

VALDEZ

8 June 1964

1. Relocation

a. Current site historically subjected to flooding and instability. (Water front and facilities slid into bay; inundating waves caused further destruction; 30 lives lost on 27 March.)

b. Relocation site (Mineral Creek) endorsed by the Commission's Scientific and Engineering Task Force No. 9. (Includes siting of replacement deep draft dock and small boat harbor contiguous to this site.)

c. Decision to relocate made by Town Council of City of Valdez.

d. Alaska State legislation was passed in late May which annexed 8,640 acres (metes and bounds description) to the City of Valdez. (While not plotted on plats, assume it includes Mineral Creek site. No land titles are exchanged by this transaction, simply the city limits are expanded.)

2. Land Acquisition

a. About 600 acres of Mineral Creek site are owned by "Meals" and other heirs.

b. Meals et al will donate up to about 115 acres to real property owners in current town site without fee payment. The specific trace of the donated land will conform to the approved layout of the Mineral Creek site.

c. Meals will retain title to about 500 acres of his holdings.

d. Alaska State owns some "strategic" parcels such as proposed site of the small boat harbor project. Availability of transfer to the city is assumed.

e. Some land purchase from Meals may be required.

f. Detailed information apparently cannot be identified until Urban Renewal Plan, coordinated with Corps of Engineers small harbor and city deep draft dock plans (Corps also developing) ^{is} ~~are~~ presented to and approved by the city authorities.

3. Development and Approval of Mineral Creek Site Plan

a. The Corps of Engineers plans for the waterfront (both OEP and Corps funded increments) are to be presented to the city council about 16 June.

b. The urban renewal plan will be presented about 23 June.

c. Assume immediate approval by city authorities.

d. Assume prompt approval by echelons of Corps, OEP, and HHFA.

e. Construct and/or install roads and utilities in Mineral Creek site this construction season.

4. Specific Problems To Be Examined and Resolved

a. Make current site habitable for winter season:

(1) Water, sewer, (power?) (OEP minimum funding under Corps contract to winterize.)

(2) Functional repairs to homes and commercial establishments (SBA primarily for stock and equipment)

(3) Functional and minimum safety repairs to public facilities. (OEP minimum funding under Corps contract - elimination of facility use if possible, i.e., high school.)

b. Power and Telephone (repair estimated @ \$200,000)

(1) Now private ownership but application for REA cooperative status decision to be made on 10 June.

(2) OEP funding for damage repair credit on transmission line to new site to be examined.

(3) REA loans @ 2% and 35 years may apply.

c. Sewer (repair and winterizing estimated @ \$120,000)

(1) OEP 875 reconstruction estimate less winterizing expense applicable to new site. (\$890,000 less about \$120,000, say \$750,000)

(2) Deficit from urban renewal project.

(3) Storm sewers from urban renewal.

d. Water Supply (repair estimated @ \$400,000)

(1) OEP 875 reconstruction estimate less winterizing expense applicable to new site. (\$1,300,000 less about \$200,000, say \$1,100,000)

(2) Deficit from urban renewal project.

e. Streets and Highway

(Streets \$150,000
Highway - to new site 200,000)

(1) OEP 875 money. Access road to new site will be surfaced by state.

(2) Deficit: Urban renewal and Bureau of Public Roads?

f. Schools

(1) Grade

Repair estimated at \$150,000, OEP 875.

HEW considering utilization of "portables."

(2) High

300 000 (?)
(Repair cost at \$100,000[±])

Minimum OEP funds to make safe; remainder to new site construction.

g. Hospitals

(1) General

(Repair cost estimated at \$600,000 ??? Operational after only \$30,000 reported cost)

Future planning is being examined.

(2) Mental (Harbor View) (Replacement cost \$2,500,000)

State decision is to rebuild at relocated Valdez site. OEP 875 funds.

h. Public Service Facilities

(Repairs estimated as follows:

Fire Station	\$50,000
Police Station	40,000
City offices	75,000
Post Office	25,000)

OEP 875 money available except for Federal property
(if any)

After expenditures for minimum safety requirements,
some credit may be available for new site reconstruction.

Funding of deficit from urban renewal project?

i. Fishery Dock

(Repairs estimated at \$550,000)

OEP 875 fund applicability not yet determined.

SBA loans to cannery may be solution if decision is
adverse.

j. Deep Draft Dock

(Construction estimated at \$2,500,000)

Formal directive from OEP (875) to Corps not yet
issued. Preliminary investigation for design layout scheduled
for presentation about 16 June. Adequate funding by OEP ex-
pected. ~~Preparation of construction contract documents being~~
~~expedited.~~

Tufts/msd
6/8/64

k. POL Dock

No known plans by Standard (loss about \$600,000)
or Union (loss about \$800,000)

l. Ferry Dock

(Repair estimated at \$215,000)

OEP 875 funds, ^{Layout} being planned for presentation 16 June.

About \$60,000 has been spent for temporary facility
at current town site water front.

m. Small Boat Harbor

(Construction cost at \$1,150,000)

Formal planning underway. Layout to be presented
on 16 June.

Authorization for expansion is in Omnibus Bill.

Funding for construction money was deleted from Deficiency
Bill.

Money MUST be appropriated.

Advertisement of construction contract being expedited.

n. Inner Harbor Facilities (Replacement at \$250,000)

OEP 875 funded.

o. Airport

(No damage estimates include Valdez reconstruction
requirement.)

5. SBA's 502 Program (Fairbanks)