ONLY

## Renew Business License

**Current Expiration Date:** 12/31/2022

**License Number:** 2087971

**Business Name:** FIERCE FIRE PROTECTION SERVICES LLC

### Line of Businesses

**Line of Business:** 23 - Construction

**NAICS Code:** 238990 - ALL OTHER SPECIALTY TRADE CONTRACTORS

**Professional License #:** 147880

**Line of Business:** 23 - Construction

**NAICS Code:** 238210 - ELECTRICAL CONTRACTORS AND OTHER WIRING  
INSTALLATION CONTRACTORS

**Professional License #:** 147880

### Addresses

**Mailing Address:** PO BOX 879420, Wasilla, AK 99687

**Physical Address:** 2671 W Angela Dr, Wasilla, AK 99654

### Phone

**Phone Number:** 9073083155

### Owners

**Owner Name:** FIERCE FIRE PROTECTION SERVICES LLC

**Entity #:** 10106783

### Applicant Information

**Name:** Justin Bobka

**Title:** Co-Owner

FIERC-1

OP ID: TAD



# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
 11/27/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>Business Insurance Associates<br>3817 E Bogard Rd<br>Wasilla, AK 99654<br>Misty Murphy | 907-274-4142  | <b>CONTACT NAME:</b> Christopher Pobieglo<br><b>PHONE (A/C, No, Ext):</b> 907-274-4142<br><b>FAX (A/C, No):</b> 907-274-8721<br><b>E-MAIL ADDRESS:</b> chris@businessinsuranceassociates.com |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |
|---|---|--|-------------------------------|--------|----------------------------------|-------|---|-------|------------------------------------|-------|------------|--|------------|--|------------|--|
| <b>INSURED</b><br>Pierce Fire Protection Services LLC<br>2671 W Angela Dr<br>Wasilla, AK 99623            | <table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Kinsale Insurance Co.</td> <td>38920</td> </tr> <tr> <td>INSURER B: Alaska National Insurance Co</td> <td>38733</td> </tr> <tr> <td>INSURER C: Lexon Insurance Company</td> <td>13307</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table> |  | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Kinsale Insurance Co. | 38920 | INSURER B: Alaska National Insurance Co | 38733 | INSURER C: Lexon Insurance Company | 13307 | INSURER D: |  | INSURER E: |  | INSURER F: |  |
| INSURER(S) AFFORDING COVERAGE   | NAIC #  |  |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |
| INSURER A: Kinsale Insurance Co.  | 38920   |  |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |
| INSURER B: Alaska National Insurance Co   | 38733   |  |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |
| INSURER C: Lexon Insurance Company  | 13307   |  |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |
| INSURER D:  |   |  |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |
| INSURER E:  |   |  |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |
| INSURER F:  |   |  |                               |        |                                  |       |   |       |                                    |       |            |  |            |  |            |  |

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL SUBR (INSR, WVD) | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|-----------------------|---------------|-------------------------|-------------------------|--|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |                       | 0100086317-3  | 05/01/2022              | 05/01/2023              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000 |
|          | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY   |                       |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$  |
| A        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED RETENTION \$   |                       | 0100150406-0  | 05/11/2022              | 05/11/2023              | EACH OCCURRENCE \$ 1,000,000<br>AGGREGATE \$   |
| B        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in AK)<br>If yes, describe under DESCRIPTION OF OPERATIONS below   | Y/N<br>Y N/A          | 22E WW 75889  | 05/04/2022              | 05/04/2023              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                                 |
| C        | Contractor Bond  |                       | 9824588       | 05/01/2022              | 05/01/2023              | 10,000   |
| A        | Prof. Liability  |                       | 0100086317-3  | 05/01/2022              | 05/01/2023              | occurrence 1,000,000   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

[illegible]





Department of Commerce, Community, and Economic Development  
**CORPORATIONS, BUSINESS &  
PROFESSIONAL LICENSING**

[INFORMATION](#)[SEARCH LICENSE DATA](#)[DATA DOWNLOADS](#)[MY LICENSE](#)[State of Alaska / Commerce / Corporations, Business, and Professional Licensing / Search & Database Download / Professional Licenses / License Details](#)

## LICENSE DETAILS

This serves as primary source verification\* of the license.

**License #:** 147880

**Program:** Construction Contractors

**Type:** General Contractor Without Residential Contractor Endorsement

**Status:** Active

**DBA:** FIERCE FIRE PROTECTION SERVICES LLC

**Issue Date:** 06/17/2019

**Effective Date:** 09/13/2022

**Expiration Date:** 12/31/2022

**Mailing Address:** WASILLA, AK, UNITED STATES

\*Primary Source verification: License information provided by the Alaska Division of Corporations, Business and Professional Licensing, per AS 08 and 12 AAC.

## Owners

**Owner Name**

FIERCE FIRE PROTECTION SERVICES LLC

**Entity Number**

10106783

## Relationships

| Title                             | License/Entity # | Name         | License Status | Expiration Date |
|-----------------------------------|------------------|--------------|----------------|-----------------|
| Electrical Administrator Assignee | 158909           | Justin Bobka | Active         | 12/31/2023      |

## Designations

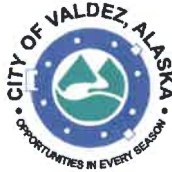
No Designations Found

## Agreements & Actions

No Agreements Or Actions

11/28/2022 12:06:23 PM (Alaskan Standard Time)

Agreement for Services  
Project: 2023 Fire Prevention Systems  
Inspections  
Contract No. 1993  
Cost Code: 001-4200-43400



## Appendix C General Conditions

### I. Definitions:

Basic Services: The identified work elements set forth in this Agreement for which the Contractor will receive prime compensation.

Change: An addition to, or reduction of, or other revision in the scope, complexity, character, or duration of the services or other provisions of this Agreement.

City's Project Manager: City's representative in charge of the project(s) and the Contractor's primary point of contact for notice(s) to proceed, invoices, correspondence and interface with the City.

Contractor's Project Manager: The Contractor's representative in charge of the project(s) who is directly responsible and engaged in performing the required services.

Extra Services: Any services or actions required of the Contractor above and beyond provisions of this Agreement.

Funding Agency(s): The agency(s) of the federal, state or municipal government which furnishes funds for the Contractor's compensation under this Agreement.

Optional Services: Identifiable and/or indeterminate work elements set forth in this Agreement, which are separate and distinct from those covered by the prime compensation, which the City has the option to authorize.

Prime Compensation: The dollar amount paid to the Contractor for basic services set forth in this Agreement. Prime compensation does not include payment for any optional or extra services.

Scope of Work: Basic and optional services required of the Contractor by provisions of this Agreement.

Subcontractor: Any person, firm, corporation, joint venture, partnership or other entity engaged through or by Contractor.

### II. Information and Services from Others:

Provisions of information, data, budget, standards, and other materials by the City does not warrant their accuracy or quality nor provide approval of omissions or oversights or of any non-compliance with applicable regulation.

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



The City may, at its election, or in response to a request from the Contractor, furnish information or services from other Contractors. If, in the Contractor's opinion, such information or services are inadequate, the Contractor must notify the City of the specific service or material deemed inadequate and the extent of the inadequacy prior to use in the performance of this Agreement. Unless so notified by the Contractor, the City may assume the information or services provided are adequate.

### III. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the City from and against any claim of, or damages, losses, expenses and liability (including but not limited to fees and charges of engineers, architects, attorneys, and other professionals, and court, mediation and/or arbitration costs) for negligent acts, errors, and omissions of the Contractor, Subcontractor, persons or organizations directly or indirectly employed or engaged by Contractor or Subcontractor under this Agreement. The Contractor is not required to indemnify, defend, or hold harmless the City for a claim of, or liability for the independent negligent acts, errors, and omissions of the City. If there is a claim of, or liability for a joint negligent act, error, or omission of the Contractor and the City, the indemnification, defense, and hold harmless obligation of this provision shall be apportioned on a comparative fault basis. In this provision, "Contractor" and "City" include the employees, agents, and contractors who are directly responsible, respectively, to each. In this provision, "independent negligent acts, errors, and omissions" means negligence other than in the City's selection, administration, monitoring, or controlling of the Contractor, or in approving or accepting the Contractor's work.

### IV. Payments:

The City shall pay to the Contractor the amount of any changes in the cost of insurance that- are attributable to the Scope of Work created by change orders.

Payments shall be made in accordance with Appendix B. Contractor shall submit progress invoices to City in duplicate showing the itemized services performed during the invoice period and the charges therefore.

All progress invoices shall be prepared as a percentage of the work is completed except contracts performed on "time and expenses" basis which invoiced amounts shall not exceed the actual charges to the invoice date.

Under no circumstances will City pay for charges in excess of any lump-sum or not-to-exceed contract amount incurred prior to written authorization by City for an increase in the contract amount. Written request for an increase in the contract amount shall be given to City with sufficient notice to allow City to issue formal approval prior to the incurring of excess charges without delay to the work.

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



On “time and expenses” contract amounts, compensation for work included in the Scope of Work shall be for direct labor costs and the actual cost of reimbursable expenses. Direct labor costs shall be as shown on the current Standard Labor Rates for the Contractor, as shown in the attached proposal dated n/a, times a factor of n/a, for services rendered by principals and employees of the firm. Reimbursable expenses mean the actual expenses incurred directly or indirectly in connection with the Project for: transportation and subsistence incidental thereto; obtaining bids or proposals from contractor(s); furnishing and maintaining field office facilities; toll telephone calls and telegrams; reproduction of reports, drawings, specifications, and similar project-related items and, if authorized in advance by City, overtime work requiring higher than regular rates. Reimbursable expenses shall also include the amount billed to Contractor by Subcontractor employed by Contractor for such Subcontractors’ services and reimbursable expenses times a factor of 1.05.

The sum of payments shall not exceed the allowable compensation stated in this Agreement. In the event items on an invoice are disputed, payment on those items will be withheld until the dispute is resolved.

The Contractor shall submit a final invoice and required documentation for services authorized by each Notice to Proceed within ninety (90) days after final acceptance by the City. The City will not be held liable for payment of invoices submitted after this time unless prior written approval has been given.

V. Changes:

Changes in the Scope of Work or of services may only be made by written amendment signed by both City and Contractor.

If at any time the City through its authorized representatives, either orally or in writing, requests or issues instructions for extra services or otherwise directs actions which conflict with any provisions of this Agreement, the Contractor shall, within ten (10) days of receipt and prior to pursuing such instructions, notify the City in writing, and to the extent possible, describe the scope and estimated cost of any extra services. Unless so notified by the Contractor, the City may assume such instructions have not changed any provisions of this Agreement nor require additional compensation. No additional payments shall be made to the Contractor without such notice.

VI. Audits and Records:

The Contractor shall maintain records of all performances, communications, documents, and correspondence pertinent to this Agreement, and the City of its authorized representatives shall have the right to examine such records and accounting procedures and practices.



**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



The materials described in the Article shall be made available at the business office of the Contractor, at all reasonable times, for inspection, audit or reproduction by City or any funding agency, for a minimum of three years from the date of (a) final payment under this Agreement, (b) final payment upon claims or disputes, or (c) such longer period, if any, as may be required by applicable statute or other provisions of this Agreement.

**VII. Inspections:**

The City, or any funding agency, has the right to inspect, in the manner and at reasonable times it considers appropriate during the period of this Agreement, all facilities, materials and activities of the Contractor in the performance of this Agreement.

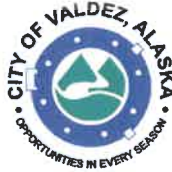
**VIII. Termination or Suspension:**

This Agreement may be terminated by either party upon ten (10) day's written notice if the other party fails substantially to perform in accordance with its terms through no fault of the party initiating the termination (default termination). If the City terminates this Agreement, the City will pay the Contractor a sum equal to the percentage of work completed that can be substantiated by the Contractor and the City. If the City becomes aware of any fault or defect in the work of the Contractor or nonconformance with this Agreement, the City will give prompt written notice thereof to the Contractor. Should the Contractor's services remain in nonconformance with this Agreement, the percentage of total compensation attributable to the nonconforming work may be withheld.

The City at any time may terminate (convenience termination) or suspend this Agreement for its own needs or convenience. In the event of a convenience termination or suspension for more than three months, the Contractor will be compensated for authorized services and authorized expenditures performed to the date of receipt of written notice of termination plus reasonable termination expenses. NO fee or other compensation for the uncompleted portion of the services will be paid, except for already incurred indirect costs which the Contractor can establish and which would have been compensated for over the life of this Agreement, but because of the convenience termination would have to be absorbed by the Contractor without further compensation.

If state or federal funds support this Agreement, settlement in the event of default or convenience termination must be approved by the City and any appropriate state or federal agency.

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



**IX. Officials Not to Benefit:**

No member of or delegate to Congress, United States Commissioner or other officials of federal, state or local government shall be admitted to any share or part of this Agreement or any benefit to arise therefrom. The Contractor warrants that it has not employed or retained any organization or person, other than a bona fide employee working for the Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any consideration contingent upon or resulting from this Agreement.

**X. Independent Contractor:**

Except in those instances specifically provided for herein, the Contractor and any of its agents and employees shall act in an independent capacity and not as agents of the City in the performance of the Agreement.

**XI. Ownership of Work Products:**

Work products produced under this Agreement, except items which have preexisting copyrights, are the property of the City. Payments to the Contractor for services hereunder includes full compensation for all work products, field notes, interim work, reports, and other materials produced by the Contractor and its Subcontractors pertaining to this Agreement. Any re-use the City might make of these work products shall be at the City's own risk and the Contractor shall not incur any liability for the City's re-use of the work products on any project for which they were not intended.

**XII. Subcontractors, Successors and Assigns:**

The City must concur in the selection of all Subcontractors for services to be engaged in performance of this Agreement.

As soon as practicable after the award of the contract, the Contractor shall furnish to the City in writing the names of the proposed Subcontractors for each of the principal portions of the work. The City shall promptly notify the Contractor if it has reasonable objection to any of the proposed Subcontractors. Failure of the City to give prompt notification shall constitute notice of no reasonable objection. The Contractor shall not contract with any Subcontractor to whom the City has made reasonable objection.

If this Agreement includes named firms or individuals, then such firms or individuals shall be employed for the designated services, unless the Agreement is changed by amendment.

The Contractor shall not assign, sublet or transfer any interest in this Agreement without the prior written consent of the City.

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



The Contractor binds itself, its partners, its Subcontractors, assigns and legal representatives to this Agreement and to the successors, assigns and legal representatives of the City with respect to all covenants of this Agreement.

The Contractor shall include provisions appropriate to effectuate the purposes of this Appendix C in all subcontracts executed to perform services under this Agreement in which the subcontract amount exceeds \$40,000.

**XIII. Claims and Disputes:**

If the Contractor becomes aware, or reasonably should have become aware of any act or occurrence which may form the basis of a claim, the Contractor shall immediately inform the City's Project Manager. If the matter cannot be resolved within seven (7) days, the Contractor shall within the next fourteen (14) days submit written notice of the facts which may form the basis of the claim.

In addition, all claims by the Contractor for additional compensation or an extension of the time for performance of any dispute regarding a question of fact or interpretation of this Agreement shall be presented in writing by the Contractor to the City's Project Manager within the next sixty (60) days unless the Project Manager agrees in writing to an extension of time for good cause shown. Good cause shown includes time for the Contractor to prepare the claim, and the City's Project Manager will grant an extension of not more than sixty (60) days for preparation of the claim. The Contractor agrees that unless these written notices are provided, the Contractor shall not be entitled to additional time or compensation for such act, event or condition. The Contractor shall in any case continue diligent performance under this Agreement. The Contractor shall in any case continue to expeditiously accomplish disputed services pending future resolution of the Contractor's claim unless notified by the City to stop work on the disputed matter.

In presenting any claim, the Contractor shall specifically include, to the extent then possible, the following:

- The provisions of this Agreement that apply to the claim and under which it is made.
- The specific relief requested including any additional compensation claimed and the basis upon which it was calculated and/or the additional time requested and the basis upon which it was calculated.
- The claim will be acknowledged in writing by the City's Project Manager.

**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



If the claim is not disposed of within sixty (60) days of acknowledgement, provided additional time is not granted in writing by the City's Contract Officer, the claim will be decided by the City's Contract Officer. The Contract Officer reserves the right to make a written request to the

- Contractor at any time for additional information that the Contractor may possess to support the claims(s). The Contractor agrees to provide the City such additional information within thirty (30) days of receipt for such a request. The City's Contract Officer will allow a reasonable time extension for good cause if presented in writing prior to the expiration of the thirty (30) days. Failure to furnish such additional information constitutes a waiver of claim.
- The Contractor will be furnished a written, signed copy of the Contract Officer's decision within ninety (90) days of receipt of all necessary information from the Contractor upon which to base the decision. The Contract Officer's decision is final and conclusive unless, within thirty (30) days of receipt of the decision, the Contractor delivers a notice of appeal to the City Manager. The notice of appeal shall include specific exceptions to the City's decision including specific provision of this Agreement which the Contractor intends to rely upon on appeal. General assertions that the City's decision is contrary to law or to fact are not sufficient.
- The decision of the City Manager will be rendered within 120 days of notice of appeal and the decision constitutes the exhaustion of contractual and administrative remedies.

**XIV. Extent of Agreement:**

This Agreement, including appendices, represents the entire and integrated Agreement between the City and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subcontractors or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor that does not otherwise exist without regard to this Agreement.

This Agreement may be changed only by written amendment executed by both the City and the Contractor.

All communications that affect this Agreement must be made or confirmed in writing.



**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



The Contractor receiving final payment will execute a release, if required, relinquishing in full all claims against the City arising out of or by reason of the services and work products furnished under this Agreement.

The Contractor shall pay all federal, state and local taxes incurred by the Contractor and shall require payment of such taxes by any Subcontractor or any other persons in the performance of this Agreement.

**XV. Governing Laws:**

This Agreement is governed by the laws of the State of Alaska and such federal and local laws and ordinances as are applicable to work performed. Any litigation arising out of the terms of this Agreement shall be brought in the Third Judicial District, Superior or District Court at Valdez.

**XVI. Minimum Wages:**

Minimum wages as determined by the Department of Labor shall be paid to all persons performing work under this Contract.

See attached links for reference:

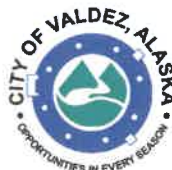
<http://labor.state.ak.us/lss/pamp600.htm>

<http://labor.alaska.gov/lss/forms/Pam400.pdf>

In accordance with the requirements of AS 36.05.070 and AS 36.05.080, the following provisions are included where applicable:

- (1) Contractor or subcontractors of Contractor shall pay all employees unconditionally and not less than once a week;
- (2) wages may not be less than those stated in the advertised specifications, regardless of the contractual relationship between Contractor or subcontractors and laborers, mechanics, or field surveyors;
- (3) the scale of wages to be paid shall be posted by Contractor in a prominent and easily accessible place at the site of the work;
- (4) The City shall withhold so much of the accrued payments as is necessary to pay to laborers, mechanics, or field surveyors employed by Contractor or subcontractors the difference between

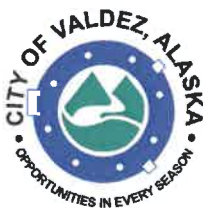
**Agreement for Services**  
**Project: 2023 Fire Prevention Systems**  
**Inspections**  
**Contract No. 1993**  
**Cost Code: 001-4200-43400**



(A) the rates of wages required by the contract to be paid laborers, mechanics, or field surveyors on the work; and

(B) the rates of wages in fact received by laborers, mechanics, or field surveyors.

(5) If it is found that a laborer, mechanic, or field surveyor employed by Contractor or subcontractor has been or is being paid a rate of wages less than the rate of wages required by the contract to be paid, the City may, by written notice to the contractor, terminate Contractor's right to proceed with the work or the part of the work for which there is a failure to pay the required wages and to prosecute the work to completion by contract or otherwise, and Contractor and Contractor's sureties are liable to the City for excess costs for completing the work.



**City of Valdez  
Contract Amendment #1**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, ("City") and  
FIERCE FIRE PROTECTION SERVICES, LLC, ("Contractor"), is to the following  
AGREEMENT dated the 23<sup>rd</sup> day of August, 2023:

**Project: 2023 Fire Prevention Systems Inspections  
Contract No.: 1993  
Cost Code: 350-0310-55000.2014**

Consultant's project manager under this agreement is Justin Bobka.

City's project manager is Stanley Porritt.

**ARTICLE 1. Justification**

The above referenced AGREEMENT requires modification due to the following requirements or conditions: Repair kitchen hood deficiencies found on annual inspection.

**ARTICLE 2. Scope of Work - Period of Performance**

Scope of work and/or Period of Performance to the above referenced AGREEMENT shall be modified as specified in Appendix A and B, which is hereby incorporated by this reference.

**ARTICLE 3. Compensation**

Original amount of the AGREEMENT: \$68,799.30

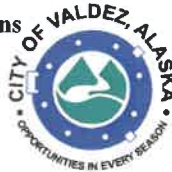
Amount Changed by previously authorized Amendment: \$0.00

AGREEMENT Amount prior to this Amendment: \$68,799.30

Amount of this Amendment: \$15,713.75

New total AGREEMENT amount including this Amendment: \$84,513.05

Agreement for Services  
Project: 2023 Fire Prevention Systems Inspections  
Contract No. 1993  
Cost Code: 350-0310-55000.2014



ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AMENDMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this AMENDMENT.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

**FIERCE FIRE PROTECTION SERVICES, LLC**

DocuSigned by:  
*Justin Bobka*

C1E171C72A1E49C...  
Name of Company Rep Authorized to Sign

BY: Justin Bobka

TITLE: Managing Member

DATE: 8/23/2023 | 10:44 AM AKDT

FEDERAL ID #: 84-1903531

2671 W. Angela Dr.

Mailing Address

Wasilla, AK 99623

City, State, Zip Code

DocuSigned by:  
*Allen [Signature]*

3576943D205C4E3...  
Signature of Company Secretary or Attest

Date: 8/23/2023 | 12:15 PM PDT

**CITY OF VALDEZ, ALASKA**

**APPROVED:**

DocuSigned by:  
*Nathan Duval*

F259023D085294C0...  
Nathan Duval, Interim City Manager

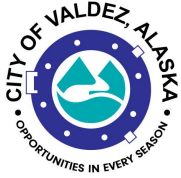
Date: 8/23/2023 | 2:37 PM AKDT

**RECOMMENDED:**

DocuSigned by:  
*Stan Porritt*

8F7068E77204EA...  
Stanley Porritt, Facilities Maintenance Manager

Date: 8/23/2023 | 11:45 AM AKDT



## Legislation Text

---

**File #:** ORD 24-0002, **Version:** 1

---

**ITEM TITLE:**

#24-02 - Amending Chapter 10.12 of the Valdez City Code Titled Parking. First Reading. Public Hearing.

**SUBMITTED BY:** Sheri Pierce, City Clerk/Bart Hinkle, Police Chief

**FISCAL NOTES:**

Expenditure Required: N/A  
Unencumbered Balance: N/A  
Funding Source: N/A

**RECOMMENDATION:**

Approve Ordinance 24-02 in first reading for public hearing.

**SUMMARY STATEMENT:**

Current fines and penalties for parking violations have not been updated for a number of years. The existing language relies heavily on the monetary punishment of the impound as a deterrent. The proposed language is designed to have the citation be the primary deterrent method / means of behavior modification by increasing the cost of the citation related to impeding snow removal. Chief Hinkle will be present to discuss operational considerations leading to the proposed language and ordinance change recommended by staff.

Summary of previous action on Ordinance 24-02:

2/6/24: Initial first reading.

2/20/24: During second reading - drafting error was noted - Was postponed to next regular meeting.

3/5/24: Amended to fix drafting error, returned to first reading.

3/19/24: Amended to change \$200 to \$80 and match ORD 24-04, returned to first reading.

CITY OF VALDEZ  
ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA  
AMENDING CHAPTER 10.12 OF THE VALDEZ MUNICIPAL CODE TITLED  
PARKING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, that:

Section 1. Chapter 10.12, Section 10.12.040 (D) of the Valdez Municipal Code is hereby amended to read as follows:

Chapter 10.12

PARKING

Sections:

- 10.12.010 Parking prohibited on certain streets during certain hours when school in session.
- 10.12.020 Parking prohibited.
- 10.12.025 Seasonal parking.
- 10.12.030 Temporary prohibitions.
- 10.12.040 Penalty and impoundment.

10.12.010 Parking prohibited on certain streets during certain hours when school in session.

The cul-de-sac area on East Lowe Street extending from the east property line of Lot 1, Block 12, to the east property line of Lot 9, Block 10, is declared to be a no-parking zone for all vehicles except school buses between the hours of seven a.m. and five p.m. on any day when school is in session. (Prior code § 15-8)

10.12.020 Parking prohibited.

No person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, as follows:

A. On any of the following streets or highways:

1. Meals Avenue from Fidalgo to Robe River Drive, except for the wider parking location on the east side of the street directly in front of the Alaska State Court House,
2. Hazelet Avenue from City Dock to Hanagita,
3. On the north side of Pioneer Drive from Meals Avenue to Tatitlek Avenue;

B. On any street, highway, public way or city-owned parking lot for a period of time longer than twenty-four hours, without special permission of the chief of police;

C. In a private area which is adjacent to a commercial establishment, owned or controlled by another person, in violation of any limitations on parking which have been set, if the area is signed or posted in a manner setting forth the limitations;

D. In a private area which is not adjacent to a commercial area, owned or controlled by another person, without the express permission of that person;

E. At any place or in any position on public or private property, which would block the way of ingress or egress of a motor vehicle to a private area owned or controlled by another person, or which would prevent another from moving a motor vehicle;

F. In any other area where parking has been permanently or temporarily restricted by the city;

G. Any place where the curb has been painted red designates a no parking area. (Ord. 99-07 §§ 1, 2; prior code § 15-9)

#### 10.12.025 Seasonal parking

The hourly parking along North Harbor Drive shall be effective from May 1st through September 30th each year. (Ord. 99-07 § 3)

#### 10.12.030 Temporary prohibitions.

A. Notwithstanding any other provision of this title, no person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, on any street in the city upon which snow removal is undertaken by or on behalf of the city from the time that snow removal operations on the street appear to be necessary until the time that the snow removal operations on the street are completed.

B. The chief of police, or other persons designated by the city manager, is authorized to determine and designate by proper signs, places in which the stopping, standing or parking of a motor vehicle is restricted or prohibited because of traffic conditions, construction, accidents, parades, special events or other purposes deemed by the city to warrant temporary prohibitions on parking, stopping or standing. No person may park, stop or stand a motor vehicle, and no motor vehicle may be parked or stopped, in any area so designated.

C. No person may fail or refuse to immediately move his vehicle when requested to do so by a city police officer or any city employee or contractor engaged in any activity which would be hindered or obstructed in any manner if the vehicle were to remain in the place it occupied at the time the request was made. Upon request, the owner or operator of the vehicle shall move it to a location which does not interfere with the activity which was being hindered or obstructed.

D. Failure to move the vehicle upon request is a separate offense from allowing that vehicle to be parked or stopped in a prohibited area. It is not necessary that a request be made to move the vehicle before the sanctions set forth in Section 10.12.040 may be imposed. (Prior code § 15-10)

#### 10.12.040 Penalty and impoundment.

A. Any vehicle in violation of Section 10.12.020 or 10.12.030 may be impounded by the city, or issued a traffic citation, or both.

B. A vehicle will be impounded from private property only upon the written request of the person who owns or controls the property. Before the vehicle is impounded, the city may require the person requesting the impoundment to sign a statement of ownership or control of the private property involved, and an agreement holding the city harmless for any injury, loss or damage arising from the impoundment.

C. If the vehicle is impounded from either public or private property, this impoundment is done without liability on the part of the city for any damage which may be done to it or its contents. The vehicle shall not be returned to the owner or operator thereof until any impound fees, and any storage or other charges which may have accrued, have been paid.

D. If the vehicle is cited, the penalty for the violation of section 10.12.020 is fifty dollars and the penalty for violation of section 10.12.030 ~~this ordinance is eighty~~ twenty dollars.

E. If the vehicle is both impounded and cited, all impound and citation fees, and other charges, must be paid prior to the return of the vehicle to the owner or operator. (Prior code § 15-11)

Section 2. This ordinance shall take effect immediately upon adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Sharon Scheidt, Mayor

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Jake Staser, City Attorney  
Brena, Bell, & Walker, P.C

First Reading:  
Second Reading:  
Adoption:  
Ayes:  
Noes:  
Absent:  
Abstain:



CITY OF VALDEZ  
ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA  
AMENDING CHAPTER 10.12 OF THE VALDEZ CITY CODE TITLED PARKING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, that:

Section 1. Chapter 10.12, Section 10.12.040 (D) of the Valdez Municipal Code is hereby amended to read as follows:

Chapter 10.12

PARKING

Sections:

- 10.12.010 Parking prohibited on certain streets during certain hours when school in session.
- 10.12.020 Parking prohibited.
- 10.12.025 Seasonal parking.
- 10.12.030 Temporary prohibitions.
- 10.12.040 Penalty and impoundment.

10.12.010 Parking prohibited on certain streets during certain hours when school in session.

The cul-de-sac area on East Lowe Street extending from the east property line of Lot 1, Block 12, to the east property line of Lot 9, Block 10, is declared to be a no-parking zone for all vehicles except school buses between the hours of seven a.m. and five p.m. on any day when school is in session. (Prior code § 15-8)

10.12.020 Parking prohibited.

No person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, as follows:

A. On any of the following streets or highways:

1. Meals Avenue from Fidalgo to Robe River Drive, except for the wider parking location on the east side of the street directly in front of the Alaska State Court House,
2. Hazelet Avenue from City Dock to Hanagita,
3. On the north side of Pioneer Drive from Meals Avenue to Tatitlek Avenue;

- B. On any street, highway, public way or city-owned parking lot for a period of time longer than twenty-four hours, without special permission of the chief of police;
- C. In a private area which is adjacent to a commercial establishment, owned or controlled by another person, in violation of any limitations on parking which have been set, if the area is signed or posted in a manner setting forth the limitations;
- D. In a private area which is not adjacent to a commercial area, owned or controlled by another person, without the express permission of that person;
- E. At any place or in any position on public or private property, which would block the way of ingress or egress of a motor vehicle to a private area owned or controlled by another person, or which would prevent another from moving a motor vehicle;
- F. In any other area where parking has been permanently or temporarily restricted by the city;
- G. Any place where the curb has been painted red designates a no parking area. (Ord. 99-07 §§ 1, 2; prior code § 15-9)

#### 10.12.025 Seasonal parking

The hourly parking along North Harbor Drive shall be effective from May 1st through September 30th each year. (Ord. 99-07 § 3)

#### 10.12.030 Temporary prohibitions.

- A. Notwithstanding any other provision of this title, no person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, on any street in the city upon which snow removal is undertaken by or on behalf of the city from the time that snow removal operations on the street appear to be necessary until the time that the snow removal operations on the street are completed.
- B. The chief of police, or other persons designated by the city manager, is authorized to determine and designate by proper signs, places in which the stopping, standing or parking of a motor vehicle is restricted or prohibited because of traffic conditions, construction, accidents, parades, special events or other purposes deemed by the city to warrant temporary prohibitions on parking, stopping or standing. No person may park, stop or stand a motor vehicle, and no motor vehicle may be parked or stopped, in any area so designated.
- C. No person may fail or refuse to immediately move his vehicle when requested to do so by a city police officer or any city employee or contractor engaged in any activity which would be hindered or obstructed in any manner if the vehicle were to remain in the place it occupied at the time the request was made. Upon request, the owner or operator of the vehicle shall move it to a location which does not interfere with the activity which was being hindered or obstructed.
- D. Failure to move the vehicle upon request is a separate offense from allowing that vehicle to be parked or stopped in a prohibited area. It is not necessary that a request be made to move the vehicle before the sanctions set forth in Section 10.12.040 may be imposed. (Prior code § 15-10)

10.12.040 Penalty and impoundment.

A. Any vehicle in violation of Section 10.12.020 or 10.12.030 may be impounded by the city, or issued a traffic citation, or both.

B. A vehicle will be impounded from private property only upon the written request of the person who owns or controls the property. Before the vehicle is impounded, the city may require the person requesting the impoundment to sign a statement of ownership or control of the private property involved, and an agreement holding the city harmless for any injury, loss or damage arising from the impoundment.

C. If the vehicle is impounded from either public or private property, this impoundment is done without liability on the part of the city for any damage which may be done to it or its contents. The vehicle shall not be returned to the owner or operator thereof until any impound fees, and any storage or other charges which may have accrued, have been paid.

D. If the vehicle is cited, the penalty for the violation of this ordinance is ~~two-hundred~~ twenty dollars.

E. If the vehicle is both impounded and cited, all impound and citation fees, and other charges, must be paid prior to the return of the vehicle to the owner or operator. (Prior code § 15-11)

Section 2. This ordinance shall take effect immediately upon adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Sharon Scheidt, Mayor

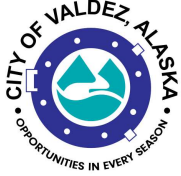
ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Jake Staser, City Attorney  
Brena, Bell, & Walker, P.C

First Reading:  
Second Reading:  
Adoption:  
Ayes:  
Noes:  
Absent:  
Abstain:



## Legislation Text

---

**File #:** ORD 24-0004, **Version:** 1

---

**ITEM TITLE:**

#24-04 - Amending Chapter 1.08 of the Valdez Municipal Code Titled General Penalty. First Reading. Public Hearing.

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk/Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: N/A  
Unencumbered Balance: N/A  
Funding Source: N/A

**RECOMMENDATION:**

Approve Ordinance #24-04 at first reading for public hearing.

**SUMMARY STATEMENT:**

Ordinance #24-02 amending Chapter 10.12 of the Valdez Municipal Code including implementation of a fine schedule is under consideration by Council.

This fine schedule must be incorporated into the Minor Offense Fine Schedule established in Chapter 1.08 - General Penalty. This ordinance incorporates the "minor offense" fines adopted in Chapter 10.12.

Summary of previous action on Ordinance 24-04:

2/20/24: Initial first reading. Postponed to the next regular meeting due to drafting error in 24-02, the ordinance establishing the fine.

3/5/24: In first reading. Amended to strike \$200 and insert \$80, returned to first reading.

Note:

**Fine amounts in Ordinance 24-02 and Ordinance 24-04 need to match.**

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 24-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA AMENDING CHAPTER 1.08 OF THE VALDEZ MUNICIPAL  
CODE TITLED GENERAL PENALTY

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

Section 1: Chapter 1.08, Section 1.08.030 of the Valdez Municipal Code is  
hereby amended to read as follows:

**GENERAL PENALTY**

**Sections:**

**1.08.030 Minor offense fine schedule.**

In accordance with AS 29.25.070(a), citations for the following offenses may be disposed of as provided in AS 12.25.195 through 12.25.230, without a court appearance, upon payment of the fine amounts listed below to the court within thirty days of the date of the citation, plus the state surcharge required by AS 12.55.039 and 29.25.074. The Rules of Minor Offense Procedure in the Alaska Rules of Court applies to all offenses listed below. Citations charging these offenses must meet the requirements of Minor Offense Rules. If a person charged with one of these offenses appears in court and is found guilty, the penalty imposed for the offense may not exceed the fine amount for that offense listed below. If an offense is not listed on this fine schedule or another fine schedule, the defendant must appear in court to answer to the charges. These fines may not be judicially reduced.

| MUNICIPAL<br>CODE<br>SECTION | OFFENSE DESCRIPTION  | COURT<br>APPEARANCE | PENALTY/FINE |
|------------------------------|--|---------------------|--------------|
| 6.08.010                     | Cleanup and disposal of animal litter or excrement required—first offense  | Optional            | \$25.00      |
| 6.08.010                     | Cleanup and disposal of animal litter or excrement required—second offense | Optional            | \$50.00      |
| 6.08.010                     | Cleanup and disposal of animal litter or excrement required—third offense  | Optional            | \$100.00     |

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>  | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|---|-----------------------------|---------------------|
| 6.08.010                              | Cleanup and disposal of animal litter or excrement required—fourth and subsequent   | Optional                    | \$300.00            |
| 6.08.020                              | Animal running at large prohibited—first offense  | Optional                    | \$25.00             |
| 6.08.020                              | Animal running at large prohibited—second offense   | Optional                    | \$50.00             |
| 6.08.020                              | Animal running at large prohibited—third offense  | Optional                    | \$100.00            |
| 6.08.020                              | Animal running at large prohibited—fourth and subsequent  | Optional                    | \$300.00            |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—first offense                   | Optional                    | \$25.00             |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—second offense                  | Optional                    | \$50.00             |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—third offense                   | Optional                    | \$100.00            |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—fourth and subsequent           | Optional                    | \$300.00            |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—first offense                 | Optional                    | \$50.00             |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—second offense                | Optional                    | \$100.00            |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—third offense                 | Optional                    | \$200.00            |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—fourth and subsequent offense | Optional                    | \$400.00            |

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>   | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|--|-----------------------------|---------------------|
| 6.08.050                              | Keeping of wild animals within the city prohibited—first offense                 | Optional                    | \$50.00             |
| 6.08.050                              | Keeping of wild animals within the city prohibited—second offense                | Optional                    | \$100.00            |
| 6.08.050                              | Keeping of wild animals within the city prohibited—third offense                 | Optional                    | \$200.00            |
| 6.08.050                              | Keeping of wild animals within the city prohibited—fourth and subsequent offense | Optional                    | \$400.00            |
| 6.08.090                              | Continuous noise by animal prohibited—first offense                              | Optional                    | \$25.00             |
| 6.08.090                              | Continuous noise by animal prohibited—second offense                             | Optional                    | \$50.00             |
| 6.08.090                              | Continuous noise by animal prohibited—third offense                              | Optional                    | \$100.00            |
| 6.08.090                              | Continuous noise by animal prohibited—fourth and subsequent offense              | Optional                    | \$300.00            |
| 6.08.100                              | Failure to confine female dog or cat in heat—first offense                       | Optional                    | \$25.00             |
| 6.08.100                              | Failure to confine female dog or cat in heat—second offense                      | Optional                    | \$50.00             |
| 6.08.100                              | Failure to confine female dog or cat in heat—third offense                       | Optional                    | \$100.00            |
| 6.08.100                              | Failure to confine female dog or cat in heat—fourth and subsequent offense       | Optional                    | \$300.00            |
| 6.08.110                              | Tethering/chaining/crating of animals restricted—first offense                   | Optional                    | \$50.00             |
| 6.12.010                              | Dog license required—first offense   | Optional                    | \$25.00             |
| 6.12.010                              | Dog license required—second offense  | Optional                    | \$50.00             |
| 6.12.010                              | Dog license required—third offense   | Optional                    | \$100.00            |
| 6.12.010                              | Dog license required—fourth and subsequent offense                               | Optional                    | \$300.00            |
| 6.12.020                              | Display of license tag on dog required   | Optional                    | \$25.00             |

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>  | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|---|-----------------------------|---------------------|
| 6.12.030                              | Vaccination of dogs required—first offense                        | Optional                    | \$25.00             |
| 6.12.030                              | Vaccination of dogs required—second offense                       | Optional                    | \$50.00             |
| 6.12.030                              | Vaccination of dogs required—third offense                        | Optional                    | \$100.00            |
| 6.12.030                              | Vaccination of dogs required—fourth and subsequent offense        | Optional                    | \$300.00            |
| 6.12.040                              | Kennel licenses required—first offense                            | Optional                    | \$50.00             |
| 6.12.040                              | Kennel licenses required—second offense                           | Optional                    | \$100.00            |
| 6.12.040                              | Kennel licenses required—third offense                            | Optional                    | \$200.00            |
| 6.12.040                              | Kennel licenses required—fourth and subsequent offense            | Optional                    | \$400.00            |
| 6.13.010                              | Excessive number of cats prohibited—first offense                 | Optional                    | \$25.00             |
| 6.13.010                              | Excessive number of cats prohibited—second offense                | Optional                    | \$50.00             |
| 6.13.010                              | Excessive number of cats prohibited—third offense                 | Optional                    | \$100.00            |
| 6.13.010                              | Excessive number of cats prohibited—fourth and subsequent offense | Optional                    | \$300.00            |
| 6.13.020                              | Cattery license required—first offense                            | Optional                    | \$50.00             |
| 6.13.020                              | Cattery license required—second offense                           | Optional                    | \$100.00            |
| 6.13.020                              | Cattery license required—third offense                            | Optional                    | \$200.00            |
| 6.13.020                              | Cattery license required—fourth and subsequent offense            | Optional                    | \$400.00            |
| 9.12.010                              | Disorderly conduct—first offense                                  | Optional                    | \$50.00             |
| 9.12.010                              | Disorderly conduct—second offense                                 | Optional                    | \$100.00            |
| 9.12.010                              | Disorderly conduct—third offense                                  | Optional                    | \$200.00            |



| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>  | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|---|-----------------------------|---------------------|
| 9.12.010                              | Disorderly conduct—fourth and subsequent  | Optional                    | \$400.00            |
| 9.12.030                              | Loitering on school grounds—first offense   | Optional                    | \$50.00             |
| 9.12.030                              | Loitering on school grounds—second offense  | Optional                    | \$100.00            |
| 9.12.030                              | Loitering on school grounds—third offense   | Optional                    | \$200.00            |
| 9.12.030                              | Loitering on school grounds—fourth and subsequent                                       | Optional                    | \$400.00            |
| 9.12.070(A) and (B)                   | Use of fireworks outside of permitted times prohibited                                  | Optional                    | \$100.00            |
| 9.12.070(C) and (D)                   | Negligent use of fireworks or use while under influence prohibited                      | Optional                    | \$300.00            |
| 9.20.010(H) and (I)                   | Harvesting of trees without permit prohibited—first offense                             | Optional                    | \$50.00             |
| 9.20.010(H) and (I)                   | Harvesting of trees without permit prohibited—second and subsequent                     | Optional                    | \$100.00            |
| 9.24.070                              | Sale of tobacco to children under nineteen years of age prohibited—first offense        | Optional                    | \$300.00            |
| 9.24.070                              | Sale of tobacco to children under nineteen years of age prohibited—second offense       | Optional                    | \$400.00            |
| 9.24.070                              | Sale of tobacco to children under nineteen years of age prohibited—third and subsequent | Optional                    | \$500.00            |
| 9.32.010                              | Discharge of firearms—first offense   | Optional                    | \$100.00            |
| 9.32.010                              | Discharge of firearms—second offense  | Optional                    | \$200.00            |
| 9.32.010                              | Discharge of firearms—third offense   | Optional                    | \$300.00            |
| 9.32.010                              | Discharge of firearms—fourth and subsequent offense                                     | Optional                    | \$500.00            |
| 10.12.020                             | Parking prohibited in specific areas  | Optional                    | \$50.00             |
| 10.12.030                             | Temporary prohibitions on parking   | Optional                    | \$200.00            |

Section 2: This ordinance shall take effect immediately following final approval and adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Sharon Scheidt, Mayor

ATTEST:

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

First Reading:  
Second Reading:  
Adoption:  
Ayes:  
Noes:  
Absent:  
Abstaining:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jake Staser, City Attorney  
Brena, Bell, & Walker, P.C.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 24-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA AMENDING CHAPTER 1.08 OF THE VALDEZ MUNICIPAL  
CODE TITLED GENERAL PENALTY

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

Section 1: Chapter 1.08, Section 1.08.030 of the Valdez Municipal Code is  
hereby amended to read as follows:

**GENERAL PENALTY**

**Sections:**

**1.08.030 Minor offense fine schedule.**

In accordance with AS 29.25.070(a), citations for the following offenses may be disposed of as provided in AS 12.25.195 through 12.25.230, without a court appearance, upon payment of the fine amounts listed below to the court within thirty days of the date of the citation, plus the state surcharge required by AS 12.55.039 and 29.25.074. The Rules of Minor Offense Procedure in the Alaska Rules of Court applies to all offenses listed below. Citations charging these offenses must meet the requirements of Minor Offense Rules. If a person charged with one of these offenses appears in court and is found guilty, the penalty imposed for the offense may not exceed the fine amount for that offense listed below. If an offense is not listed on this fine schedule or another fine schedule, the defendant must appear in court to answer to the charges. These fines may not be judicially reduced.

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>   | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|--|-----------------------------|---------------------|
| 6.08.010                              | Cleanup and disposal of animal litter or excrement required—first offense  | Optional                    | \$25.00             |
| 6.08.010                              | Cleanup and disposal of animal litter or excrement required—second offense | Optional                    | \$50.00             |
| 6.08.010                              | Cleanup and disposal of animal litter or excrement required—third offense  | Optional                    | \$100.00            |

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>  | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|---|-----------------------------|---------------------|
| 6.08.010                              | Cleanup and disposal of animal litter or excrement required—fourth and subsequent   | Optional                    | \$300.00            |
| 6.08.020                              | Animal running at large prohibited—first offense  | Optional                    | \$25.00             |
| 6.08.020                              | Animal running at large prohibited—second offense   | Optional                    | \$50.00             |
| 6.08.020                              | Animal running at large prohibited—third offense  | Optional                    | \$100.00            |
| 6.08.020                              | Animal running at large prohibited—fourth and subsequent  | Optional                    | \$300.00            |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—first offense                   | Optional                    | \$25.00             |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—second offense                  | Optional                    | \$50.00             |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—third offense                   | Optional                    | \$100.00            |
| 6.08.040(A)(1)                        | Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—fourth and subsequent           | Optional                    | \$300.00            |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—first offense                 | Optional                    | \$50.00             |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—second offense                | Optional                    | \$100.00            |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—third offense                 | Optional                    | \$200.00            |
| 6.08.040(A)(2)                        | Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—fourth and subsequent offense | Optional                    | \$400.00            |

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>   | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|--|-----------------------------|---------------------|
| 6.08.050                              | Keeping of wild animals within the city prohibited—first offense                 | Optional                    | \$50.00             |
| 6.08.050                              | Keeping of wild animals within the city prohibited—second offense                | Optional                    | \$100.00            |
| 6.08.050                              | Keeping of wild animals within the city prohibited—third offense                 | Optional                    | \$200.00            |
| 6.08.050                              | Keeping of wild animals within the city prohibited—fourth and subsequent offense | Optional                    | \$400.00            |
| 6.08.090                              | Continuous noise by animal prohibited—first offense                              | Optional                    | \$25.00             |
| 6.08.090                              | Continuous noise by animal prohibited—second offense                             | Optional                    | \$50.00             |
| 6.08.090                              | Continuous noise by animal prohibited—third offense                              | Optional                    | \$100.00            |
| 6.08.090                              | Continuous noise by animal prohibited—fourth and subsequent offense              | Optional                    | \$300.00            |
| 6.08.100                              | Failure to confine female dog or cat in heat—first offense                       | Optional                    | \$25.00             |
| 6.08.100                              | Failure to confine female dog or cat in heat—second offense                      | Optional                    | \$50.00             |
| 6.08.100                              | Failure to confine female dog or cat in heat—third offense                       | Optional                    | \$100.00            |
| 6.08.100                              | Failure to confine female dog or cat in heat—fourth and subsequent offense       | Optional                    | \$300.00            |
| 6.08.110                              | Tethering/chaining/crating of animals restricted—first offense                   | Optional                    | \$50.00             |
| 6.12.010                              | Dog license required—first offense   | Optional                    | \$25.00             |
| 6.12.010                              | Dog license required—second offense  | Optional                    | \$50.00             |
| 6.12.010                              | Dog license required—third offense   | Optional                    | \$100.00            |
| 6.12.010                              | Dog license required—fourth and subsequent offense                               | Optional                    | \$300.00            |
| 6.12.020                              | Display of license tag on dog required   | Optional                    | \$25.00             |

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>  | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|---|-----------------------------|---------------------|
| 6.12.030                              | Vaccination of dogs required—first offense                        | Optional                    | \$25.00             |
| 6.12.030                              | Vaccination of dogs required—second offense                       | Optional                    | \$50.00             |
| 6.12.030                              | Vaccination of dogs required—third offense                        | Optional                    | \$100.00            |
| 6.12.030                              | Vaccination of dogs required—fourth and subsequent offense        | Optional                    | \$300.00            |
| 6.12.040                              | Kennel licenses required—first offense                            | Optional                    | \$50.00             |
| 6.12.040                              | Kennel licenses required—second offense                           | Optional                    | \$100.00            |
| 6.12.040                              | Kennel licenses required—third offense                            | Optional                    | \$200.00            |
| 6.12.040                              | Kennel licenses required—fourth and subsequent offense            | Optional                    | \$400.00            |
| 6.13.010                              | Excessive number of cats prohibited—first offense                 | Optional                    | \$25.00             |
| 6.13.010                              | Excessive number of cats prohibited—second offense                | Optional                    | \$50.00             |
| 6.13.010                              | Excessive number of cats prohibited—third offense                 | Optional                    | \$100.00            |
| 6.13.010                              | Excessive number of cats prohibited—fourth and subsequent offense | Optional                    | \$300.00            |
| 6.13.020                              | Cattery license required—first offense                            | Optional                    | \$50.00             |
| 6.13.020                              | Cattery license required—second offense                           | Optional                    | \$100.00            |
| 6.13.020                              | Cattery license required—third offense                            | Optional                    | \$200.00            |
| 6.13.020                              | Cattery license required—fourth and subsequent offense            | Optional                    | \$400.00            |
| 9.12.010                              | Disorderly conduct—first offense                                  | Optional                    | \$50.00             |
| 9.12.010                              | Disorderly conduct—second offense                                 | Optional                    | \$100.00            |
| 9.12.010                              | Disorderly conduct—third offense                                  | Optional                    | \$200.00            |

| <b>MUNICIPAL<br/>CODE<br/>SECTION</b> | <b>OFFENSE DESCRIPTION</b>  | <b>COURT<br/>APPEARANCE</b> | <b>PENALTY/FINE</b> |
|---------------------------------------|---|-----------------------------|---------------------|
| 9.12.010                              | Disorderly conduct—fourth and subsequent  | Optional                    | \$400.00            |
| 9.12.030                              | Loitering on school grounds—first offense   | Optional                    | \$50.00             |
| 9.12.030                              | Loitering on school grounds—second offense  | Optional                    | \$100.00            |
| 9.12.030                              | Loitering on school grounds—third offense   | Optional                    | \$200.00            |
| 9.12.030                              | Loitering on school grounds—fourth and subsequent                                       | Optional                    | \$400.00            |
| 9.12.070(A) and (B)                   | Use of fireworks outside of permitted times prohibited                                  | Optional                    | \$100.00            |
| 9.12.070(C) and (D)                   | Negligent use of fireworks or use while under influence prohibited                      | Optional                    | \$300.00            |
| 9.20.010(H) and (I)                   | Harvesting of trees without permit prohibited—first offense                             | Optional                    | \$50.00             |
| 9.20.010(H) and (I)                   | Harvesting of trees without permit prohibited—second and subsequent                     | Optional                    | \$100.00            |
| 9.24.070                              | Sale of tobacco to children under nineteen years of age prohibited—first offense        | Optional                    | \$300.00            |
| 9.24.070                              | Sale of tobacco to children under nineteen years of age prohibited—second offense       | Optional                    | \$400.00            |
| 9.24.070                              | Sale of tobacco to children under nineteen years of age prohibited—third and subsequent | Optional                    | \$500.00            |
| 9.32.010                              | Discharge of firearms—first offense   | Optional                    | \$100.00            |
| 9.32.010                              | Discharge of firearms—second offense  | Optional                    | \$200.00            |
| 9.32.010                              | Discharge of firearms—third offense   | Optional                    | \$300.00            |
| 9.32.010                              | Discharge of firearms—fourth and subsequent offense                                     | Optional                    | \$500.00            |
| 10.12.020                             | Parking prohibited in specific areas  | Optional                    | \$50.00             |
| 10.12.030                             | Temporary prohibitions on parking   | Optional                    | \$80.00             |

Section 2: This ordinance shall take effect immediately following final approval and adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Sharon Scheidt, Mayor

ATTEST:

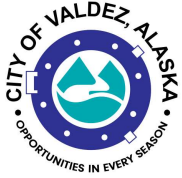
\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk

First Reading:  
Second Reading:  
Adoption:  
Ayes:  
Noes:  
Absent:  
Abstaining:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jake Staser, City Attorney  
Brena, Bell, & Walker, P.C.





## Legislation Text

---

**File #:** ORD 24-0009, **Version:** 1

---

**ITEM TITLE:**

#24-09 - Amending Chapter 2.60 of the Valdez Municipal Code Titled Economic Diversification Commission

**SUBMITTED BY:** Sheri Pierce, City Clerk, MMC and Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: n/a  
Unencumbered Balance: n/a  
Funding Source: n/a

**RECOMMENDATION:**

Approve Ordinance 24-XX in first reading for public hearing.

**SUMMARY STATEMENT:**

This ordinance amends Chapter 2.60 of the Valdez Municipal Code relating to the Economic Diversification Commission by doing the following:

- Reduces the number of members on the EDC from 7 to 5.
- Changes the term for EDC members from 2-years to 3-years.
- Removes language related to specific economic sectors.

CITY OF VALDEZ, ALASKA  
ORDINANCE NO. 24-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA,  
AMENDING CHAPTER 2.60 OF THE VALDEZ MUNICIPAL CODE TITLED  
ECONOMIC DIVERSIFICATION COMMISSION

WHEREAS, the City Council has established the Economic Diversification Commission to advise on issues relating to bolstering the local economy; and

WHEREAS, it is a challenge to recruit enough citizens to fill the number of volunteer seats on this commission; and

WHEREAS, reducing the number of members appointed will create flexibility and ensure that the Economic Diversification Commission is able to conduct city business with regularity; and

WHEREAS, there is no longer a need to prescribe which industry members of the Economic Diversification Commission are associated with; and

WHEREAS, establishing 3-year terms for this commission allows for continuity in recruitment; and

WHEREAS, the City Council desires that municipal code be written in a way that is clear to the reader and supports effective governance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA that the following amendments are made to Title 2 of the Valdez Municipal Code:

Section 1. Chapter 2.60 of the Valdez Municipal Code is hereby amended to read as follows:

**2.60 - ECONOMIC DIVERSIFICATION COMMISSION**

Sections:

- 2.60.010 Establishment—Composition—Appointment of members.
- 2.60.020 Powers and duties.
- 2.60.030 Quorum and voting.
- ~~2.60.040 Limitations.~~
- 2.60.050 Definitions.

**2.60.010 Establishment—Composition—Appointment of members.**

A. ~~There is established an economic diversification commission which shall consist of seven members who shall be appointed by the city council. The terms of the commission members shall be for two years or until their successors have been appointed and approved. Vacancies shall be filled in the same manner as the commissioners are appointed.~~ The city economic diversification commission consists of five members appointed by the city council for staggered three-year terms.

B. ~~Appointment to the commission shall be adjusted by the mayor and city council to ensure continuity.~~ Vacancies shall be filled in the same manner as the commissioners are appointed.

C. The commission shall elect its chair and chair pro tempore from among the appointed members.

~~C.~~ D. Members of the commission shall be diversified to the maximum extent possible. Composition of the commission should reflect a broad representation from a ~~broad~~ spectrum of industry sectors of the economy ~~including but not limited to:~~

- ~~1. Accommodations.~~
- ~~2. Commercial fishers.~~
- ~~3. Contracting/trades.~~
- ~~4. Food and beverage.~~
- ~~5. Healthcare.~~
- ~~6. Micro business/sole proprietors.~~
- ~~7. Oil and gas.~~
- ~~8. Professional services (attorney, engineer, banker, real estate, media, etc.).~~
- ~~9. Retail.~~
- ~~10. Seafood processing.~~
- ~~11. Sport fisheries.~~
- ~~12. Summer tours and attractions.~~
- ~~13. Transportation.~~
- ~~14. Utilities.~~
- ~~15. Winter tours and attractions.~~

~~D. The commission shall elect its chairman from among the appointed members.~~

E. There may be an additional appointed ex officio position to represent the military members of the community. This position may be held by a local active-duty member of the United States Coast Guard or National Guard. This seat is a nonvoting, advisory position. (Ord. 21-10 § 1\*; Ord. 14-03 (part))

## **2.60.020 Powers and duties.**

The commission is an advisory commission to the city council. It shall:

- A. Have the authority to prepare and submit to the city council for its approval a comprehensive economic diversification strategy for the overall economic diversification of the community. The commission shall recommend modifications of such plan from time to time, as it deems in the city's interest.
- B. Prepare and recommend to the city council for approval reports and plans regarding socioeconomic data and specific sectors of the economy.
- C. As directed by the city council, review and make recommendations to the council for approval of strategic plans, plans of work and funding requests of agencies, organizations, and event sponsors.
- D. Review and make recommendations to the city council for approval on projects submitted for economic development grant funding opportunities.
- E. Receive, consider and evaluate public input, opinions and recommendations regarding economic diversification programs of the city and advise the city council of any findings or recommendations.
- F. Monitor progress and report to council the status of capital improvement projects, programs and activities outlined as goals, objectives or action items in the community's economic strategy.
- G. Have the authority to prepare and submit to council for approval regular quarterly or annual reports documenting economic trends in the community.
- H. Make recommendations to the city council regarding the economic diversification portion of the annual city budget.
- I. Meet at least once a month and cause minutes of each meeting to be recorded and ~~forwarded to the city council through the city manager~~ filed with the city clerk.
- J. Perform such other activities as may be requested of it by the city council.

**2.60.030 Quorum and voting.**

A quorum of the economic development commission for the conduct of any meeting, work session, or public hearing shall be a majority of the commission. No actions shall be taken by the commission except by concurrence of at least ~~four~~ three members.

**~~2.60.040 Limitations.~~**

~~The commission has only those powers and duties set forth in this chapter and those necessarily implied from those enumerated. In particular, the commission may not:~~

~~A. Expend or obligate city funds without prior approval of the city council; or~~

~~B. Act in any manner inconsistent with the requirements of Section 2.60.020.~~

**2.60.050 Definitions.**

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

“Economic development” means the process by which the economy is caused to grow, or a sector of the economy is made more advanced.

“Economic diversification” means the process by which the economy is changed to increase the variety of goods or services produced or offered.

“Economy” means the process or system by which goods and services are produced, sold, and bought.

Section 2. This ordinance shall become effective immediately upon adoption by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Sharon Scheidt, Mayor

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Jake Stasser, City Attorney  
Brena, Bell, & Clarkson, P.C

First Reading:

Second Reading:

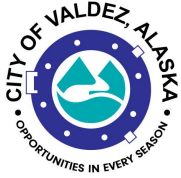
Adoption:

Ayes:

Noes:

Absent:

Abstain:



## Legislation Text

---

**File #:** RES 24-0009, **Version:** 1

---

**ITEM TITLE:**

#24-09 - Authorizing the Valdez Fire Department to Submit an Application for the FEMA SAFER Grant

**SUBMITTED BY:** Tracy Raynor, Fire Chief

**FISCAL NOTES:**

Expenditure Required: N/A  
Unencumbered Balance: N/A  
Funding Source: N/A

**RECOMMENDATION:**

Authorize submission of application for FEMA SAFER grant.

**SUMMARY STATEMENT:**

Following discussion regarding the SAFER grant at the City Council work session on January 29<sup>th</sup>, the city council provided direction to the Fire Chief to bring forth this resolution authorizing submission of an application to FEMA.

CITY OF VALDEZ, ALASKA

RESOLUTION #24-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, AUTHORIZING THE VALDEZ FIRE DEPARTMENT TO SUBMIT  
AN APPLICATION FOR THE FEMA SAFER GRANT

WHEREAS, the City of Valdez provides fire and emergency medical services for nearly 4,000 citizens within 272 square miles of our city limits and beyond; and

WHEREAS, the "Staffing for Adequate Fire and Emergency Response" grant (SAFER) was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities; and

WHEREAS, The goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the National Fire Protection Association's codes and standards; and

WHEREAS, the City of Valdez retained Citygate Associates LLC (Citygate) to conduct a comprehensive Fire/EMS Department Operations Assessment with the goal to review current organizational conditions, analyze future service demands and service delivery options, and provide a plan to guide the Department over the next three to five years; and

WHEREAS, the City Council was presented the findings of the Fire/EMS Comprehensive Operations Assessment performed by Citygate Associates, LLC on June 21, 2022; and

WHEREAS, the findings of the Comprehensive Operations Assessment determined that career staffing is stretched thin given that on-duty personnel are staffing the only ambulance in the region; and

WHEREAS, when Fire/EMS staff are committed to an EMS call, and worse, committed well outside the core area of the City, all other responses fall to the volunteer force; and

WHEREAS, the volunteer force only has a small number of certified volunteers (as outlined in the assessment) who cannot always respond; and

WHEREAS, although serious fires are infrequent, an emerging serious fire needs an adequate force to keep the problem small; and

WHEREAS, based on metric assessments in such assessment, the risks to be protected in the City, and the City's location that limits quick mutual aid, Citygate has

recommended slightly larger guaranteed daily staffing to bridge an immediate response force to the arrival of the small volunteer force; and

WHEREAS, the Fire/EMS Operations Assessment recommends adding two more personnel per day for a total of four; and

WHEREAS, a FEMA Safer Grant will provide funding for 3 new Fire/EMS personnel for 3 years, including pay and benefits; and

WHEREAS, the mission of the City of Valdez is to cultivate an environment of opportunity, sustained prosperity, and well-being for all people of Valdez; and

WHEREAS, creating a more robust Valdez Fire/EMS Department creates well-being for all the people of Valdez by accepting grant funds in the amount of \$1,154,151 over a 3-year period, and

WHEREAS, providing sustained prosperity must factor fiscal accountability; and

WHEREAS, the SAFER GRANT expires in 3 years requiring the City to fund continued employment of three (3) EMS/Firefighter personnel or discontinue employment of such ems/firefighter personnel.

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

Section 1. The City Manager of the City of Valdez, Alaska is authorized by the City Council to work with the Valdez Fire Chief to submit the SAFER GRANT application for 3 new EMS/Firefighters.

Section 2. If the City is awarded the Safer Grant, proper financial protocols of the City will be followed for grant tracking purposes.

Section 3. The Fire Chief and other fire department personnel will be responsible for tracking the Safer Grant (if awarded) and work with the finance department and other relevant departments to submit proper forms and other documentation for funds awarded by the SAFER Grant.

Section 4. The SAFER GRANT reimbursable expenses are broken into 2 categories listed in Table A.

**Table A**

| ITEM     | 3-YEAR COSTS |
|----------|--------------|
| Pay      | \$672,003    |
| Benefits | \$482,148    |
| TOTAL    | \$1,154,151  |

Section 5. Approval of application for the FEMA SAFER GRANT shall not obligate the City Council to accept award of the grant, or obligate the city to fund the EMS/Firefighter positions beyond 3 years.

PASSED AND APPROVED by the Valdez City Council this 2<sup>nd</sup> day of April, 2024.

CITY OF VALDEZ, ALASKA

---

Sharon Scheidt, Mayor

ATTEST:

---

Elise Sorum- Birk, Deputy City Clerk





## Legislation Text

---

**File #:** RES 24-0010, **Version:** 1

---

**ITEM TITLE:**

#24-10 - Establishing Off Leash Areas Under Section 6.08.020 of the Valdez Municipal Code

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

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

Approve Resolution 24-10.

**SUMMARY STATEMENT:**

The passage of Ordinance 24-06 created a process for City Council to establish off leash areas by resolution. Establishing these areas would designate geographic areas where dogs may run freely under adequate control of their owner or caretaker.

The version of maps attached to this resolution were developed through a collaborative process between the Police Department (Animal Control), the City Clerk's Office and the Community Development staff with input from Parks Maintenance staff.

CITY OF VALDEZ, ALASKA

RESOLUTION # 24-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA ESTABLISHING OFF LEASH AREAS UNDER SECTION  
6.08.020 OF THE VALDEZ MUNICIPAL CODE

WHEREAS, the adoption of Ordinance 24-06 on March 22, 2024, amended Section 6.08.020 of the Valdez Municipal Code to establish process for the Valdez City Council to designate off-leash areas within city limits by resolution; and

WHEREAS, off-leash areas help to promote good canine physical health and positive socialization among dogs and their owners; and

WHEREAS, under the updated definitions in Title 6 pets allowed to run free in off leash areas must be under competent voice, physical or electronic control to protect the safety of animals, their owners, and other users of public lands; and

WHEREAS, establishing off-leash area maps will allow pet owners to have safe and appropriate places to allow their dogs to be off-leash without adversely impacting other user groups of public trails and parks.

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

Section 1. The City Council adopts the geographic areas shown in “Attachment A” as “Off Leash Areas” under Valdez Municipal Code Section 6.08.020.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 2<sup>nd</sup> day of April 2024.

CITY OF VALDEZ, ALASKA

---

Sharon Scheidt, Mayor

ATTEST:

---

Elise Sorum-Birk, Deputy City Clerk

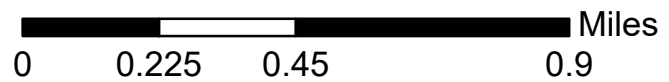




**Leash Law Area ends  
after C & D Pit.**

**Dump Road**

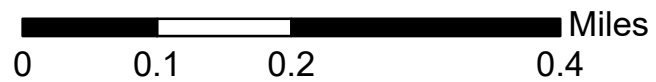
Leash Law Areas



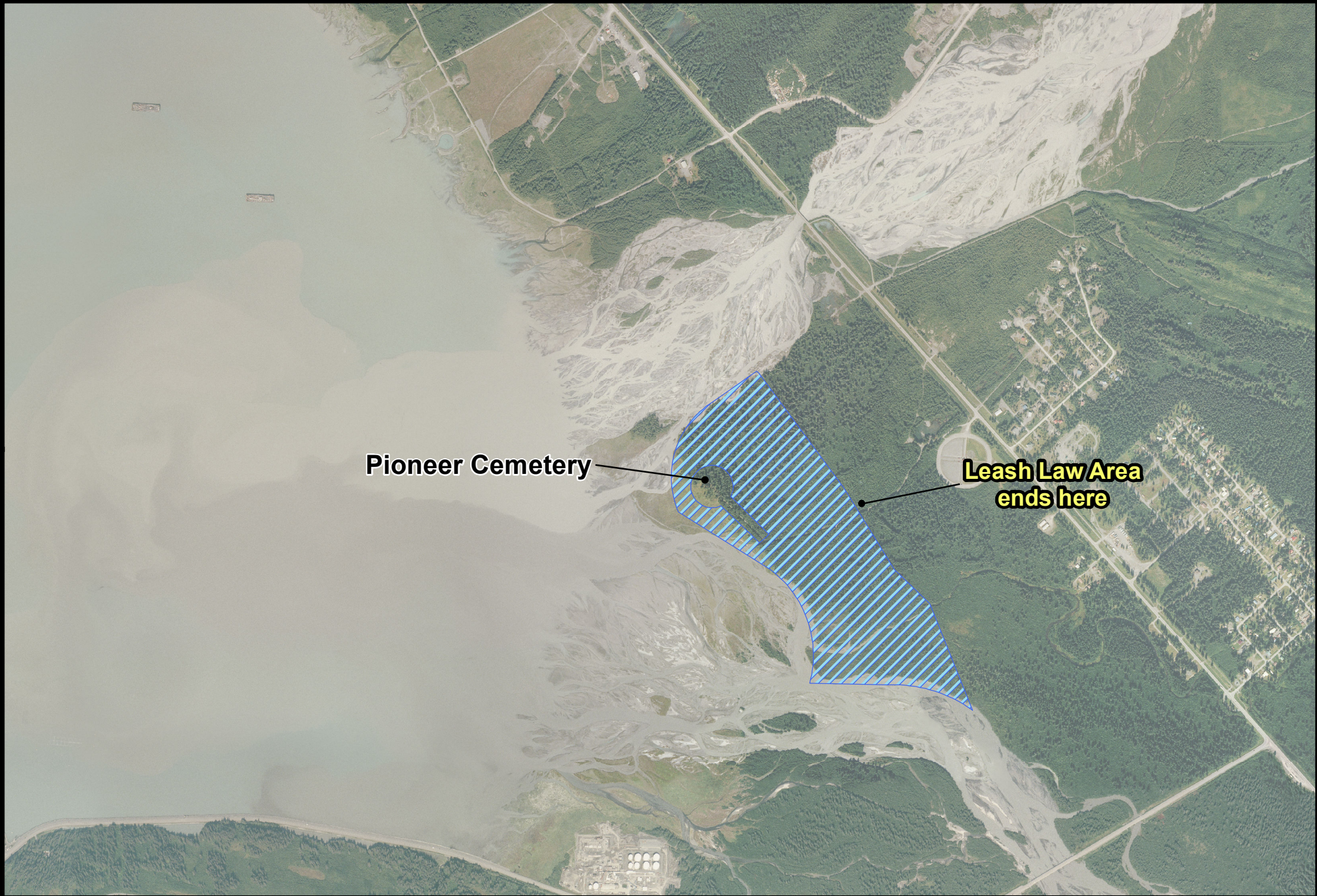




Leash Law Areas



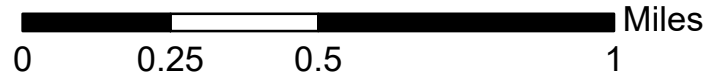




Pioneer Cemetery

**Leash Law Area  
ends here**

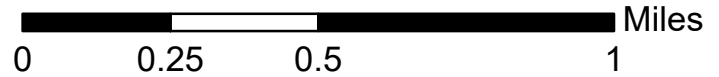
Leash Law Areas







Leash Law Areas







## Legislation Text

---

**File #:** 24-0113, **Version:** 1

---

**ITEM TITLE:**

Verbal Presentation: Finance Department Operations Report

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

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

15-minute Verbal Presentation

**SUMMARY STATEMENT:**

Ongoing series of staffed department operations reports to City Council



City of  
**VALDEZ**

# Operations Report

Finance Department

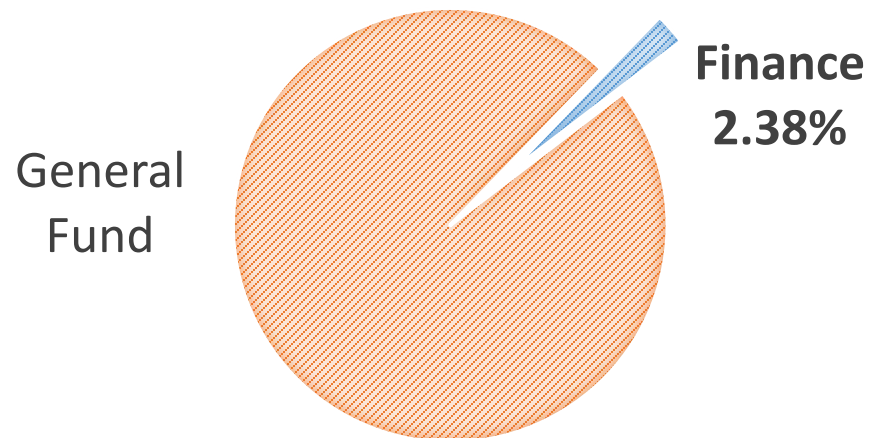




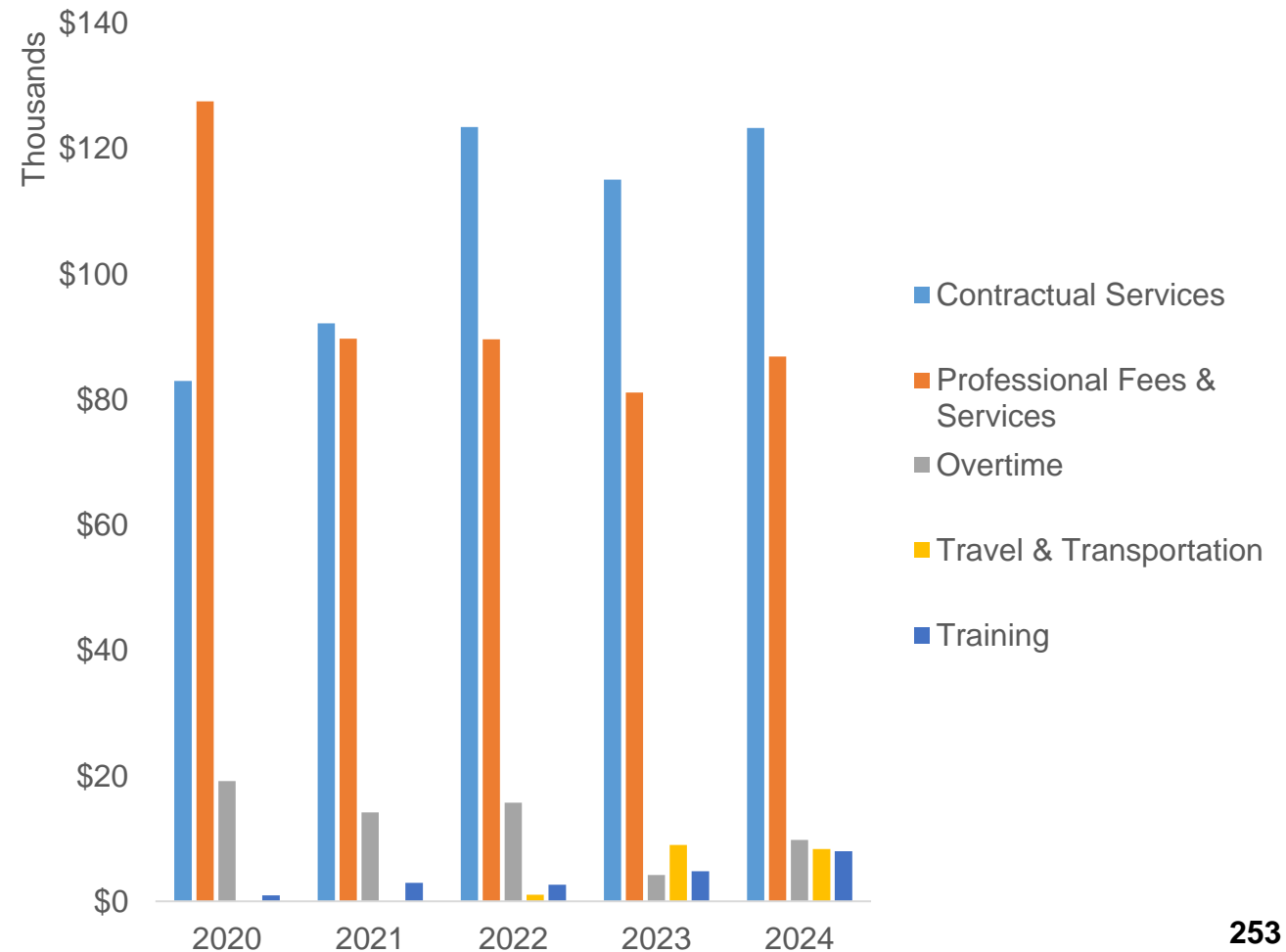
# 2024 Big Picture

- Leverage staff time with consultants
- Increase training opportunities for staff

## FINANCE AS PERCENTAGE OF GENERAL FUND EXPENSES

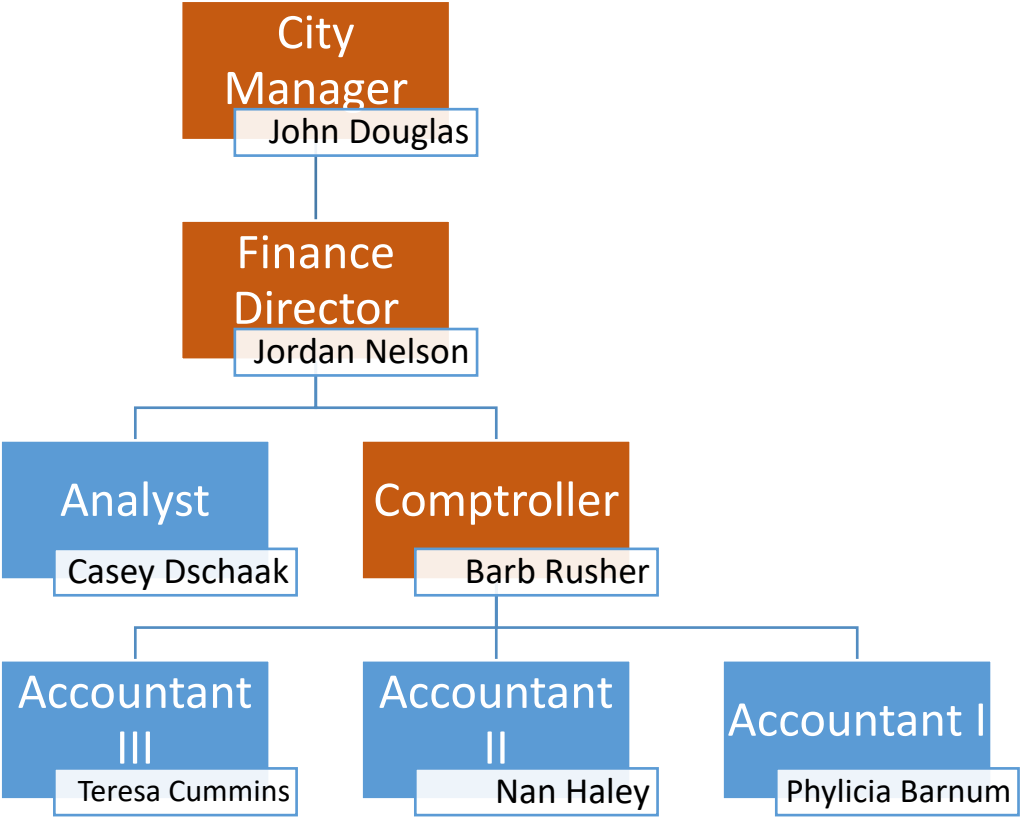


## Finance 2024 Budget Top 5 Budgeted Expenses, Excluding FTE Payroll

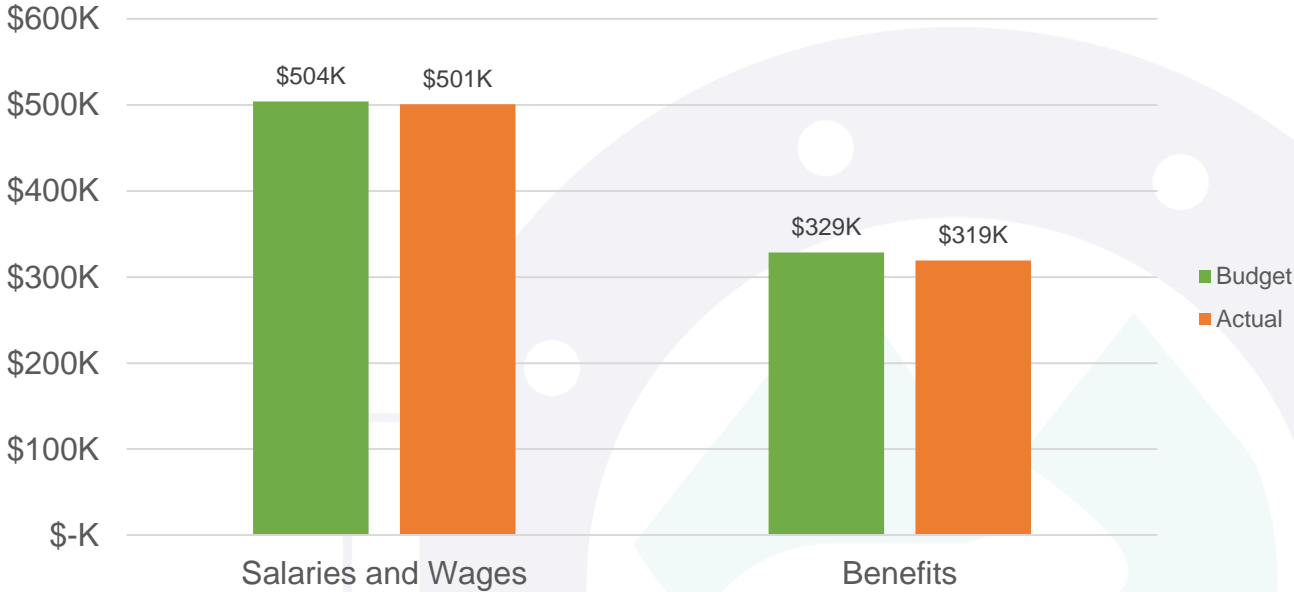




# Personnel; Finance Department



2023 Finance Benefits,Salaries and Wages Budget to Actual



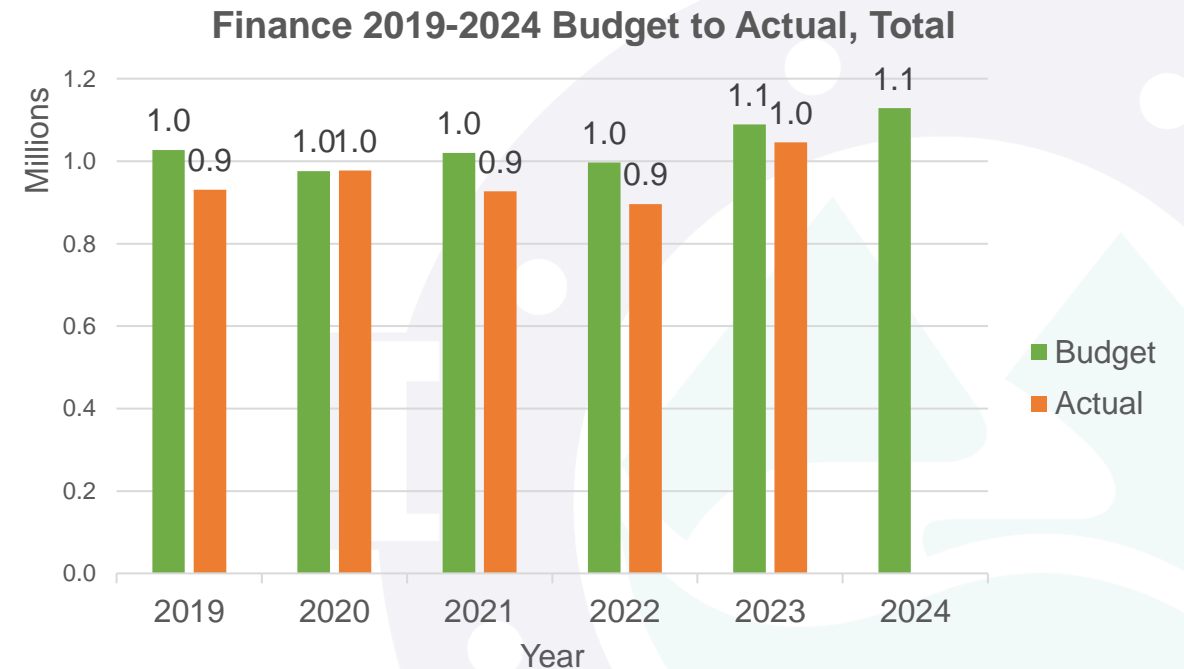
| Authorized Position Count |      |      |      |      |      |
|---------------------------|------|------|------|------|------|
|                           | 2020 | 2021 | 2022 | 2023 | 2024 |
| Administration            | 30   | 30   | 30   | 30   | 30   |
| ADMINISTRATION            | 2.8  | 2.8  | 2.8  | 2.8  | 2.8  |
| CITY CLERK                | 5    | 5    | 5    | 5    | 5    |
| CITY COUNCIL              | 0    | 0    | 0    | 0    | 0    |
| ECONOMIC DEVELOPMENT      | 2.2  | 2.2  | 2.2  | 1.2  | 1.2  |
| FINANCE                   | 6    | 6    | 6    | 6    | 6    |
| HUMAN RESOURCES           | 2    | 2    | 2    | 2    | 2    |
| INFORMATION SERVICES      | 5    | 5    | 5    | 6    | 6    |
| PLANNING                  | 7    | 7    | 7    | 7    | 7    |



# Budget to Actual 2019-2024

## Finance Department; recent history

- CIP Planning
  - Cleargov
  - IMPLAN
- Grant Program
- Procurement
  - Amazon Business
- Impacts of AI

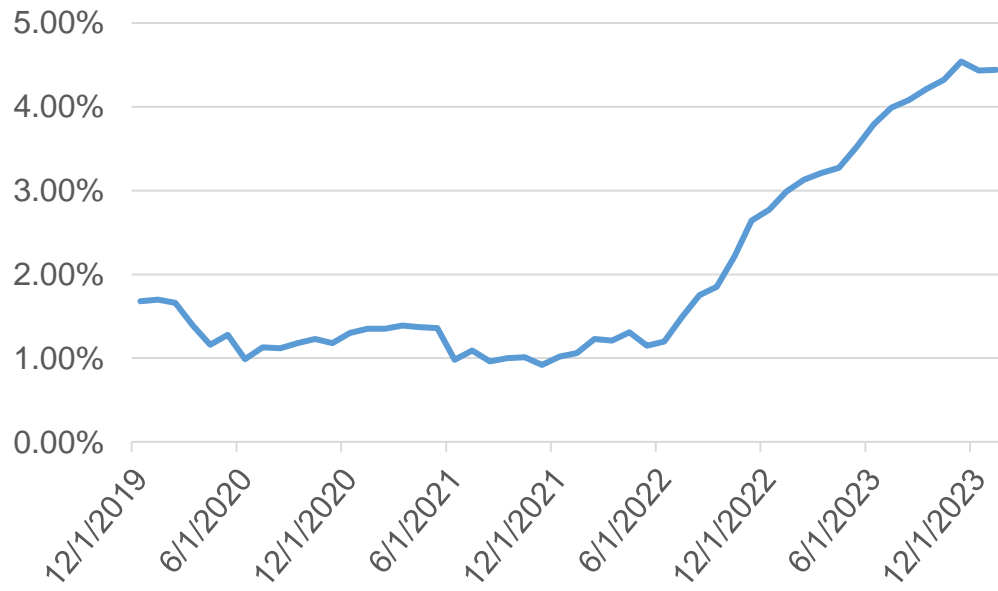




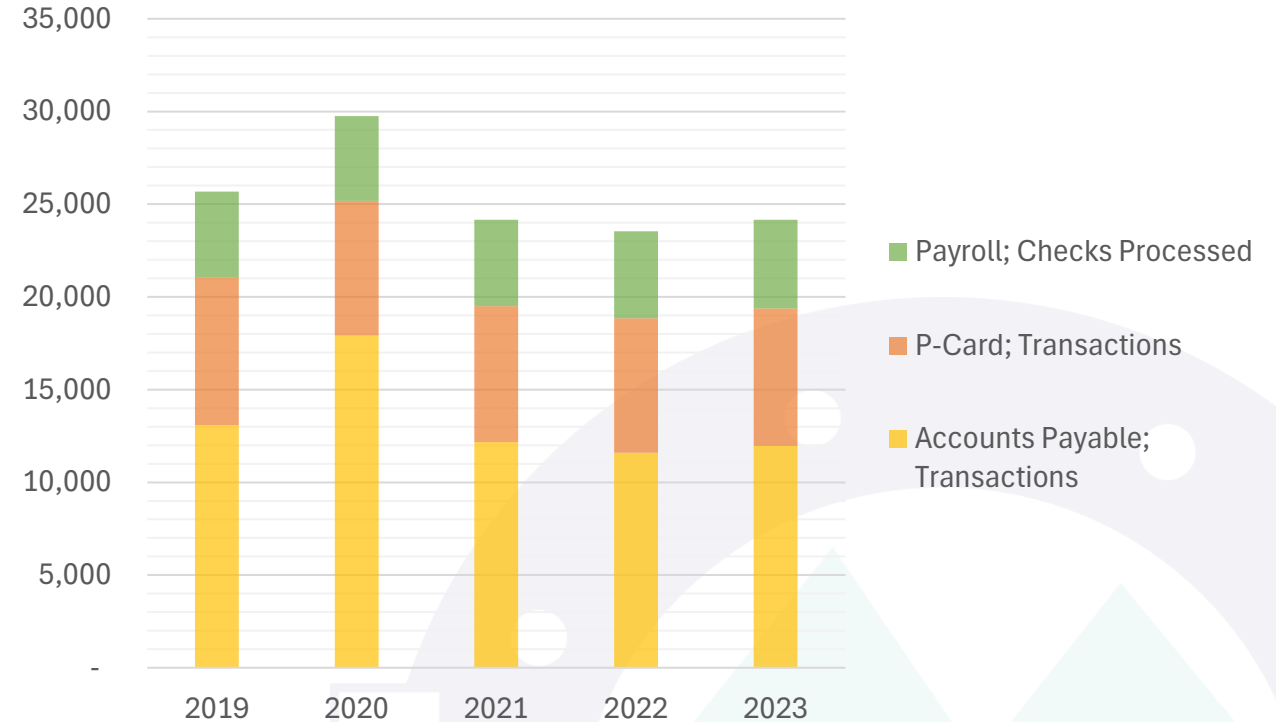
# Finance KPI

- AA- Credit Rating
- 2023 Financial Audit in Progress
- Distinguished Budget Award

Yield, Central Treasury



Finance Department KPIs



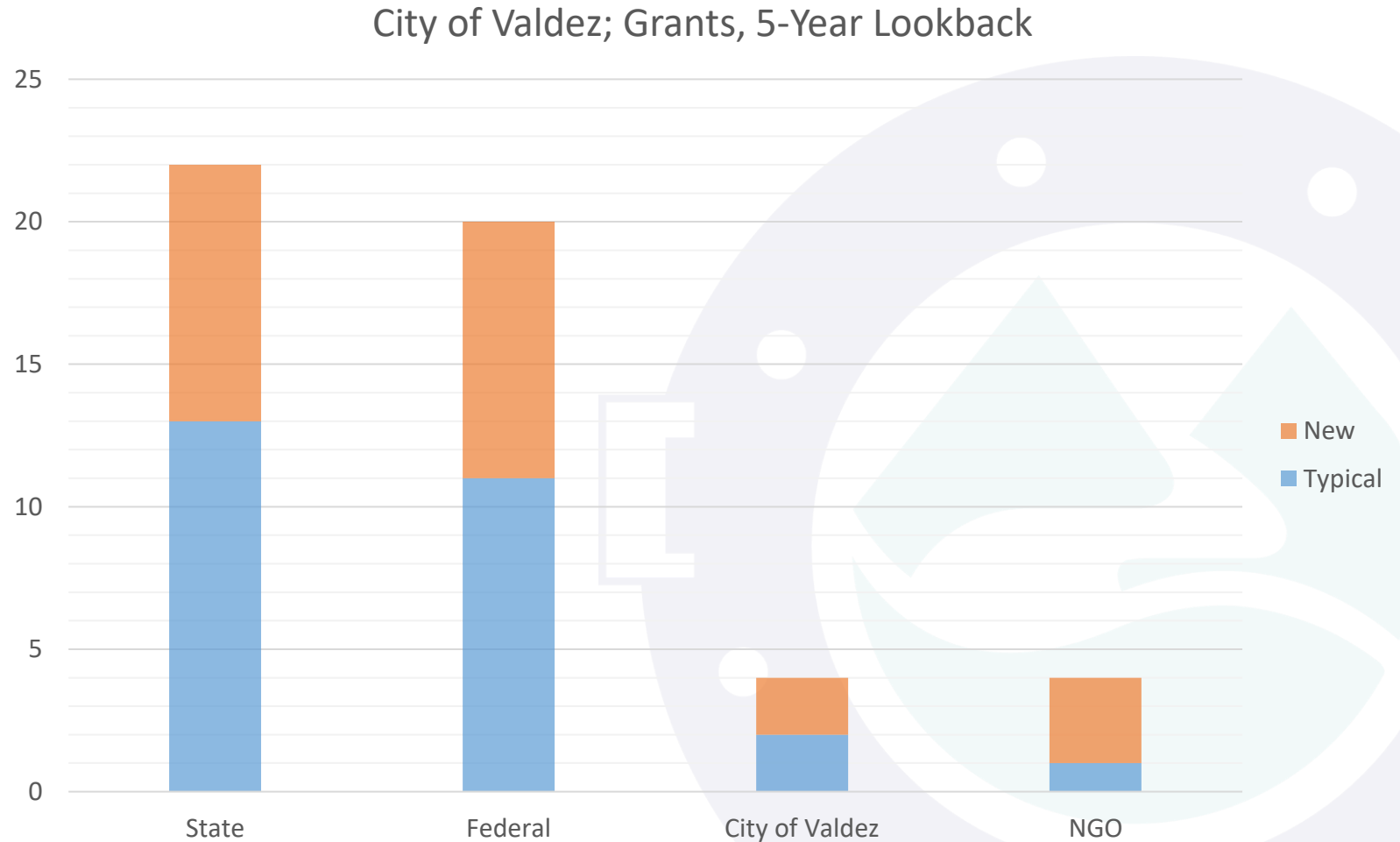
- Treasury Investments (left): 1. Safety, 2. Liquidity, 3. Yield
- Permanent Fund Appropriation will be based on 2023 Audit
  - Unaudited estimate: from \$3.7MM to \$4.05MM
- Sample of Accounting KPIs (above)
- Grant Program over the last five years



# 2024 Department Operations

In the last 5 years, the City's Grant Program and Portfolio has doubled in every category

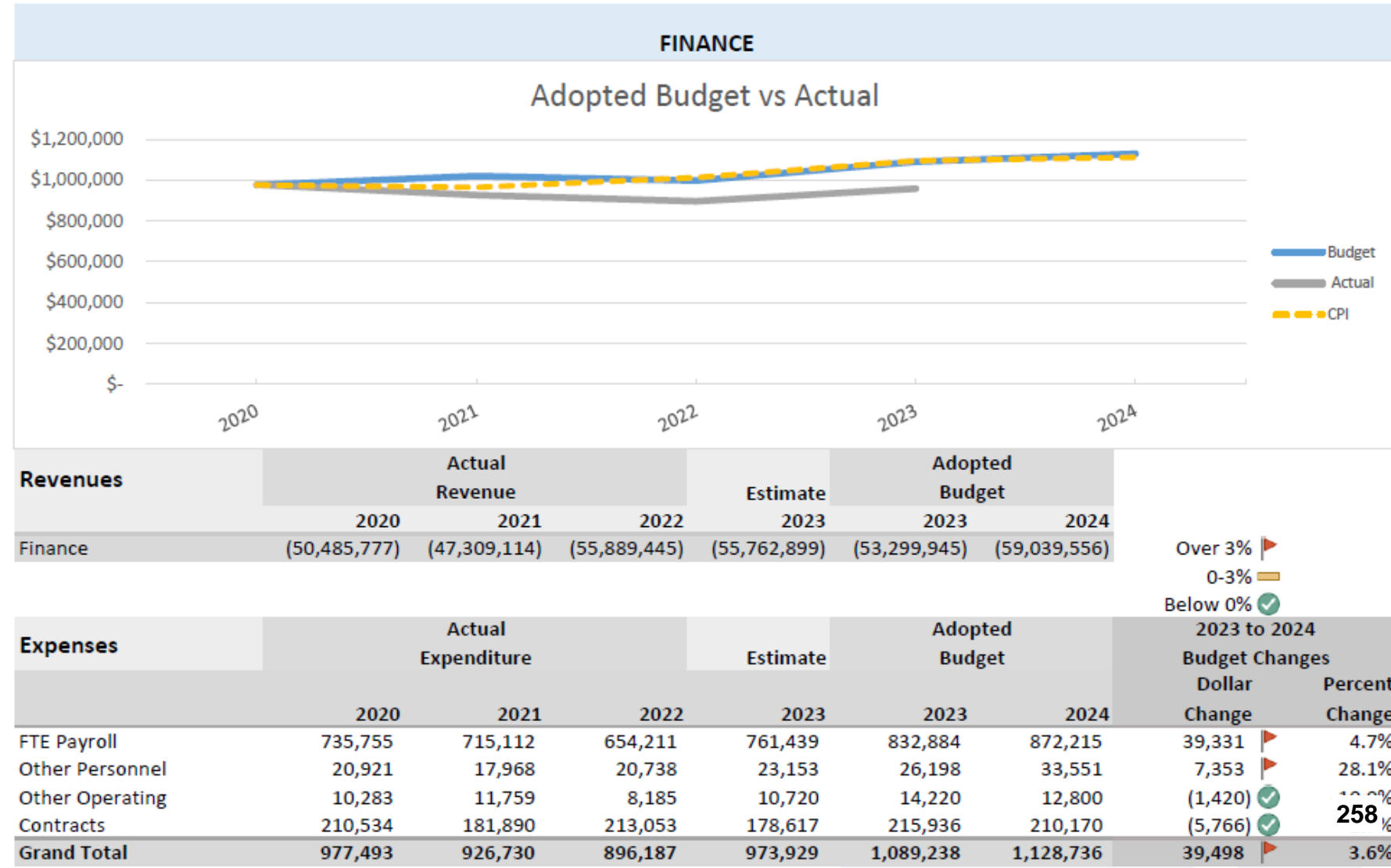
- Finance:
  - Financial responsibility for all grants
  - Administrative role in many grants
  - Current program represents expanded scope of operations
- Costs related to the service level "grants" will remain elevated





# 2025 Budget; Finance Department

- Typical Department Budget
  - Example of a SMART metric using inflation data
  - Example Objective: Citywide staffed departments not to exceed Anchorage CPI-U over 5-Years





# Finance 2025 Budget Request

- Marginal Increase to the Finance Department Budget driven by Grants and Capital Program
  - Expect small increase in property tax revenue
  - Expect an elevated 1<sup>st</sup> Half CPI in July over last year
- Establish / update fund balance policies





## Legislation Text

---

**File #:** 24-0114, **Version:** 1

---

**ITEM TITLE:**

Quarterly Financial Summary Reports: December 31, 2023

**SUBMITTED BY:** Barb Rusher, Comptroller, Finance Department

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

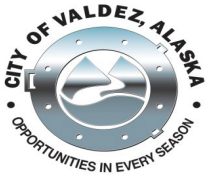
Receive and file.

**SUMMARY STATEMENT:**

Quarterly un-audited internal financial summary reports.

These show budget-to-actual performances through December 31, 2023.

Please note that the Providence Medical Center September financial reports are also included in this packet.



## FINANCIAL SUMMARY AS OF 9/30/2023 Operating only

Prepared By: Barb Rusher, Comptroller

Contact: [brusher@valdezak.gov](mailto:brusher@valdezak.gov)

(907) 834-3475

| <b><u>CONTENTS</u></b>                               | <b><u>PAGE</u></b> |
|--|--------------------|
| <b>General Fund</b>                                  |                    |
| Summary  | 2                  |
| Revenue Detail                                       | 2                  |
| Expense Detail                                       | 2                  |
| <br><b>Special Revenue Funds - Summary</b>           |                    |
| Airport  | 3                  |
| Harbor   | 3                  |
| Port   | 4                  |
| Utilities  | 4                  |
| VHIA - Housing                                       | 4                  |
| <br><b>Other Funds - Summary</b>                     |                    |
| Debt Service   | 4                  |
| <br><b>Footnotes</b>                                 | 5                  |
| <br><b>Projects and Reserve Funds</b>                |                    |
| Capital Projects                                     | 6                  |
| Major Maintenance Reserve                            | 8                  |
| Providence Valdez Medical Clinic Projects            | 11                 |
| All Reserve Funds                                    | 12                 |
| <br><b>Health Insurance Fund</b>                     |                    |
| Health Insurance Fund                                | 16                 |
| <br><b>Permanent Fund</b>                            |                    |
| Permanent Fund Summary                               | 17                 |
| <br><b>Providence Quarterly Financial Statements</b> |                    |
| Providence Financial Stmnts                          | 18                 |
| Providence Counseling Center Fin. Stmnts             | 20                 |

|                               | ADOPTED<br>BUDGET        | REVISED<br>BUDGET       | BUDGET<br>CHANGE           | YTD<br>ACTUAL            | YTD TO<br>BUDGET | NOTES |
|-------------------------------|--------------------------|-------------------------|----------------------------|--------------------------|------------------|-------|
| <b>GENERAL FUND SUMMARY</b>   |                          |                         |                            |                          |                  |       |
| <b>BEGINNING FUND BALANCE</b> | <b>29,112,101</b>        | <b>29,112,101</b>       | <b>-</b>                   | <b>29,112,101</b>        |                  |       |
| REVENUE                       | 53,183,507               | 53,206,039              | 22,532                     | 56,122,544               | 105.5%           |       |
| EXPENSE                       | 45,997,343               | 46,499,825              | 502,482                    | 43,390,173               | 93.3%            |       |
| <b>NET REVENUE (EXPENSE)</b>  | <b>7,186,164</b>         | <b>6,706,214</b>        | <b>(479,950)</b>           | <b>12,732,371</b>        |                  |       |
| TRANSFERS IN                  | 4,283,836                | 4,774,211               | 490,375                    | 4,774,211                | 100.0%           |       |
| TRANSFERS OUT                 | 16,659,009               | 31,800,217              | 15,141,208                 | 31,800,217               | 100.0%           |       |
| <b>NET TRANSFERS IN (OUT)</b> | <b>(12,375,173)</b>      | <b>(27,026,006)</b>     | <b>(14,650,833)</b>        | <b>(27,026,006)</b>      |                  |       |
| <b>ENDING BALANCE</b>         | <b><u>23,923,092</u></b> | <b><u>8,792,310</u></b> | <b><u>(15,130,783)</u></b> | <b><u>14,818,466</u></b> |                  |       |

#### GENERAL FUND DETAIL

##### REVENUE

|                      |                   |                   |               |                   |               |   |
|----------------------|-------------------|-------------------|---------------|-------------------|---------------|---|
| TAXES                | 49,151,264        | 49,151,264        | -             | 50,338,044        | 102.4%        |   |
| STATE SHARED         | 1,714,362         | 1,714,362         | -             | 2,090,843         | 122.0%        | 1 |
| PILT                 | 660,523           | 660,523           | -             | 772,725           | 117.0%        | 2 |
| INTEREST             | 202,900           | 202,900           | -             | 1,236,034         | 609.2%        | 3 |
| SERV CHARGES & SALES | 595,700           | 596,841           | 1,141         | 431,793           | 72.3%         | 4 |
| FED & STATE GRANTS   | 623,858           | 634,714           | 10,856        | 619,903           | 97.7%         |   |
| SOLID WASTE          | 116,200           | 116,200           | -             | 126,150           | 108.6%        |   |
| LICENSES & PERMITS   | 17,900            | 17,900            | -             | 11,880            | 66.4%         | 5 |
| MISC                 | 34,300            | 44,835            | 10,535        | 394,550           | 880.0%        | 6 |
| RECREATION           | 62,000            | 62,000            | -             | 97,562            | 157.4%        | 7 |
| FINES & FORFEITURES  | 4,500             | 4,500             | -             | 3,060             | 68.0%         | 8 |
| <b>TOTAL REVENUE</b> | <b>53,183,507</b> | <b>53,206,039</b> | <b>22,532</b> | <b>56,122,544</b> | <b>105.5%</b> |   |

|                     |                         |                         |                       |                         |               |  |
|---------------------|-------------------------|-------------------------|-----------------------|-------------------------|---------------|--|
| <b>TRANSFERS IN</b> | <b><u>4,283,836</u></b> | <b><u>4,774,211</u></b> | <b><u>490,375</u></b> | <b><u>4,774,211</u></b> | <b>100.0%</b> |  |
|---------------------|-------------------------|-------------------------|-----------------------|-------------------------|---------------|--|

|  |                          |                          |                       |                          |               |  |
|--|--------------------------|--------------------------|-----------------------|--------------------------|---------------|--|
| <b>TOTAL REVENUES &amp; TRANSFERS IN</b> | <b><u>57,467,343</u></b> | <b><u>57,980,250</u></b> | <b><u>512,907</u></b> | <b><u>60,896,756</u></b> | <b>105.0%</b> |  |
|--|--------------------------|--------------------------|-----------------------|--------------------------|---------------|--|

#### GENERAL FUND DETAIL, CONT'D

##### DEPT EXPENSE

|                         |           |           |          |           |        |    |
|-------------------------|-----------|-----------|----------|-----------|--------|----|
| ADMINISTRATION          | 723,290   | 787,090   | 63,800   | 734,465   | 93.3%  |    |
| ANIMAL CONTROL          | 545,267   | 545,267   | -        | 538,704   | 98.8%  |    |
| BUILDING MAINT          | 3,641,009 | 3,641,009 | -        | 3,251,757 | 89.3%  | 9  |
| CITY CLERK              | 818,390   | 818,390   | -        | 831,349   | 101.6% |    |
| CITY COUNCIL            | 352,992   | 352,992   | -        | 295,099   | 83.6%  | 10 |
| CIVIC CENTER            | 851,370   | 851,370   | -        | 683,547   | 80.3%  | 11 |
| ECON DEVEL              | 1,490,767 | 1,490,767 | -        | 1,270,652 | 85.2%  | 12 |
| EMERGENCY MGMT SERVICES | 636,117   | 636,117   | -        | 476,522   | 74.9%  | 13 |
| ENGINEERING             | 1,318,400 | 1,254,600 | (63,800) | 933,352   | 74.4%  | 14 |

|   | ADOPTED<br>BUDGET | REVISED<br>BUDGET | BUDGET<br>CHANGE  | YTD<br>ACTUAL     | YTD TO<br>BUDGET | NOTES |
|---|-------------------|-------------------|-------------------|-------------------|------------------|-------|
| FINANCE   | 1,089,238         | 1,089,238         | -                 | 991,112           | 91.0%            |       |
| FIRE  | 2,578,352         | 2,655,852         | 77,500            | 2,635,241         | 99.2%            |       |
| HUMAN RESOURCES                                   | 508,874           | 515,174           | 6,300             | 454,234           | 88.2%            | 15    |
| INFORMATION TECH                                  | 1,512,253         | 1,505,953         | (6,300)           | 1,248,686         | 82.9%            | 16    |
| INSURANCE   | 511,391           | 520,040           | 8,648             | 511,362           | 98.3%            |       |
| LAW   | 1,950,000         | 2,400,000         | 450,000           | 2,777,790         | 115.7%           | 17    |
| LAW ENFORCEMENT                                   | 2,870,211         | 2,821,067         | (49,144)          | 2,763,516         | 98.0%            |       |
| LIBRARY   | 737,918           | 739,168           | 1,250             | 617,235           | 83.5%            | 18    |
| MUSEUM  | 535,000           | 535,000           | -                 | 535,000           | 100.0%           |       |
| PARKS & REC                                       | 1,225,515         | 1,225,515         | -                 | 1,042,603         | 85.1%            | 19    |
| PARKS MAINT                                       | 1,159,317         | 1,159,317         | -                 | 1,014,417         | 87.5%            | 20    |
| PLANNING  | 1,924,472         | 1,924,472         | -                 | 1,485,255         | 77.2%            | 21    |
| PUB SAFETY SUPPORT                                | 1,602,449         | 1,602,449         | -                 | 1,570,498         | 98.0%            |       |
| SOLID WASTE                                       | 2,013,970         | 2,013,970         | -                 | 1,488,746         | 73.9%            | 22    |
| STREET/SHOP                                       | 2,690,333         | 2,690,333         | -                 | 2,706,877         | 100.6%           |       |
| <b>TOTAL DEPT EXPENSES</b>                        | <b>33,286,895</b> | <b>33,775,150</b> | <b>488,255</b>    | <b>30,858,017</b> | <b>91.4%</b>     |       |
| <b>SUPPORT EXPENSES</b>                           |                   |                   |                   |                   |                  |       |
| EDUCATION   | 12,096,964        | 12,111,191        | 14,227            | 11,918,673        | 98.4%            |       |
| COMMUNITY SVC ORGS                                | 613,484           | 613,484           | -                 | 613,484           | 100.0%           |       |
| <b>TOTAL SUPPORT EXPENSES</b>                     | <b>12,710,448</b> | <b>12,724,675</b> | <b>14,227</b>     | <b>12,532,157</b> | <b>98.5%</b>     |       |
| <b>TRANSFERS OUT</b>                              | <b>16,659,009</b> | <b>31,800,217</b> | <b>15,141,208</b> | <b>31,800,217</b> | <b>100.0%</b>    |       |
| <b>TOTAL DEPT EXPENSE, SUPPORT &amp; TRANSFER</b> | <b>62,656,351</b> | <b>78,300,042</b> | <b>15,643,690</b> | <b>75,190,391</b> | <b>96.0%</b>     |       |
| <b>SPECIAL REVENUE FUNDS</b>                      |                   |                   |                   |                   |                  |       |
| <b>AIRPORT FUND</b>                               |                   |                   |                   |                   |                  |       |
| <b>BEGINNING FUND BALANCE</b>                     | <b>1,227,325</b>  | <b>1,227,325</b>  | <b>-</b>          | <b>1,227,325</b>  |                  |       |
| REVENUE   | 154,826           | 154,826           | -                 | 292,156           | 188.7%           | 23    |
| EXPENSE   | 442,482           | 442,899           | 417               | 371,936           | 84.0%            | 24    |
| NET REVENUE (EXPENSE)                             | (287,656)         | (288,073)         | (417)             | (79,779)          |                  |       |
| NET TRANSFER IN (OUT)                             | 287,656           | 288,073           | 417               | 288,073           | 100.0%           |       |
| <b>ENDING BALANCE</b>                             | <b>1,227,325</b>  | <b>1,227,325</b>  | <b>(0)</b>        | <b>1,435,618</b>  |                  |       |
| <b>HARBOR FUND</b>                                |                   |                   |                   |                   |                  |       |
| <b>BEGINNING FUND BALANCE</b>                     | <b>2,288,768</b>  | <b>2,288,768</b>  | <b>-</b>          | <b>2,288,768</b>  |                  |       |
| REVENUE   | 2,283,231         | 2,283,231         | -                 | 2,857,963         | 125.2%           | 25    |
| EXPENSE   | 2,205,970         | 2,264,970         | 59,000            | 2,157,187         | 95.2%            |       |
| NET REVENUE (EXPENSE)                             | 77,261            | 18,261            | (59,000)          | 700,776           |                  |       |
| NET TRANSFER IN (OUT)                             | -                 | (291,000)         | (291,000)         | (291,000)         |                  |       |
| <b>ENDING BALANCE</b>                             | <b>2,366,029</b>  | <b>2,016,029</b>  | <b>(350,000)</b>  | <b>2,698,545</b>  |                  |       |

|   | ADOPTED<br>BUDGET | REVISED<br>BUDGET | BUDGET<br>CHANGE | YTD<br>ACTUAL | YTD TO<br>BUDGET | NOTES |
|---|-------------------|-------------------|------------------|---------------|------------------|-------|
| <b>PORT FUND</b>                            |                   |                   |                  |               |                  |       |
| BEGINNING FUND BALANCE                      | 4,021,959         | 4,021,959         | -                | 4,021,959     |                  |       |
| REVENUE                                     | 1,449,925         | 1,778,545         | 328,620          | 2,471,959     | 139.0%           | 26    |
| EXPENSE                                     | 1,429,979         | 1,479,779         | 49,800           | 1,322,072     | 89.3%            | 27    |
| NET REVENUE (EXPENSE)                       | 19,946            | 298,766           | 278,820          | 1,149,887     |                  |       |
| NET TRANSFER IN (OUT)                       | -                 | (59,000)          | (59,000)         | (59,000)      | 100.0%           |       |
| ENDING BALANCE                              | 4,041,905         | 4,261,725         | 219,820          | 5,112,846     |                  |       |
| <b>SPECIAL REVENUE FUNDS, CONT'D</b>        |                   |                   |                  |               |                  |       |
| <b>UTILITY FUND</b>                         |                   |                   |                  |               |                  |       |
| BEGINNING FUND BALANCE                      | 2,353,261         | 2,353,261         | -                | 2,353,261     |                  |       |
| REVENUE                                     | 536,455           | 536,455           | -                | 673,937       | 125.6%           | 28    |
| EXPENSE                                     | 1,764,529         | 1,765,115         | 586              | 1,528,314     | 86.6%            | 29    |
| NET REVENUE (EXPENSE)                       | (1,228,074)       | (1,228,660)       | (586)            | (854,376)     |                  |       |
| NET TRANSFER IN (OUT)                       | 1,223,977         | 1,224,563         | 586              | 1,224,563     | 100.0%           |       |
| ENDING BALANCE                              | 2,349,164         | 2,349,164         | (0)              | 2,723,448     |                  |       |
| <b>VALDEZ HOUSING IMPROVEMENT AUTHORITY</b> |                   |                   |                  |               |                  |       |
| BEGINNING FUND BALANCE                      | 2,777,803         | 2,777,803         | -                | 2,777,803     |                  |       |
| REVENUE                                     | -                 | -                 | -                | 46,046        |                  |       |
| EXPENSE                                     | -                 | -                 | -                | -             | -                |       |
| NET REVENUE (EXPENSE)                       | -                 | -                 | -                | 46,046        |                  |       |
| NET TRANSFER IN (OUT)                       | -                 | (2,823,849)       | (2,823,849)      | (2,823,849)   |                  |       |
| ENDING BALANCE                              | 2,777,803         | (46,046)          | (2,823,849)      | -             |                  | 30    |
| <b>OTHER GOVERNMENTAL FUNDS</b>             |                   |                   |                  |               |                  |       |
| <b>DEBT SERVICE FUND</b>                    |                   |                   |                  |               |                  |       |
| BEGINNING FUND BALANCE                      | 4,099,578         | 4,099,578         | -                | 4,099,578     |                  |       |
| REVENUE                                     | 1,601,896         | 1,601,896         | -                | 2,152,427     | 134.4%           | 31    |
| EXPENSE                                     | 6,678,676         | 6,678,676         | -                | 6,572,522     | 98.4%            |       |
| NET REVENUE (EXPENSE)                       | (5,076,780)       | (5,076,780)       | -                | (4,420,096)   |                  |       |
| NET TRANSFER IN (OUT)                       | 5,049,030         | 5,049,030         | -                | 5,049,030     |                  |       |
| ENDING BALANCE                              | 4,071,828         | 4,071,828         | -                | 4,728,512     |                  |       |

## Notes to Financial Summary

- 1 Additional revenue directly offset by corresponding expense pursuant to SOA PERS program.
- 2 Reflects federal PILT receipts higher than budgeted.
- 3 12.31.23 interest earnings reflect unrealized losses on treasury investments. COV typically holds its investments to maturity. Therefore, though unrealized gains/losses are reflected in periodic financial statements, they are not realized.
- 4 Reflects reductions in year-to-date revenues from City operations. \$135K reallocated to MISC REVENUE due to new accounting rule GASB 87
- 5 Reflects receipts of liquor & marijuana license revenues lower than budgeted.
- 6 Reflects 2-years of e911 surcharge payments, \$135k in Lease Interest reallocated due to GASB 87, \$27K in CVTC Capital Credits, various restitution settlements & \$20K in p-card revenue share.
- 7 Reflects robust revenues in recreation center & snack bar, pool revenues, and a one-time adjustment to cemetery fee revenue
- 8 Reflects timing of receipts due to State court processing delays.
- 9 Reflects heating and electric costs lower than budgeted. This department contains city-wide utilities for general fund departments.
- 10 Reflects reduced utilization of Council Contingencies, Dues & Subscriptions and Council Stipends.
- 11 Reflects lower personnel costs related to attrition, and reduced operating expenditures in-line with reduced operating revenues.
- 12 Reflects reduction of utilization of contractual services.
- 13 New department, budget to actual reflects programming initiatives.
- 14 Reflects attrition as well under-utilization of budgeted contractual services.
- 15 Reflects under-utilization of budgeted contractual services.
- 16 Reflects reduced personnel costs related to attrition, as well as operational efficiencies.
- 17 Council and City Manager may discuss budget variance with legal team.
- 18 Reflects reduction in salaries & benefits related to attrition in the absence of a head librarian, as well as general operating efficiencies.
- 19 Reflects under-utilization of budgeted contractual services as well as operational efficiencies.
- 20 Reflects under-utilization of budgeted contractual services as well as temp staffing shortage.
- 21 Reflects timing of contractual services expenditures.
- 22 Reflects operational efficiencies.
- 23 Reflects receipts of property rentals and interest income higher than budgeted.
- 24 Reflects erroneous budgeted allocation of wages airport, harbor, and port employees, corrected in 2024 Budget.
- 25 Reflects new services & fees such as laundry token sales, liveaboard fees & passenger headcount tax.
- 26 Reflects increased revenues related to operations.
- 27 Reflects erroneous budgeted allocation of wages airport, harbor, and port employees, corrected in 2024 Budget.
- 28 Reflects water & sewer operational revenues and interest income higher than budgeted.
- 29 Reflects reduced personnel costs for temp labor as well as electricity costs lower than budgeted.
- 30 Reflects closing fund and transferring balance to Housing Initiatives, as per Council Directives.
- 31 Reflects unbudgeted reimbursement of prior year harbor debt service payments, as per State Legislature, as well as interest income.

## CAPITAL PROJECTS

|                   |                                  | Adopted Budget   | AMENDMENT         | YTD Encumbrance   | YTD Expense      | Project Balance  |
|-------------------|----------------------------------|------------------|-------------------|-------------------|------------------|------------------|
| <b>BUIL</b>       | BUIL Citywide Wayfinding         | 20,912           | 59,000            | -                 | -                | 79,912           |
|                   | BUIL Coast Guard city Sign       | 39,500           | (19,500)          | 1,465             | 9,586            | 8,949            |
|                   | BUIL KELS Ph II Parks Storage    | 28,620           | (484)             | -                 | -                | 28,136           |
|                   | BUIL SENI Expa                   | 5,751            | -                 | 4,680             | 1,071            | -                |
| <b>BUIL Total</b> |                                  | <b>94,782</b>    | <b>39,016</b>     | <b>6,145</b>      | <b>10,658</b>    | <b>116,996</b>   |
| <b>CLIN</b>       | MKG Medical Clinic Pipes         | 20,000           | (20,000)          | -                 | -                | -                |
| <b>CLIN Total</b> |                                  | <b>20,000</b>    | <b>(20,000)</b>   | <b>-</b>          | <b>-</b>         | <b>-</b>         |
| <b>ECON</b>       | Robe Lake Hab Restor Feas        | 484,500          | -                 | -                 | 365,000          | 119,500          |
| <b>ECON Total</b> |                                  | <b>484,500</b>   | <b>-</b>          | <b>-</b>          | <b>365,000</b>   | <b>119,500</b>   |
| <b>FLOO</b>       | Flood Mitigation Project         | 1,028            | (1,028)           | -                 | -                | -                |
| <b>FLOO Total</b> |                                  | <b>1,028</b>     | <b>(1,028)</b>    | <b>-</b>          | <b>-</b>         | <b>-</b>         |
| <b>HARB</b>       | ADOT Harbor Facility Grant Exp   | -                | 5,000,000         | 3,025,902         | 1,974,098        | -                |
|                   | ADOT Harbor Facility Match       | -                | 5,000,000         | 3,025,902         | 1,974,098        | -                |
|                   | HARB SBH H-K Repl                | 7,460,676        | 2,000,000         | 6,723,700         | 728,275          | 2,008,700        |
|                   | New Harbor GO 2015               | 9,321            | -                 | -                 | -                | 9,321            |
|                   | New Harbor Planning              | 1,771,221        | (1,751,201)       | -                 | 20,020           | -                |
| <b>HARB Total</b> |                                  | <b>9,241,219</b> | <b>10,248,799</b> | <b>12,775,504</b> | <b>4,696,492</b> | <b>2,018,021</b> |
| <b>MUSE</b>       | MUSE New Museum                  | 27,347           | -                 | -                 | -                | 27,347           |
| <b>MUSE Total</b> |                                  | <b>27,347</b>    | <b>-</b>          | <b>-</b>          | <b>-</b>         | <b>27,347</b>    |
| <b>PARK</b>       | Meals Hill EDA Grant Match       | 633,184          | -                 | -                 | -                | 633,184          |
|                   | Meals Hill Devt EDA Grant Exp    | 2,532,734        | -                 | -                 | -                | 2,532,734        |
|                   | PARK CEME Expansion              | 37,313           | (37,313)          | -                 | -                | -                |
|                   | PARK Meals Hill Development      | -                | 350,000           | 234,510           | 100,845          | 14,645           |
|                   | PARK Meals Hill Greatland        | 520,662          | -                 | 62,198            | 441,614          | 16,850           |
| <b>PARK Total</b> |                                  | <b>3,723,893</b> | <b>312,687</b>    | <b>296,708</b>    | <b>542,459</b>   | <b>3,197,413</b> |
| <b>POFI</b>       | New Fire Station                 | 54,798           | -                 | -                 | 47,827           | 6,971            |
| <b>POFI Total</b> |                                  | <b>54,798</b>    | <b>-</b>          | <b>-</b>          | <b>47,827</b>    | <b>6,971</b>     |
| <b>PORT</b>       | Kelsey Dock Phase II (warehouse) | 21,805           | -                 | -                 | -                | 21,805           |
| <b>PORT Total</b> |                                  | <b>21,805</b>    | <b>-</b>          | <b>-</b>          | <b>-</b>         | <b>21,805</b>    |
| <b>RESE</b>       | Project Contingency              | 106,750          | -                 | -                 | -                | 106,750          |
| <b>RESE Total</b> |                                  | <b>106,750</b>   | <b>-</b>          | <b>-</b>          | <b>-</b>         | <b>106,750</b>   |
| <b>SCHO</b>       | New Middle School                | 1,304,907        | -                 | 20,225            | 5,024            | 1,279,657        |
|                   | SCHO HERM Exterior Upgr Ph II    | 520,729          | 9,750,000         | 9,723,870         | 290,152          | 256,707          |
|                   | SCHO HIGH Major Reno             | 1,594,270        | -                 | -                 | 350,963          | 1,243,307        |



## CAPITAL PROJECTS

|                    |                                   | Adopted Budget    | AMENDMENT         | YTD Encumbrance   | YTD Expense       | Project Balance   |
|--------------------|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>SCHO Total</b>  |                                   | <b>3,419,906</b>  | <b>9,750,000</b>  | <b>9,744,096</b>  | <b>646,139</b>    | <b>2,779,671</b>  |
|                    |                                   |                   |                   |                   |                   |                   |
| <b>STRE</b>        | Citywide Pavement & Utilities     | 130,829           | (43,524)          | 31,690            | 55,615            | -                 |
|                    | STRE East Hanagita<br>Realignment | 186,985           | -                 | 16,079            | 170,906           | -                 |
|                    | STRE Pavement Mgt PH I            | 700               | -                 | -                 | -                 | 700               |
|                    | STRE Pavement Mgt Ph II           | 366,116           | (171,973)         | -                 | 18,419            | 175,723           |
|                    | STRE Pavement Mgt PH III          | 3,529,914         | 286,276           | 203,017           | 3,594,956         | 18,217            |
|                    | STRE Pavement Mgt Ph IV-V         | 668,712           | -                 | 455,477           | 122,974           | 90,260            |
| <b>STRE Total</b>  |                                   | <b>4,883,256</b>  | <b>70,778</b>     | <b>706,263</b>    | <b>3,962,870</b>  | <b>284,901</b>    |
|                    |                                   |                   |                   |                   |                   |                   |
| <b>WASE</b>        | Alpine Woods Sewer Project        | 283,544           | -                 | 182,222           | 3,200             | 98,122            |
|                    | Sewer Force Main Assesment        | 3,345,982         | -                 | 119,637           | 407,820           | 2,818,525         |
|                    | Sewer Force<br>Main Replacement   | 34,958,455        | -                 | 25,094,682        | 3,945,723         | 5,918,049         |
|                    | STP Outfall Design                | 2,083             | (2,083)           | -                 | -                 | -                 |
|                    | WASE Blueberry Road Subd          | 200,000           | -                 | -                 | -                 | 200,000           |
|                    | WASE WATE New Well #5             | 613,897           | -                 | -                 | -                 | 613,897           |
|                    | Water/Sewer master plan           | 33,046            | (33,046)          | -                 | -                 | -                 |
| <b>WASE Total</b>  |                                   | <b>39,437,007</b> | <b>(35,129)</b>   | <b>25,396,541</b> | <b>4,356,743</b>  | <b>9,648,594</b>  |
|                    |                                   |                   |                   |                   |                   |                   |
| <b>Grand Total</b> |                                   | <b>61,516,291</b> | <b>20,365,123</b> | <b>48,925,256</b> | <b>14,628,188</b> | <b>18,327,969</b> |

## MAJOR MAINTENANCE

|                   |                               | Adopted        | Budget          | AMENDMENT | YTD      | Encumbran | YTD      | Expense  | Project       | Balance |
|-------------------|-------------------------------|----------------|-----------------|-----------|----------|-----------|----------|----------|---------------|---------|
| <b>AIRP</b>       | AIRP Generator Exhaust        | 80,000         | -               | -         | -        | -         | -        | -        | 80,000        |         |
|                   | AIRP Light Repl               | 16,061         | (5,901)         | -         | -        | -         | -        | -        | 10,160        |         |
|                   | AIRP Office Remodel           | 4,050          | -               | -         | -        | -         | -        | -        | 4,050         |         |
|                   | AIRPORT Tenant Garage Exhaust | 6,898          | (6,898)         | -         | -        | -         | -        | -        | -             |         |
| <b>AIRP Total</b> |                               | <b>107,009</b> | <b>(12,799)</b> | <b>-</b>  | <b>-</b> | <b>-</b>  | <b>-</b> | <b>-</b> | <b>94,210</b> |         |

|                   |                                    |                  |                  |                  |                  |                  |   |   |        |  |
|-------------------|------------------------------------|------------------|------------------|------------------|------------------|------------------|---|---|--------|--|
| <b>BUIL</b>       | BUIL Anim Incinerator Repl         | 3,538            | (3,538)          | -                | -                | -                | - | - | -      |  |
|                   | BUIL BALE Waste Oil Furnance       | 1,500            | (1,500)          | -                | -                | -                | - | - | -      |  |
|                   | BUIL City Panic and ADA Upgr       | 25,000           | -                | -                | -                | -                | - | - | 25,000 |  |
|                   | BUIL City Revitalization           | 253,210          | (74,352)         | 2,970            | 133,902          | 41,986           |   |   |        |  |
|                   | BUIL CIVI Emergency Lighting       | 6,136            | (6,136)          | -                | -                | -                | - | - | -      |  |
|                   | BUIL CIVI Flood Damage Repair      | 80,000           | -                | 35,700           | 38,188           | 6,112            |   |   |        |  |
|                   | BUIL CIVI Weatherization           | 90,660           | -                | 660              | -                | 90,000           |   |   |        |  |
|                   | BUIL Clin Interior Paint           | 100,000          | -                | -                | -                | 100,000          |   |   |        |  |
|                   | BUIL Council Chmbrs Upgr           | 6,360            | 5,901            | -                | 11,976           | 285              |   |   |        |  |
|                   | BUIL DDC Systems and HVAC upgr     | 315,044          | 4,249,455        | 2,779,055        | 1,340,574        | 444,870          |   |   |        |  |
|                   | BUIL Fire Sys Upgr                 | 241,464          | -                | -                | 69,899           | 171,565          |   |   |        |  |
|                   | BUIL Fuel tank Repl                | 98,562           | -                | -                | 1,994            | 96,568           |   |   |        |  |
|                   | BUIL Insur Mech Repa               | 177,329          | -                | -                | -                | 177,329          |   |   |        |  |
|                   | BUIL LIBR Restroom Remodel         | 213,538          | 20,000           | 44,998           | 171,538          | 17,002           |   |   |        |  |
|                   | BUIL LIBR Windows                  | 358,128          | 265,534          | 22,562           | 1,100            | 600,000          |   |   |        |  |
|                   | BUIL Parking Lot Lights Repl       | 36,799           | (36,799)         | -                | -                | -                |   |   |        |  |
|                   | BUIL Phone System Replacement      | 85,387           | -                | 10,734           | 1,170            | 73,483           |   |   |        |  |
|                   | BUIL Roof Repairs                  | 147,051          | (103,007)        | 17,641           | 26,403           | -                |   |   |        |  |
|                   | BUIL Roof Replacements VCT, LS, WH | -                | 100,000          | -                | -                | 100,000          |   |   |        |  |
|                   | BUIL SENSI Siding                  | 350,000          | (250,000)        | 20,858           | 10,076           | 69,066           |   |   |        |  |
|                   | BUIL Server Room AC Replacements   | -                | 75,000           | -                | -                | 75,000           |   |   |        |  |
|                   | BUIL Shelter Eval                  | 100,000          | -                | -                | -                | 100,000          |   |   |        |  |
|                   | City-wide Exit Signs               | 50,000           | -                | -                | -                | 50,000           |   |   |        |  |
|                   | Hazmat Testing-various buildings   | 100,000          | (40,000)         | -                | -                | 60,000           |   |   |        |  |
| <b>BUIL Total</b> |                                    | <b>2,839,706</b> | <b>4,200,558</b> | <b>2,935,178</b> | <b>1,806,820</b> | <b>2,298,265</b> |   |   |        |  |

|                   |                               |                |                |                |                |               |  |  |  |  |
|-------------------|-------------------------------|----------------|----------------|----------------|----------------|---------------|--|--|--|--|
| <b>HARB</b>       | HARB Fisherman's Dock Repairs | 250,000        | 130,000        | 141,773        | 236,698        | 1,530         |  |  |  |  |
|                   | HRB SBH Elect Vaults          | 86,711         | -              | 7,050          | 15,519         | 64,142        |  |  |  |  |
| <b>HARB Total</b> |                               | <b>336,711</b> | <b>130,000</b> | <b>148,823</b> | <b>252,217</b> | <b>65,673</b> |  |  |  |  |

|                   |                                 |          |               |          |              |               |  |  |  |  |
|-------------------|---------------------------------|----------|---------------|----------|--------------|---------------|--|--|--|--|
| <b>MUSE</b>       | MUSE Museum Entry Plaza Repairs | -        | 40,000        | -        | 9,583        | 30,417        |  |  |  |  |
| <b>MUSE Total</b> |                                 | <b>-</b> | <b>40,000</b> | <b>-</b> | <b>9,583</b> | <b>30,417</b> |  |  |  |  |

|             |                                     |        |         |   |         |        |  |  |  |  |
|-------------|-------------------------------------|--------|---------|---|---------|--------|--|--|--|--|
| <b>PARK</b> | PARK Robe River Playground Upgrades | 1,405  | (193)   | - | -       | 1,212  |  |  |  |  |
|             | PARK Ruth Pond Dredge               | 50,000 | -       | - | -       | 50,000 |  |  |  |  |
|             | PARK Shelter Structual Repa         | 90,358 | 150,000 | - | 240,237 | 121    |  |  |  |  |

## MAJOR MAINTENANCE

|                   |   | Adopted        | Budget           | AMENDMENT      | YTD            | Encumbran      | YTD            | Expense        | Project | Balance |
|-------------------|---|----------------|------------------|----------------|----------------|----------------|----------------|----------------|---------|---------|
|                   |   |                |                  |                |                |                |                |                |         |         |
| <b>PARK</b>       | PARK Shooting Range Improvements                | 190,842        | -                | -              | -              | -              | 1,663          | 189,179        |         |         |
| <b>PARK Total</b> |   | <b>332,605</b> | <b>149,807</b>   | -              | -              | -              | <b>241,900</b> | <b>240,512</b> |         |         |
| <b>POFI</b>       | Fire Station I- Berthing Quarters (design)      | 1,653          | (1,653)          | -              | -              | -              | -              | -              |         |         |
|                   | POFI JAIL Lighs & Camera Upgrades               | -              | 43,000           | -              | -              | -              | -              | 43,000         |         |         |
|                   | POFI Outdoor Warning System                     | 75,000         | -                | -              | -              | -              | 46,015         | 28,985         |         |         |
|                   | POFI Radio Repeater Repa Upgr                   | 656,247        | -                | 29,845         | 148,172        | 478,230        |                |                |         |         |
| <b>POFI Total</b> |   | <b>732,900</b> | <b>41,347</b>    | <b>29,845</b>  | <b>194,187</b> | <b>550,215</b> |                |                |         |         |
| <b>PORT</b>       | 2018 PORT Security Grant EMW-2018-PU-00268      | 62,476         | (62,476)         | -              | -              | -              | -              | -              |         |         |
|                   | PORT Cont Causway                               | 34,192         | (34,192)         | -              | -              | -              | -              | -              |         |         |
|                   | PORT CONT Electrical Inspection, Maint, Repa    | 26,106         | (26,106)         | -              | -              | -              | -              | -              |         |         |
|                   | PORT CONT Scale Replacement                     | 350,000        | (316,535)        | -              | -              | 33,465         |                |                |         |         |
|                   | PORT CONT Waterline Improvements                | 244,289        | -                | 120,393        | 105,928        | 17,968         |                |                |         |         |
|                   | PORT Kels Decking Repl                          | 7,780          | -                | 7,780          | -              | -              |                |                |         |         |
|                   | Port Security Grant COV MATCH EMW-2018-PU-00268 | 20,825         | (20,825)         | -              | -              | -              |                |                |         |         |
|                   | PORT VCT Transfer Repair                        | 163,465        | (163,465)        | -              | -              | -              |                |                |         |         |
| <b>PORT Total</b> |   | <b>909,134</b> | <b>(623,600)</b> | <b>128,173</b> | <b>105,928</b> | <b>51,433</b>  |                |                |         |         |
| <b>RESE</b>       | Contingency Reserve                             | 300,000        | (173,408)        | -              | -              | 126,592        |                |                |         |         |
| <b>RESE Total</b> |   | <b>300,000</b> | <b>(173,408)</b> | -              | -              | <b>126,592</b> |                |                |         |         |
| <b>SCHO</b>       | City Buildings Exterior Caulking                | 3,438          | (3,438)          | -              | -              | -              |                |                |         |         |
|                   | HHES Underground Fuel tank Replacement          | 5,459          | 40,000           | 5,032          | 24,719         | 15,708         |                |                |         |         |
|                   | SCH VHS Walk-in Cooler & Freezer Replacement    | 8,700          | -                | 8,700          | -              | -              |                |                |         |         |
|                   | SCHO HERM Cafeteria Floor Repl                  | 31,183         | (15,158)         | -              | -              | 16,025         |                |                |         |         |
|                   | SCHO HERM Generator Repl                        | 27,989         | -                | 11,082         | 9,752          | 7,155          |                |                |         |         |
|                   | SCHO HERM Water Repl                            | 92,877         | 5,125            | 17,864         | 80,138         | -              |                |                |         |         |
|                   | SCHO HIGH Generator Repl                        | 30,854         | -                | 1,338          | 27,799         | 1,717          |                |                |         |         |
|                   | SCHO HIGH Water Repl                            | 143,453        | (5,625)          | 15,160         | 74,552         | 48,115         |                |                |         |         |
|                   | Swimming Pool Cover & Boiler Upgrade            | 21,947         | (21,947)         | -              | -              | -              |                |                |         |         |
| <b>SCHO Total</b> |   | <b>365,899</b> | <b>(1,043)</b>   | <b>59,176</b>  | <b>216,960</b> | <b>88,721</b>  |                |                |         |         |
| <b>SENI</b>       | SENI Sprinkler Repair                           | 163,396        | -                | -              | -              | 163,396        |                |                |         |         |
|                   | Senior Center Upgrades                          | 164,930        | -                | -              | 130,520        | 34,410         |                |                |         |         |
| <b>SENI Total</b> |   | <b>328,326</b> | -                | -              | <b>130,520</b> | <b>197,806</b> |                |                |         |         |
| <b>SOLI</b>       | SOLI Baler Replacement                          | -              | 172,195          | -              | 72,195         | 100,000        |                |                |         |         |
| <b>SOLI Total</b> |   | -              | <b>172,195</b>   | -              | <b>72,195</b>  | <b>100,000</b> |                |                |         |         |
| <b>STRE</b>       | STRE Mineral Creak Bridge Repa                  | 7,233          | (7,233)          | -              | -              | -              |                |                |         |         |

## MAJOR MAINTENANCE

|                    |  | Adopted Budget   | AMENDMENT        | YTD Encumbrance  | YTD Expense      | Project Balance  |
|--------------------|--|------------------|------------------|------------------|------------------|------------------|
| <b>STRE Total</b>  |  | <b>7,233</b>     | <b>(7,233)</b>   | <b>-</b>         | <b>-</b>         | <b>-</b>         |
| <b>WASE</b>        | WASE Robe River Booster Pump Replacement | 81,589           | -                | 10,063           | 30,329           | 41,197           |
|                    | WASE Waterline Relocation Meals to Rich  | 163,063          | (70,779)         | -                | 92,284           | -                |
| <b>WASE Total</b>  |  | <b>244,651</b>   | <b>(70,779)</b>  | <b>10,063</b>    | <b>122,613</b>   | <b>41,197</b>    |
| <b>Grand Total</b> |  | <b>6,504,174</b> | <b>3,845,046</b> | <b>3,311,258</b> | <b>3,152,922</b> | <b>3,885,040</b> |

**PROVIDENCE PROJECTS**

|                    |  | AdoptedBudge     | AMENDMENT | YTD Encumbr   | YTDExpense    | ProjectBalance |
|--------------------|--|------------------|-----------|---------------|---------------|----------------|
| <b>PROV</b>        | Hospital - Roof Maintenance              | 100,000          | -         | -             | -             | 100,000        |
|                    | Hospital Copper Pipe Replacement         | 23,345           | -         | -             | -             | 23,345         |
|                    | Hospital- Infection Control Enhancements | 121,208          | -         | -             | -             | 121,208        |
|                    | Hospital New Power Supply                | 169,892          | -         | 42,576        | 62,520        | 64,796         |
|                    | Hospital Oxygen Generator Relocation     | 1,693            | -         | -             | -             | 1,693          |
|                    | PROV Air Treatment                       | 350,000          | -         | -             | -             | 350,000        |
|                    | PROV Dietary Oven Replacement            | 45,000           | -         | -             | -             | 45,000         |
|                    | PROV ER and Admission Door Upgr          | 60,000           | -         | -             | -             | 60,000         |
|                    | PROV Hospital Masterplan                 | 28,850           | -         | -             | 28,850        | -              |
|                    | PROV Loading Dock Drainage               | 11,000           | -         | -             | -             | 11,000         |
|                    | PROV Maint Contingency                   | 127,030          | -         | -             | -             | 127,030        |
| <b>PROV Total</b>  |  | <b>1,038,017</b> | <b>-</b>  | <b>42,576</b> | <b>91,370</b> | <b>904,071</b> |
| <b>Grand Total</b> |  | <b>1,038,017</b> | <b>-</b>  | <b>42,576</b> | <b>91,370</b> | <b>904,071</b> |

## RESERVE FUNDS

|                      |                               | Adopted Budget | Amendment   | YTD<br>Encumbrance | YTD<br>Expenditures | Account<br>Balance |
|----------------------|-------------------------------|----------------|-------------|--------------------|---------------------|--------------------|
| Administrative       | ADF&G Clean Vessel Act Grant  | 9,563          | -           | -                  | -                   | 9,563              |
|                      | ADF&G Clean Vessel Act MATCH  | 3,188          | -           | -                  | -                   | 3,188              |
|                      | Beautification Committee      | 99,456         | -           | -                  | 68,131              | 31,324             |
|                      | Budget Variance Reserve       | 383,187        | (117,651)   | -                  | -                   | 265,536            |
|                      | Council Contingency           | 110,437        | (14,227)    | -                  | -                   | 96,210             |
|                      | Dike Repairs                  | 278,000        | (278,000)   | -                  | -                   | -                  |
|                      | EMPG Salaries and wages       | 1,833          | (1,833)     | -                  | -                   | -                  |
|                      | Energy Assistance Program     | 861,383        | -           | 235                | 713,752             | 147,395            |
|                      | Leave Liability Reserve       | 546,745        | 108,000     | -                  | 556,004             | 98,742             |
|                      | Library Book Auction & Donat. | 5,158          | 7,781       | -                  | -                   | 12,939             |
|                      | Nuisance Abatement Program    | 245,617        | -           | 24,736             | 44,510              | 176,372            |
|                      | Permanent Fund Reserve        | 4,193,836      | (4,193,836) | -                  | -                   | -                  |
|                      | Police Scholarship Reserve    | 23,246         | 1,141       | -                  | 3,000               | 21,386             |
|                      | Qaniq Challenge               | 4,185          | (4,185)     | -                  | -                   | -                  |
|                      | Repayment Reserve             | 17,226,082     | (450,000)   | -                  | -                   | 16,776,082         |
|                      | Run Series Expenditure        | 2,106          | (2,106)     | -                  | -                   | -                  |
|                      | SHARP III                     | 270,037        | -           | 35,054             | 84,946              | 150,037            |
|                      | Special Events Reserve        | -              | -           | -                  | (979)               | 979                |
|                      | Thread Child Care Grant       | -              | -           | -                  | -                   | -                  |
|                      | Exp                           | -              | 880,000     | -                  | -                   | 880,000            |
| Administrative Total |                               | 24,264,056     | (4,064,916) | 60,025             | 1,469,364           | 18,669,752         |

|                |                                |           |             |   |         |         |
|----------------|--------------------------------|-----------|-------------|---|---------|---------|
| Emergency Prep | Alaska Shield Exercise COV     |           |             |   |         |         |
|                | \$\$                           | 9,917     | (9,917)     | - | -       | -       |
|                | Benefits - Incident            | 49,975    | (49,975)    | - | (1,012) | 1,012   |
|                | Benefits - Preparedness        | 11,561    | (9,619)     | - | 1,942   | -       |
|                | COVID19 EconRecovery Task Forc | 1,658,822 | (1,581,318) | - | 36,039  | 41,466  |
|                | COVID-19 Valdez Unified        | 294,269   | (294,269)   | - | -       | -       |
|                | Emergency Preparedness         | 943,363   | (46,522)    | - | -       | 896,841 |
|                | Overtime - Incident            | 60,756    | (60,756)    | - | (2,372) | 2,372   |
|                | Overtime - Preparedness        | -         | 12,531      | - | 12,531  | -       |
|                | Ransomware 2018                | 20,433    | (20,433)    | - | -       | -       |

## RESERVE FUNDS

|                                 |  | Adopted Budget    | Amendment          | YTD<br>Encumbrance | YTD<br>Expenditures | Account<br>Balance |
|---------------------------------|--|-------------------|--------------------|--------------------|---------------------|--------------------|
| <b>Emergency Prep</b>           | Salaries and Wages - Incident          | 120,701           | (120,701)          | -                  | -                   | -                  |
|                                 | Snow Removal Plan Implementati         | 9,667             | 13,517             | -                  | 23,184              | -                  |
|                                 | Temp Wages - Preparedness              | -                 | 8,865              | -                  | 2,990               | 5,875              |
|                                 | Temporary Wages - Incident             | 45,562            | -                  | -                  | -                   | 45,562             |
|                                 | <b>Emergency Prep Total</b>            | <b>3,225,026</b>  | <b>(2,158,597)</b> | <b>-</b>           | <b>73,301</b>       | <b>993,128</b>     |
|                                 |  |                   |                    |                    |                     |                    |
| <b>Emergency Services</b>       | Animal Medical Reserve                 | -                 | 1,504              | -                  | -                   | 1,504              |
| <b>Emergency Services Total</b> |  | <b>-</b>          | <b>1,504</b>       | <b>-</b>           | <b>-</b>            | <b>1,504</b>       |
|                                 |  |                   |                    |                    |                     |                    |
| <b>Equipment</b>                | IT Rebuild 2018                        | 5,195             | -                  | -                  | -                   | 5,195              |
|                                 | Major Equipment Reserve                | 10,214,881        | (17,500)           | 1,567,818          | 1,528,870           | 7,100,692          |
|                                 | Technology Reserve                     | 2,114,078         | -                  | 2,919              | 1,024,946           | 1,086,213          |
| <b>Equipment Total</b>          |  | <b>12,334,153</b> | <b>(17,500)</b>    | <b>1,570,737</b>   | <b>2,553,816</b>    | <b>8,192,100</b>   |
|                                 |  |                   |                    |                    |                     |                    |
| <b>Flood Mitigation</b>         | FLOO Lowe Dike Maint and Impr          | 722,502           | (680,843)          | 41,059             | 600                 | -                  |
|                                 | FLOO LOWE Ten Mile Exca                | 150,000           | -                  | -                  | -                   | 150,000            |
|                                 | FLOOD GLAC Landfill Protection         | 228,289           | 3,696,269          | 78,687             | 3,720,236           | 125,635            |
|                                 | FLOOD MINE Hmstd Tr & Kicker Dike Repl | 2,982             | (2,982)            | -                  | -                   | -                  |
|                                 | Flood Mitigation Maintenanace          | -                 | -                  | -                  | -                   | -                  |
|                                 | <b>Flood Mitigation Total</b>          | <b>1,103,773</b>  | <b>3,012,444</b>   | <b>119,747</b>     | <b>3,720,836</b>    | <b>275,635</b>     |
|                                 |  |                   |                    |                    |                     |                    |
| <b>Land Development</b>         | Land - Development Incentive           | 1,754,576         | 1,192,525          | 75,000             | -                   | 2,872,101          |
|                                 | Land - Housing Incentive               | 200,000           | 800,000            | 80,000             | 10,000              | 910,000            |
|                                 | Land - misc                            | 166,427           | -                  | -                  | (20)                | 166,447            |
|                                 | Land - Snow Lots                       | -                 | -                  | -                  | -                   | -                  |
|                                 | Land Purchase                          | -                 | -                  | -                  | -                   | -                  |
|                                 | Surveying Municipal Land               | 10,367            | -                  | -                  | -                   | 10,367             |
| <b>Land Development Total</b>   |  | <b>2,131,370</b>  | <b>1,992,525</b>   | <b>155,000</b>     | <b>9,980</b>        | <b>3,958,915</b>   |
|                                 |  |                   |                    |                    |                     |                    |
| <b>Landfill Closure</b>         | Landfill Closure Reserve               | 4,784,538         | -                  | -                  | -                   | 4,784,538          |



## RESERVE FUNDS

|                         | Adopted Budget   | Amendment | YTD<br>Encumbrance | YTD<br>Expenditures | Account<br>Balance |
|-------------------------|------------------|-----------|--------------------|---------------------|--------------------|
| <b>Landfill Closure</b> |                  |           |                    |                     |                    |
| <b>Total</b>            | <b>4,784,538</b> | <b>-</b>  | <b>-</b>           | <b>-</b>            | <b>4,784,538</b>   |

|                          |                             |          |                |                |                |                |
|--------------------------|-----------------------------|----------|----------------|----------------|----------------|----------------|
| <b>Maintenance</b>       | Sr Apts - City Contribution | -        | 801,275        | 145,000        | 426,500        | 229,775        |
| <b>Maintenance Total</b> |                             | <b>-</b> | <b>801,275</b> | <b>145,000</b> | <b>426,500</b> | <b>229,775</b> |

|                          |   |                  |                  |                  |                  |                  |
|--------------------------|---|------------------|------------------|------------------|------------------|------------------|
| <b>Maintenance</b>       | AHFC Sr Apts Grant Expense                  | 793,100          | -                | 100,000          | 693,100          | -                |
|                          | Concrete/Asphalt Repairs for COV properties | 63,919           | -                | -                | 31,288           | 32,631           |
|                          | Contingency Sr Apts Project                 | -                | 500,000          | 99,950           | 400,050          | -                |
|                          | Harbor Major Maint & Replace                | (0)              | -                | -                | -                | (0)              |
|                          | Major Maintenance Reserve                   | 6,504,174        | 3,856,259        | 3,311,258        | 3,152,922        | 3,896,253        |
|                          | pavement Mgmt Regulations                   | 76,847           | -                | -                | -                | 76,847           |
|                          | Rasmuson Sr Apts Grant Expense              | -                | 250,000          | -                | 250,000          | -                |
|                          | Road and Sidewalk repairs                   | 178,384          | -                | -                | 49,416           | 128,968          |
|                          | Sewer & Lift Station Repairs                | 353,660          | -                | 69,750           | 48,431           | 235,479          |
| <b>Maintenance Total</b> |   | <b>7,970,085</b> | <b>4,606,259</b> | <b>3,580,958</b> | <b>4,625,207</b> | <b>4,370,179</b> |

|                 |                                       |         |           |   |   |         |
|-----------------|---------------------------------------|---------|-----------|---|---|---------|
| <b>Planning</b> | CEDS                                  | 36,628  | -         | - | - | 36,628  |
|                 | City Facilities & Storage Needs Study | 100,000 | (100,000) | - | - | -       |
|                 | City Onsite Sewer Regulations         | 25,000  | -         | - | - | 25,000  |
|                 | COE Levee System Match                | 100,000 | -         | - | - | 100,000 |
|                 | Dry Stack Feasibility Study           | 50,000  | -         | - | - | 50,000  |
|                 | Flood Planning                        | 106,887 | -         | - | - | 106,887 |
|                 | Housing Needs Study                   | 50,000  | -         | - | - | 50,000  |
|                 | marine Industrial Feasability Study   | 16,902  | -         | - | - | 16,902  |
|                 | Master Planing                        | 50,000  | -         | - | - | 50,000  |
|                 | Water/Sewer                           | 75,000  | -         | - | - | 75,000  |
|                 | Master Planning - Solid Waste         | 75,000  | -         | - | - | 75,000  |
|                 | Plan - Building Fire Code Revision    | 32,717  | -         | - | - | 32,717  |
|                 | Plan - Comprehensive                  | 451,256 | (431,256) | - | - | 20,000  |
|                 | Port Tariff Study                     | 20,000  | -         | - | - | 20,000  |

## RESERVE FUNDS

|                |                        | Adopted Budget | Amendment | YTD<br>Encumbrance | YTD<br>Expenditures | Account<br>Balance |
|----------------|------------------------|----------------|-----------|--------------------|---------------------|--------------------|
| Planning       | Water/Sewer Rate Study | 125,000        | -         | -                  | -                   | 125,000            |
| Planning Total |                        | 1,239,389      | (531,256) | -                  | -                   | 708,133            |
| Grand Total    |                        | 57,052,390     | 3,641,739 | 5,631,467          | 12,879,003          | 42,183,658         |



Health Insurance Fund Report  
12/29/2023

Prepared by: Barb Rusher, Comptroller  
Contact: 907.834.3475x5, brusher@valdezak.gov

| MONTH  | CITY         |              |            |              | SCHOOL       |              |            |           | COMBINED     |              |            |              |
|--------|--------------|--------------|------------|--------------|--------------|--------------|------------|-----------|--------------|--------------|------------|--------------|
|        | DEPOSITS*    | CLAIMS**     | ADMIN FEE  | VARIANCE     | DEPOSITS*    | CLAIMS**     | ADMIN FEE  | VARIANCE  | DEPOSITS     | CLAIMS       | ADMIN FEE  | VARIANCE     |
| JAN    | 295,669      | 275,784      | 47,387     | (27,502)     | 247,225      | 467,019      | 30,652     | (250,447) | 542,894      | 742,804      | 78,039     | (277,948)    |
| FEB    | 309,544      | 144,859      | 47,408     | 117,277      | 252,098      | 130,673      | 30,956     | 90,470    | 561,642      | 275,532      | 78,364     | 207,747      |
| MAR    | 323,949      | 477,413      | 47,733     | (201,197)    | 351,905      | 341,070      | 30,956     | (20,122)  | 675,854      | 818,483      | 78,689     | (221,318)    |
| APR    | 307,732      | 183,334      | -          | 124,398      | 3,105        | 145,903      | -          | (142,799) | 310,836      | 329,237      | -          | (18,401)     |
| MAY    | 302,792      | 145,210      | 85,288     | 72,294       | 476,783      | 169,753      | 54,352     | 252,679   | 779,575      | 314,963      | 139,640    | 324,972      |
| JUN    | 303,550      | 286,133      | 42,542     | (25,126)     | 240,703      | 183,793      | 27,311     | 29,600    | 544,253      | 469,926      | 69,853     | 4,474        |
| JUL    | 310,576      | 342,877      | 42,998     | (75,300)     | 199,039      | 176,421      | 22,580     | 38        | 509,615      | 519,298      | 65,579     | (75,262)     |
| AUG    | 304,649      | 260,390      | 41,073     | 3,185        | 208,297      | 188,036      | 23,631     | (3,370)   | 512,946      | 448,426      | 64,704     | (184)        |
| SEP    | 298,627      | 259,540      | 42,634     | (3,548)      | 217,554      | 202,108      | 25,190     | (9,744)   | 516,181      | 461,648      | 67,824     | (13,292)     |
| OCT    | 289,610      | 474,881      | 41,828     | (227,099)    | 217,554      | 179,138      | 24,935     | 13,481    | 507,164      | 654,019      | 66,763     | (213,618)    |
| NOV    | 297,732      | 712,026      | 40,265     | (454,559)    | 219,875      | 106,358      | 25,459     | 88,058    | 517,606      | 818,384      | 65,724     | (366,502)    |
| DEC    | 304,576      | 281,803      | 42,559     | (19,786)     | 222,179      | 159,119      | 25,457     | 37,604    | 526,756      | 440,922      | 68,016     | 17,818       |
| TOTALS | \$ 3,649,004 | \$ 3,844,251 | \$ 521,716 | \$ (716,963) | \$ 2,856,318 | \$ 2,449,390 | \$ 321,479 | \$ 85,449 | \$ 6,505,322 | \$ 6,293,641 | \$ 843,195 | \$ (631,514) |

**Health Insurance Fund Balance 1/1/23**

**5,419,547**

Health Insurance Cash Accounts Balance (Including Reserve) 1/1/23

**6,660,989**

*\* includes \$121,739.91 YTD stop-loss reimb*

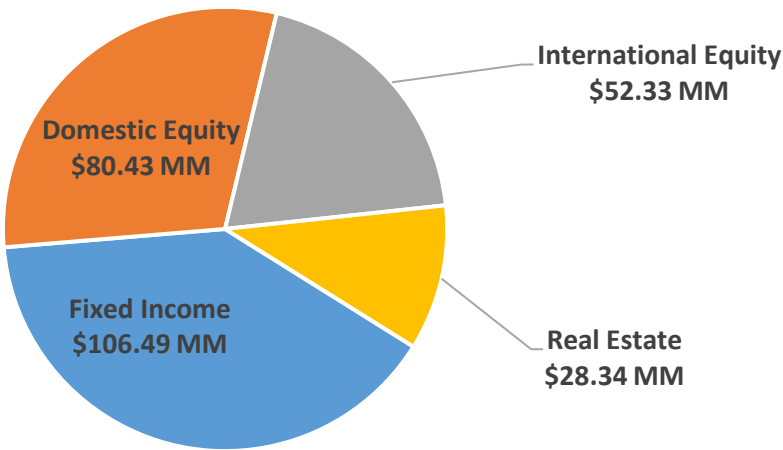
*\*\* reduced by \$157,623.98 YTD RX rebates*

Health Insurance Cash Accounts Balance (Including Reserve) 6/30/2023

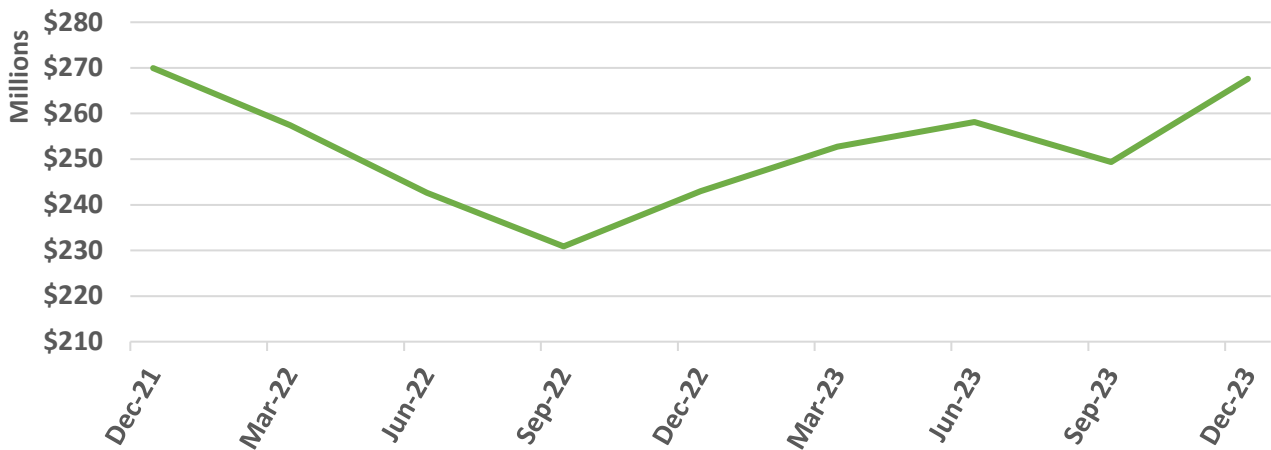
**6,226,358**

City of Valdez Permanent Fund

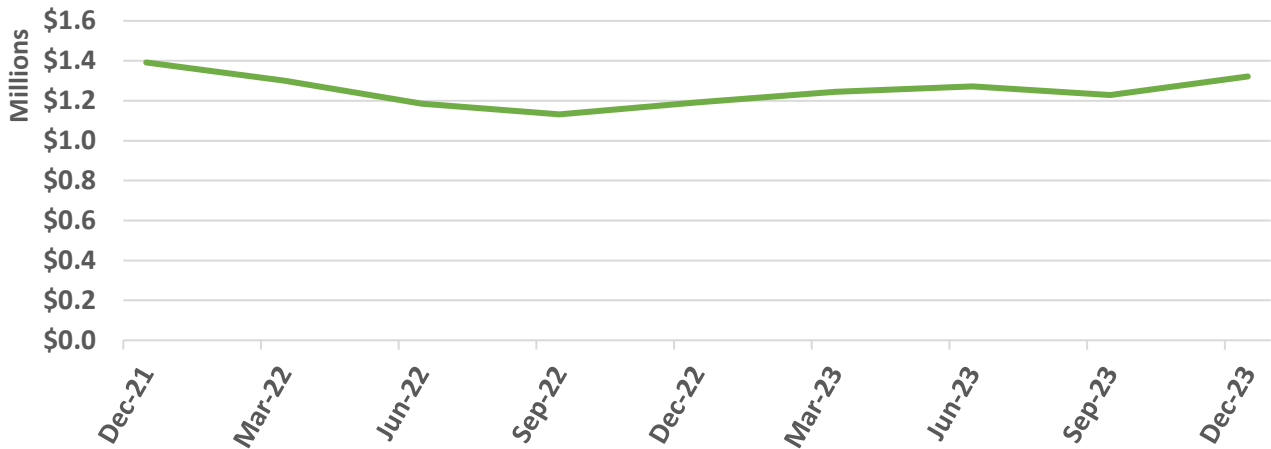
Total Fund \$267.59M as of 12/31/2023



Total Fund \$267.59M as of 12/31/2023



Museum Endowment \$1.32M as of 12/31/2023



**Providence Health**  
**PROVIDENCE VALDEZ MEDICAL CENTER**  
**Balance Sheet (Whole Dollars)**  
**Reported as of December FY23**

**BAL Balance Sheet WD ERS**  
Entity - 1001  
Printed On 2/23/24 @ 9:42 AM  
Printed By Lindsie.King@providence.org  
Page - 1 of 1

|   | <u>December</u><br><u>FY23</u> | <u>December</u><br><u>FY22</u> |
|---|--------------------------------|--------------------------------|
|   | <u>Actual</u>                  | <u>Pr. Year</u>                |
| <b>ASSETS</b>                           |                                |                                |
| <u>Current Assets:</u>                  |                                |                                |
| Cash and Cash Equivalents               | 16,679,892                     | 16,164,434                     |
| System Pooled Cash                      | (1,545,756)                    | (1,802,154)                    |
| Patient Accounts Receivable             | 4,999,654                      | 4,557,342                      |
| Contractual Allowance                   | (2,135,639)                    | (1,430,733)                    |
| Bad Debt Allowance Patient AR           | (446)                          | (224)                          |
| Other Receivables                       | (442,444)                      | (824,491)                      |
| Supplies Inventory                      | 339,690                        | 387,319                        |
| Affiliate Receivable                    | -                              | 1,712                          |
| Other Current Assets                    | (1)                            | -                              |
| <b>Total Current Assets</b>             | <b><u>17,894,950</u></b>       | <b><u>17,053,205</u></b>       |
| <u>Assets Whose Use is Limited:</u>     |                                |                                |
| <u>Property, Plant &amp; Equipment:</u> |                                |                                |
| Property Plant Equipment Gross          | 9,724,048                      | 9,017,158                      |
| Accumulated Depreciation                | (6,652,061)                    | (6,096,968)                    |
| <b>Property Plant Equipment Net</b>     | <b><u>3,071,987</u></b>        | <b><u>2,920,190</u></b>        |
| <u>Other Long Term Assets:</u>          |                                |                                |
| Other Long Term Assets                  | 151,000                        | 143,000                        |
| <b>Total Other LT Assets</b>            | <b><u>151,000</u></b>          | <b><u>143,000</u></b>          |
| <b>Total Assets</b>                     | <b><u>21,118,425</u></b>       | <b><u>20,116,344</u></b>       |

|  | <u>December</u><br><u>FY23</u> | <u>December</u><br><u>FY22</u> |
|--|--------------------------------|--------------------------------|
|  | <u>Actual</u>                  | <u>Pr. Year</u>                |
| <b>LIABILITIES &amp; NET ASSETS</b>      |                                |                                |
| <u>Current Liabilities:</u>              |                                |                                |
| Accounts Payable                         | 1,109,137                      | 712,686                        |
| Accrued Compensation                     | 498,326                        | 859,360                        |
| Deferred Revenue Unearned Premiums       | 291,547                        | 115,721                        |
| Payable to Contractual Agencies          | 1,000                          | 1,001                          |
| Other Current Liabilities                | 192,103                        | 189,747                        |
| Current Portion of Debt                  | 31,952                         | 26,286                         |
| <b>Total Current Liabilities</b>         | <b><u>2,124,065</u></b>        | <b><u>1,904,801</u></b>        |
| <u>Long-Term Debt:</u>                   |                                |                                |
| Other Long Term Debt                     | (1,938)                        | 8,649                          |
| <b>Long Term Debt</b>                    | <b><u>(1,938)</u></b>          | <b><u>8,649</u></b>            |
| <b>Total Other Long Term Liabilities</b> | <b><u>15,360</u></b>           | <b><u>9,805</u></b>            |
| <b>Total Liabilities</b>                 | <b><u>2,137,487</u></b>        | <b><u>1,923,255</u></b>        |
| <u>Net Assets:</u>                       |                                |                                |
| Unrestricted Net Assets                  | 18,848,148                     | 18,068,286                     |
| Temporarily Restricted Net Assets        | 132,790                        | 124,802                        |
| Permanently Restricted Net Assets        | -                              | 1                              |
| <b>Total Net Assets</b>                  | <b><u>18,980,938</u></b>       | <b><u>18,193,089</u></b>       |
| <b>Total Liabilities and Net Assets</b>  | <b><u>21,118,425</u></b>       | <b><u>20,116,344</u></b>       |

**Providence Health**  
**PROVIDENCE VALDEZ MEDICAL CENTER**  
**Statement of Operations (Whole Dollars)**  
**Reported as of December FY23**

INC\_OP\_STMT\_WD\_ERS  
Entity - 1001  
Printed On 2/8/24 @ 4:20 PM  
Printed By Lindsie.King@providence.org  
Page - 1 of 1

| Month-To-Date    |                  |                  |                  |  | Year-To-Date      |                   |                    |                   |
|------------------|------------------|------------------|------------------|--|-------------------|-------------------|--------------------|-------------------|
| Actual           | Budget           | Variance         | PY Actual        |  | Actual            | Budget            | Variance           | PY Actual         |
| 2,206,761        | 2,110,952        | 95,809           | 2,281,268        | Gross Service Revenues                     | 27,355,413        | 26,395,180        | 960,233            | 25,429,266        |
| 774,500          | 328,425          | (446,075)        | 550,903          | Deductions From Revenue                    | 6,460,093         | 4,070,023         | (2,390,070)        | 5,384,623         |
| <b>1,432,261</b> | <b>1,782,527</b> | <b>(350,266)</b> | <b>1,730,365</b> | <b>Net Service Revenue</b>                 | <b>20,895,320</b> | <b>22,325,157</b> | <b>(1,429,837)</b> | <b>20,044,643</b> |
| 40,063           | 17,570           | 22,493           | 231,341          | Other Operating Rev                        | 313,029           | 210,836           | 102,193            | 415,932           |
| <b>40,063</b>    | <b>17,570</b>    | <b>22,493</b>    | <b>231,341</b>   | <b>Total Other Operating Revenue</b>       | <b>313,029</b>    | <b>210,836</b>    | <b>102,193</b>     | <b>415,932</b>    |
| <b>1,472,324</b> | <b>1,800,097</b> | <b>(327,773)</b> | <b>1,961,706</b> | <b>Net Operating Revenue</b>               | <b>21,208,349</b> | <b>22,535,993</b> | <b>(1,327,644)</b> | <b>20,460,575</b> |
|                  |                  |                  |                  | <u>Expenses from Operations:</u>           |                   |                   |                    |                   |
| 862,036          | 879,957          | 17,921           | 768,531          | Salaries and Wages                         | 10,941,050        | 10,600,302        | (340,748)          | 9,990,081         |
| 231,927          | 205,112          | (26,815)         | 179,754          | Employee Benefits                          | 2,590,523         | 2,438,991         | (151,532)          | 2,307,311         |
| 745              | 106,472          | 105,727          | 60,895           | Professional Fees Expense                  | 446,905           | 1,259,600         | 812,695            | 847,249           |
| 105,791          | 138,306          | 32,515           | 183,211          | Supplies Expense                           | 1,749,484         | 1,632,055         | (117,429)          | 1,574,150         |
| 334,857          | 234,159          | (100,698)        | 263,582          | Purchased Services Expense                 | 2,819,622         | 2,769,881         | (49,741)           | 2,431,693         |
| -                | -                | -                | -                | Purchased Healthcare Expenses              | 2,138             | -                 | (2,138)            | -                 |
| 55,709           | 42,428           | (13,281)         | 58,107           | Depr, Amort, and Interest                  | 558,478           | 509,134           | (49,344)           | 529,957           |
| 42,051           | 57,979           | 15,928           | 119,955          | Other Expenses                             | 695,241           | 695,942           | 701                | 688,711           |
| <b>1,633,116</b> | <b>1,664,413</b> | <b>31,297</b>    | <b>1,634,035</b> | <b>Total Operating Expenses</b>            | <b>19,803,441</b> | <b>19,905,905</b> | <b>102,464</b>     | <b>18,369,152</b> |
| <b>(160,793)</b> | <b>135,683</b>   | <b>(296,476)</b> | <b>327,670</b>   | <b>Net Operating Income</b>                | <b>1,404,907</b>  | <b>2,630,088</b>  | <b>(1,225,181)</b> | <b>2,091,422</b>  |
| <b>(160,793)</b> | <b>135,683</b>   | <b>(296,476)</b> | <b>327,670</b>   | <b>Net Operating Income fully burdened</b> | <b>1,404,907</b>  | <b>2,630,088</b>  | <b>(1,225,181)</b> | <b>2,091,422</b>  |
| -                | -                | -                | -                | Non-Operating Gain (Loss)                  | -                 | -                 | -                  | 163,801           |
| <b>(160,793)</b> | <b>135,683</b>   | <b>(296,476)</b> | <b>327,670</b>   | <b>Net Income fully burdened</b>           | <b>1,404,907</b>  | <b>2,630,088</b>  | <b>(1,225,181)</b> | <b>2,255,223</b>  |
| (105,083)        | 178,111          | (283,194)        | 385,777          | EBIDA Fully Burdened                       | 1,963,386         | 3,139,222         | (1,175,836)        | 2,621,379         |
| (105,083)        | 178,111          | (283,194)        | 385,777          | EBIDA                                      | 1,963,386         | 3,139,222         | (1,175,836)        | 2,621,379         |

*Fully burdened includes allocated costs*

**Providence Health**  
**PROVIDENCE VALDEZ COUNSELING CENTER**  
**Balance Sheet (Whole Dollars)**  
**Reported as of December FY23**

**BAL Balance Sheet WD ERS**  
Entity - 1002  
Printed On 2/23/24 @ 9:43 AM  
Printed By Lindsie.King@providence.org  
Page - 1 of 1

|   | December<br>FY23 | December<br>FY22 |   | December<br>FY23 | December<br>FY22 |
|---|------------------|------------------|---|------------------|------------------|
|   | Actual           | Pr. Year         |   | Actual           | Pr. Year         |
| <b>ASSETS</b>                               |                  |                  | <b>LIABILITIES &amp; NET ASSETS</b>     |                  |                  |
| <u>Current Assets:</u>                      |                  |                  | <u>Current Liabilities:</u>             |                  |                  |
| Cash and Cash Equivalents                   | 57,263           | 81,457           | Accounts Payable                        | 14,640           | 15,042           |
| System Pooled Cash                          | (69,935)         | (235,946)        | Accrued Compensation                    | 38,727           | 61,254           |
| Patient Accounts Receivable                 | 139,842          | 103,509          | Deferred Revenue Unearned Premiums      | (33,145)         | (188,478)        |
| Contractual Allowance                       | (83,637)         | (58,463)         | <b>Total Current Liabilities</b>        | <b>20,222</b>    | <b>(112,182)</b> |
| Other Receivables                           | (7,261)          | 28,838           |   |                  |                  |
| Other Current Assets                        | -                | (1)              | <u>Long-Term Debt:</u>                  |                  |                  |
| <b>Total Current Assets</b>                 | <b>36,272</b>    | <b>(80,606)</b>  |   |                  |                  |
| <br><u>Assets Whose Use is Limited:</u>     |                  |                  | <b>Total Liabilities</b>                | <b>20,222</b>    | <b>(112,182)</b> |
| <br><u>Property, Plant &amp; Equipment:</u> |                  |                  |   |                  |                  |
| Property Plant Equipment Gross              | 30,338           | 30,338           | <u>Net Assets:</u>                      |                  |                  |
| Accumulated Depreciation                    | (28,556)         | (27,298)         | Unrestricted Net Assets                 | 17,832           | 34,616           |
| <b>Property Plant Equipment Net</b>         | <b>1,782</b>     | <b>3,040</b>     | <b>Total Net Assets</b>                 | <b>17,832</b>    | <b>34,616</b>    |
| <br><u>Other Long Term Assets:</u>          |                  |                  | <b>Total Liabilities and Net Assets</b> | <b>38,054</b>    | <b>(77,566)</b>  |
| <br><b>Total Assets</b>                     | <b>38,054</b>    | <b>(77,566)</b>  |   |                  |                  |

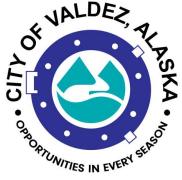


**Providence Health**  
**PROVIDENCE VALDEZ COUNSELING CENTER**  
**Statement of Operations (Whole Dollars)**  
**Reported as of December FY23**

INC\_OP\_STMT\_WD\_ERS  
Entity - 1002  
Printed On 2/8/24 @ 4:21 PM  
Printed By Lindsie.King@providence.org  
Page - 1 of 1

| Month-To-Date   |                 |                 |                 |  | Year-To-Date     |                  |                  |                  |
|-----------------|-----------------|-----------------|-----------------|--|------------------|------------------|------------------|------------------|
| Actual          | Budget          | Variance        | PY Actual       |  | Actual           | Budget           | Variance         | PY Actual        |
| 49,795          | 71,200          | (21,405)        | 28,766          | Gross Service Revenues                     | 630,743          | 838,326          | (207,583)        | 525,579          |
| 27,311          | 35,611          | 8,300           | 10,244          | Deductions From Revenue                    | 335,678          | 419,627          | 83,949           | 261,312          |
| <b>22,484</b>   | <b>35,589</b>   | <b>(13,105)</b> | <b>18,522</b>   | <b>Net Service Revenue</b>                 | <b>295,065</b>   | <b>418,699</b>   | <b>(123,634)</b> | <b>264,267</b>   |
| 8,836           | 28,918          | (20,082)        | 10,388          | Other Operating Rev                        | 268,966          | 340,487          | (71,521)         | 365,818          |
| <b>8,836</b>    | <b>28,918</b>   | <b>(20,082)</b> | <b>10,388</b>   | <b>Total Other Operating Revenue</b>       | <b>268,966</b>   | <b>340,487</b>   | <b>(71,521)</b>  | <b>365,818</b>   |
| <b>31,320</b>   | <b>64,507</b>   | <b>(33,187)</b> | <b>28,910</b>   | <b>Net Operating Revenue</b>               | <b>564,031</b>   | <b>759,186</b>   | <b>(195,155)</b> | <b>630,085</b>   |
|                 |                 |                 |                 | <u>Expenses from Operations:</u>           |                  |                  |                  |                  |
| 32,966          | 63,906          | 30,940          | 65,434          | Salaries and Wages                         | 552,300          | 743,645          | 191,345          | 656,116          |
| 27,026          | 23,965          | (3,061)         | 22,387          | Employee Benefits                          | 284,498          | 278,807          | (5,691)          | 275,983          |
| 566             | 800             | 234             | 1,623           | Supplies Expense                           | 8,245            | 9,578            | 1,333            | 9,007            |
| 5,778           | 4,144           | (1,634)         | 3,789           | Purchased Services Expense                 | 47,179           | 48,794           | 1,615            | 67,685           |
| 105             | 105             | -               | 105             | Depr, Amort, and Interest                  | 1,258            | 1,258            | -                | (21,161)         |
| 1,167           | 6,097           | 4,930           | 6,518           | Other Expenses                             | 37,335           | 73,172           | 35,837           | 51,777           |
| <b>67,608</b>   | <b>99,017</b>   | <b>31,409</b>   | <b>99,856</b>   | <b>Total Operating Expenses</b>            | <b>930,815</b>   | <b>1,155,254</b> | <b>224,439</b>   | <b>1,039,407</b> |
| <b>(36,287)</b> | <b>(34,510)</b> | <b>(1,777)</b>  | <b>(70,946)</b> | <b>Net Operating Income</b>                | <b>(366,784)</b> | <b>(396,068)</b> | <b>29,284</b>    | <b>(409,322)</b> |
| <b>(36,287)</b> | <b>(34,510)</b> | <b>(1,777)</b>  | <b>(70,946)</b> | <b>Net Operating Income fully burdened</b> | <b>(366,784)</b> | <b>(396,068)</b> | <b>29,284</b>    | <b>(409,322)</b> |
| <b>(36,287)</b> | <b>(34,510)</b> | <b>(1,777)</b>  | <b>(70,946)</b> | <b>Net Income fully burdened</b>           | <b>(366,784)</b> | <b>(396,068)</b> | <b>29,284</b>    | <b>(409,322)</b> |
| (36,182)        | (34,405)        | (1,777)         | (70,841)        | EBIDA Fully Burdened                       | (365,526)        | (394,810)        | 29,284           | (430,483)        |
| (36,182)        | (34,405)        | (1,777)         | (70,841)        | EBIDA                                      | (365,526)        | (394,810)        | 29,284           | (430,483)        |

*Fully burdened includes allocated costs*



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

---

**File #:** 24-0104, **Version:** 1

---

**ITEM TITLE:**

April 2024 City Council Calendar

**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:**

Attached is the city council calendar for April 2024.

# April 2024

## Valdez City Council Calendar



|    |   |  |   |   |    |    |
|----|---|--|---|---|----|----|
|    | 1<br><b>TAX APPEALS DUE</b><br>7 p.m. – Ports and Harbors Commission                  | 2<br>6 p.m. – City Council Work Session- Doctor Recruitment<br>7 p.m. – City Council Regular Meeting | 3<br>5 p.m. – Beautification Commission   | 4<br>7 p.m. – City Council Board of Equalization Training | 5  | 6  |
| 7  | 8<br>6 p.m. – School Board - Work Session<br>7 p.m. – School Board – Regular Meeting  | 9<br>6:30 p.m. – Parks & Rec Commission  | 10<br>5 p.m. – Library Board (Library Conference Room)<br>7 p.m. – Planning & Zoning Commission | 11  | 12 | 13 |
| 14 | 15<br>7 p.m. – Ports and Harbors Commission   | 16<br>6 p.m. – Council Work Session (TBD)<br>7 p.m. – City Council Regular Meeting                   | 17<br>7 p.m. – Economic Diversification Commission  | 18<br>Noon – VMHA Board                                   | 19 | 20 |
| 21 | 22<br>6 p.m. – School Board - Work Session<br>7 p.m. – School Board – Regular Meeting | 23<br>7 p.m. – Planning & Zoning Commission (note date change)                                       | 24<br>7 p.m. – Board of Equalization  | 25<br>7 p.m. – Board of Equalization                      | 26 | 27 |
| 28 | 29  | 30   |   |   |    |    |

Note 1: This calendar is subject to change. Contact the Clerk's Office for the most up-to-date information. Strike-thru indicates cancellation of standing meeting.

Note 2: Unless otherwise indicated, all meetings occur in Valdez Council Chambers.

Updated 3.27.24