

**ALASKA MUNICIPAL BOND BANK
AUTHORITY**

BOARD OF DIRECTOR'S MEETING

TO BE HELD AT:

**Telephonically, Department of Revenue
333 Willoughby Ave., Floor 11, Comm. Conf. Room
Juneau, AK 99801**

**A Telephonic Meeting with Access: 1-907-202-7104
and Code 380 477 240#**

March 16, 2026

9:00 AM AKDT





333 Willoughby Avenue, 11th Floor
P.O. Box 110405
Juneau, Alaska 99811-0405

Phone: (907) 465-2893
dor.trs.ambba@alaska.gov

AGENDA FOR BOARD OF DIRECTOR'S MEETING

Meeting Place: Telephonic Meeting

Department of Revenue
333 Willoughby Ave., 11th Floor, Commissioner's Conference Room,
Juneau, AK 99801
With Access: (907) 202-7104
and passcode 380 477 240#

March 16, 2026, at 9:00 AM AKDT

- I. Call to Order**
- II. Roll Call**
- III. Public Meeting Notice**
- IV. Approval of Agenda**
- V. General Business**
 - A. AMBBA Resolution No. 2026-03 – Providing certain amendments to the City and Borough of Wrangell Port Revenue Bond loan authorization**
- VI. Public Comments**
- VII. Board Comments**
- VIII. Adjournment**

STATUS: Active

NOTICE OF PUBLIC MEETING - AMBBA Board of Directors Meeting 3/16/2026

Meeting Place for the Alaska Municipal Bond Bank Authority ("AMBBA"): Telephonic, State of Alaska – Department of Revenue, 333 Willoughby Ave., 11th Floor Commissioner's Conference Room, Juneau, AK 99801; For telephonic access: (907) 202-7104, With pass code 380 477 240#; March 16, 2026, at 9:00 AM AKDT.

The public is invited to attend. Individuals who may need special modifications to participate should call (907) 465-2893 prior to the meeting.

AGENDA FOR BOARD OF DIRECTOR’S MEETING, AMBBA:

- I. Call to Order
- II. Roll Call
- III. Public Meeting Notice
- IV. Approval of Agenda
- V. General Business
- A. AMBBA Resolution No. 2026-03 - Providing certain amendments to the City and Borough of Wrangell Port Revenue Bond loan authorization
- VI. Public Comments
- VII. Board Comments
- VIII. Adjournment

Attachments, History, Details

Attachments

[AMBBA Agenda 3-16-2026 vFinal.pdf](#)

Revision History

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Details

Department:Revenue

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Sub-Category:

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Project/Regulation #:

Publish Date:3/11/2026

Archive Date:3/17/2026

Events/Deadlines:

ALASKA MUNICIPAL BOND BANK AUTHORITY

RESOLUTION NO. 2026-03

A Resolution of the Board of Directors (the “Board”) of the Alaska Municipal Bond Bank Authority (the “Bond Bank”) for the purpose of amending the terms of the credit approval by the Board for a loan (the “Loan”) to the City and Borough of Wrangell (the “City”) related to the financing of the City’s waterfront facilities project (the “Port Project”) authorized at the Board’s December 12, 2025, meeting

WHEREAS, the Board unanimously approved the City’s loan application and credit review summary related to the financing of the Port Project in the amount of \$4.0 million at the Board’s meeting on December 12, 2025;

WHEREAS, the original term of the Loan requested by the City was for 20 years, and subsequent to the Board’s approval the City has requested a Loan term of 30 years;

WHEREAS, the security pledge by the City of the future net revenues of the City’s port for repayment of the Loan will remain the same;

WHEREAS, the estimated maximum annual debt service on the Loan is expected to decrease as a result of the requested 30 year term of Loan;

WHEREAS; the estimated pledged debt service coverage ratio on the Loan is expected to increase as a result of the requested 30 year term of Loan;

WHEREAS; the estimated total debt service on the Loan is expected to increase as a result of the requested 30 year term of Loan;

WHEREAS, the Board supports this Resolution No. 2026-03 to amend the terms of the Board’s credit approval of the Loan, to be based on a 30 year term of Loan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. The Board hereby affirms and amends its credit approval of the Loan based on the 30 year term of Loan requested by the City.

Section 2. This Resolution is effective immediately.

DATED AND ADOPTED this 16th day of March, 2026.

Luke Welles, Alaska Municipal Bond Bank
Authority, Chair

Alaska Municipal Bond Bank

AMENDED - Application Credit Review Summary Page

Applicant:	City and Borough of Wrangell ("CBW" or "Wrangell")
Loan Amount:	\$4,000,000
Project Type:	Waterfront expansion
Project Description:	Funding part of CBW's Waterfront Master Plan, including the fill of approximately two acres of tideland in front of City Hall.
Term of Loan:	~~20~~ <u>30</u> years
Revenues Pledged to Loan:	Port Enterprise Fund net revenues
Most recent FY Net Pledged Revenues:	\$940,812 (2024)
Estimated Maximum Annual Debt Service (2026 Port Loan):	~~\$362,235~~ <u>\$250,566</u> ¹
Projected Pledged Debt Service Coverage Ratio: ²	~~2.60~~ <u>3.75</u> x
Rate Covenant:	1.25x
Estimated Maximum Annual Debt Service (Outstanding Bonds + 2026 GO Loan and 2026 Port Revenue Loan):	~~\$829,735~~ <u>\$718,066</u>
Total Revenue Subject to Intercept	\$10,356,138
Debt Service Coverage of AMBB DS (incl. new bonds) from Total Revenue Subject to Intercept:	~~12.48~~ <u>14.42</u> x
Loan Subject to State Debt Service Reimbursement:	No
No Litigation Letter Received:	Yes

¹ Assumes ~~current taxable tax-exempt~~ rates as of ~~10/15/2025~~3/10/2026; ~~includes a financed debt service reserve fund~~; project fund deposit of \$4,000,000, ~~\$30,000~~\$17,701.58 local cost of issuance, ~~\$53.15~~/bond underwriter's discount

² Coverage calculation assumes 2024 Pledged Revenue figure. ~~Assumes taxable rates. CBW tax analysis is ongoing.~~

Loan Application Evaluation

City and Borough of Wrangell

Port Revenue Bonds

Introduction

The City and Borough of Wrangell (“CBW” or “Wrangell”) has submitted an application to the Alaska Municipal Bond Bank Authority (the “Bond Bank”) for a Port Revenue Bond loan totaling \$4,000,000. Wrangell will use the loan to increase the waterfront capacity to accommodate long-term economic development initiatives. Note, all financial information included in this credit analysis was sourced from CBW’s audited financial statements, unless otherwise noted.

The Project

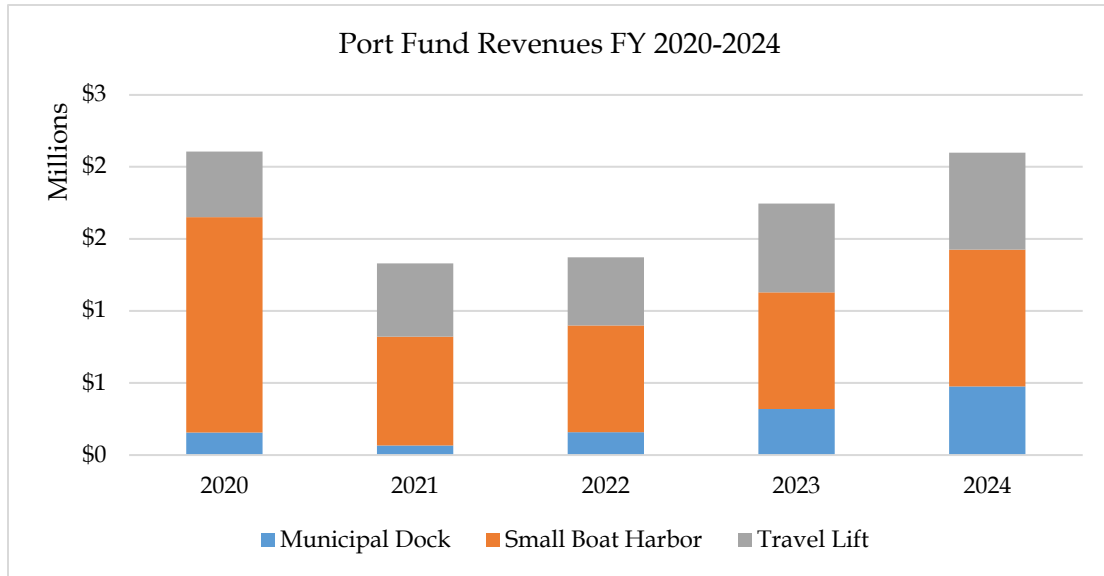
Wrangell is seeking financing to fund the costs to fill approximately two acres of tideland in front of City Hall. This project is expected to expand the Marine Service Center and create new waterfront capacity to accommodate long-term economic development initiatives, including commercial, industrial, and port related uses. This project is part of a larger Waterfront Master Plan (as shown in the image to the right).



Revenues generated from the site will be directed to the Port Enterprise Fund (the “Port”), as this expansion will fall under the Port’s operations. Most of the cost of construction is expected to be paid from bond proceeds, and the excess will be funded by Port reserves. The proposed loan is for a project fund amount of \$4,000,000 and will include a fully funded Debt Service Reserve Fund (DSRF), which it expects to fund with cash.

Port Operations and Fund

Wrangell operates the Port as an enterprise of the City and Borough, with the Port accounting for the activities of the municipal dock and boat harbors. Revenues to the Port are separated by the small boat harbor, municipal dock, and travel lift. Overall, Port revenues have yet to fully rebound from this COVID-19 pandemic but are steadily increasing year-over-year. From FY 2020-2024, revenues have decreased by 0.4%. However, FY 2024 saw a 20.3% increase in revenues from the previous fiscal year.



As shown in the following table, net revenue coverage of debt service payments after all expenses is projected to be **2.603.75x** based on ~~in~~ 2024 financials.

	2020 ³	2021 ⁴	2022 ⁵	2023 ⁶	2024 ⁷
Port Fund Operating Revenues					
Municipal Dock	\$155,390	\$65,776	\$157,871	\$319,173	\$475,213
Small Boat Harbor	1,495,697	755,212	740,873	808,852	950,136
Travel Lift	455,085	508,159	473,168	616,618	672,758
Total Operating Revenues	\$2,106,172	\$1,329,147	\$1,371,912	\$1,744,643	\$2,098,107
Port Fund Expenses					
Operating Expenses	\$2,873,353	\$3,120,825	\$3,172,215	\$3,274,824	\$3,397,332
Depreciation	(1,916,170)	(2,183,288)	(2,201,412)	(2,203,092)	(2,240,037)
Total Net Expenses	\$957,183	\$937,537	\$970,803	\$1,071,732	\$1,157,295
Net Revenue Available for Debt Service	\$1,148,989	\$391,610	\$401,109	\$672,911	\$940,812
Existing Debt Service	-	-	-	-	-
2026 Loan Debt Service (est.) (assumes MADS)	\$ ~~250,566~~ 362.235	\$ ~~250,566~~ 362.235	\$ ~~250,566~~ 362.235	\$ ~~250,566~~ 362.235	\$ ~~250,566~~ 362.235
Total Pledged Debt Service Coverage	3.174.59x	1.081.56x	1.111.60x	1.862.69x	2.603.75x

³ Source: City and Borough of Wrangell Financial Statements, FY 2020

⁴ Source: City and Borough of Wrangell Financial Statements, FY 2021

⁵ Source: City and Borough of Wrangell Financial Statements, FY 2022

⁶ Source: City and Borough of Wrangell Financial Statements, FY 2023

⁷ Source: City and Borough of Wrangell Financial Statements, FY 2024

In addition to strong 2024 debt service coverage, which has recovered from the lows of the pandemic, the Port fund has significant cash and investments that are available to support operations if necessary. Year-over-year, days cash on hand decreased by 11.9%, however since 2020, the metric has increased 73.2%, and now represents over 2.8 years of operating expenses (net of depreciation).

	2020 ⁸	2021 ⁹	2022 ¹⁰	2023 ¹¹	2024 ¹²
Cash and Investments	1,593,239	2,531,602	2,788,832	3,507,023	3,337,962
Port Fund Expenses					
Operating Expenses	2,873,353	3,120,825	3,172,215	3,274,824	3,397,332
Depreciation	(1,916,170)	(2,183,288)	(2,201,412)	(2,203,092)	(2,240,037)
Total Net Operating Expenses	957,183	937,537	970,803	1,071,732	1,157,295
 Days Cash on Hand	 608	 986	 1049	 1194	 1053

Security Pledge

Wrangell will pledge all future Port net revenues for repayment of the Bond Bank loan. The Port Enterprise Fund revenues are not currently pledged to any outstanding debt. The rate covenant established in CBW's Master Bond Resolution requires the City and Borough to establish, maintain, and collect rentals, tariffs, rates, fees and charges that will produce net revenues equal to at least 125% of aggregate annual debt service. Wrangell will also fund a local debt service reserve equal to the lesser of 10% of initial proceeds, 125% of average annual debt service, or maximum annual debt service on the proposed bonds. We estimate the reserve requirement to equal \$321,625, assuming taxable interest rates.

As the proposed transaction represents the first series of bonds secured by Port revenues, there is no required additional bonds test ("ABT"). Any future debt issuance secured by Port revenues will be required to meet an ABT equal to the rate covenant.

State Aid

In addition to the pledge of CBW's Port revenues, the Bond Bank has the ability to intercept state-shared revenues that would otherwise flow to CBW. This is an additional source of security for this loan. The table below summarizes the revenues subject to the intercept, along with the maximum annual debt service on CBW's bonds, including the proposed loans.

⁸ Source: City and Borough of Wrangell Financial Statements, FY 2020

⁹ Source: City and Borough of Wrangell Financial Statements, FY 2021

¹⁰ Source: City and Borough of Wrangell Financial Statements, FY 2022

¹¹ Source: City and Borough of Wrangell Financial Statements, FY 2023

¹² Source: City and Borough of Wrangell Financial Statements, FY 2024

Shared Taxes and Fees	\$199,991
Reimbursement and Other Education Funding	-
Education Support Funding (FY2026)	\$3,266,911
Active Matching Grants (as of 10/21/2025)	\$6,150,213
Community Jails (FY2026)	\$339,411
PILT Transfers	-
Revenue Sharing	\$399,612
Total Revenue Subject to Intercept	\$10,356,138
FY 2026 Outstanding AMBBA Debt Service	\$243,000
Maximum Annual Debt Service on Port Revenue Proposed Loan (est.)	~~\$362,235~~ 250,566
Maximum Annual Debt Service on GO Proposed Loan (est.)	\$224,500
Total Estimated Maximum Annual Debt Service	~~\$829,735~~718,066
Debt Service Intercept Coverage	~~12.48~~14.42x

Future Capital Plans

Along with this Port Revenue Bond, the City and Borough of Wrangell has submitted a General Obligation bond request for the size of \$3,000,000 to be included in the 2026 issuance. CBW may consider additional Port Revenue bond issuances as part of its Waterfront Master Plan. The Waterfront Master Plan includes up to \$10,000,000 in projects (including the proposed fill project).

Statement of No Litigation

Wrangell has provided a letter of no litigation in connection with their application which states, in part, that: there is no litigation, affecting the corporate existence of CBW, or the titles of officers to their respective offices, or seeking to restrain or enjoin the issuance, sale or delivery of the Bonds, or the rights of CBW to pay the principal of and interest on the Bonds, or pledge thereof, or in any way contesting or affecting the validity or enforceability of the Bonds or the Loan Agreement between CBW and the Bond Bank, or the resolution providing for the issuance and sale of the Bonds by CBW, or contesting the power of CBW or its authority with respect to the Bonds; or... against CBW or involving any of the property or assets of or under the control of CBW which, whether individually or in the aggregate involves the possibility of any judgment or uninsured liability which may result in any material change in the revenues, properties, or assets, or in the condition, financial or otherwise, of Wrangell.

Summary

Based on our assessment, the security offered by the City and Borough of Wrangell, as set forth in the loan application and supplemental materials, provides sufficient security to justify approval of the application. The security for this loan, which is primarily provided by a pledge of Wrangell's Port net revenues, is enhanced by the deposit of a debt service reserve fund with the Bond Bank trustee and is supported by robust cash on hand relative to operating expenses.

This security is augmented by the State's ability to intercept state revenues that would otherwise flow to CBW.

We recommend approval of this loan application. If you or any of the Board members have any questions regarding our analysis prior to the board meeting, please feel free to call me at (206) 858-5365.

For PFM Financial Advisors LLC

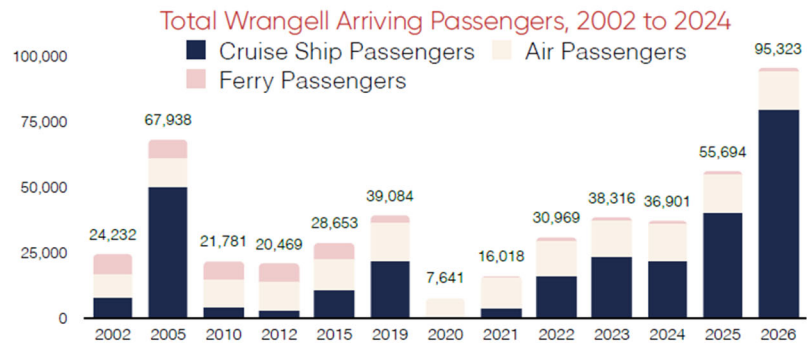
A handwritten signature in black ink, appearing to read 'M. Schoenfeld', with a long horizontal flourish extending to the right.

Matt Schoenfeld, Senior Managing Consultant

Appendix A - Wrangell Community Economic and Demographic Information¹³

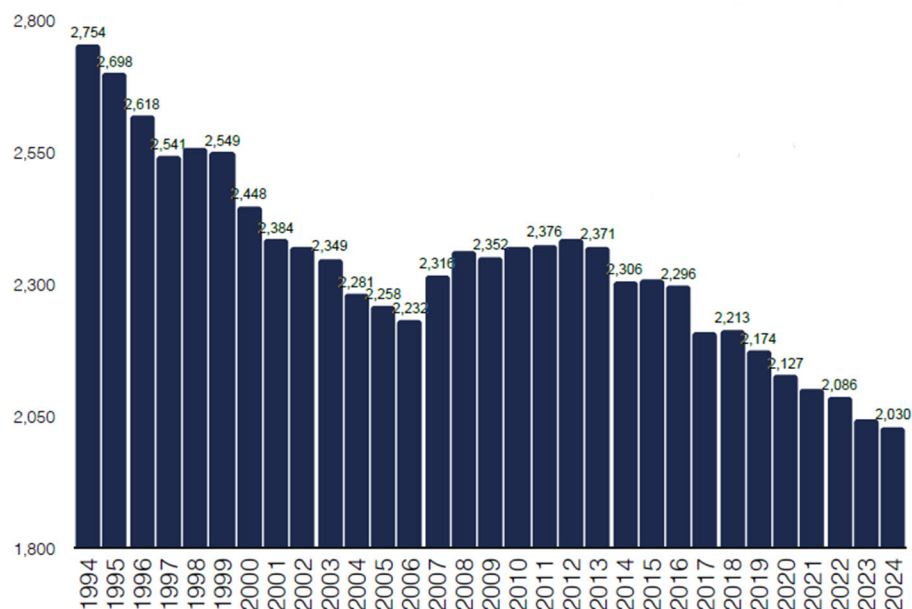
The City and Borough of Wrangell—situated on Wrangell Island near the mouth of the Stikine River—accounts for roughly 3 percent of the population and 2 percent of jobs and wages in Southeast Alaska. Health care, seafood, and government are the community’s largest economic drivers, collectively comprising two-thirds of all workforce earnings.

Tourism is entering its strongest period in twenty years. Wrangell is projected to host more than 45,000 cruise visitors in 2025 and nearly 80,000 in 2026. Tourism jobs grew by 13 percent and wages by 46 percent between 2019 and 2024, positioning the sector as a key driver of Wrangell’s future growth.



Population loss is Wrangell’s most serious long-term challenge. The community has declined by 15 percent since 2012 and is projected to lose another 34 percent of its residents by 2050. Aging is accelerating the shift: residents over 60 now comprise 37 percent of the population, compared to just 10 percent in 1990, while the number of children and working-age adults continues to shrink.

Wrangell Alaska Population 1994–2024



¹³ Source: Wrangell Alaska Economic Conditions Report, 2025; City and Borough of Wrangell

Healthcare has become Wrangell's largest industry. In 2024, the sector generated \$15.2 million in wages—more than government or seafood—and supported 171 jobs. Since 2016, healthcare employment has expanded by 53 percent, anchored by SEARHC's Wrangell Medical Center. Healthcare now provides both economic stability and essential community services.

Seafood remains central to Wrangell's economy, providing 18 percent of jobs and 20 percent of wages in 2024. But the sector has suffered deep declines, with ex-vessel values at historically low levels. The Port of Wrangell's seafood ex-vessel value in 2024 was 50 percent below 2019 levels, as weak salmon runs, global oversupply, and depressed prices reshape the industry in the short-term. Dungeness crab now accounts for nearly half of the community's fishery value.