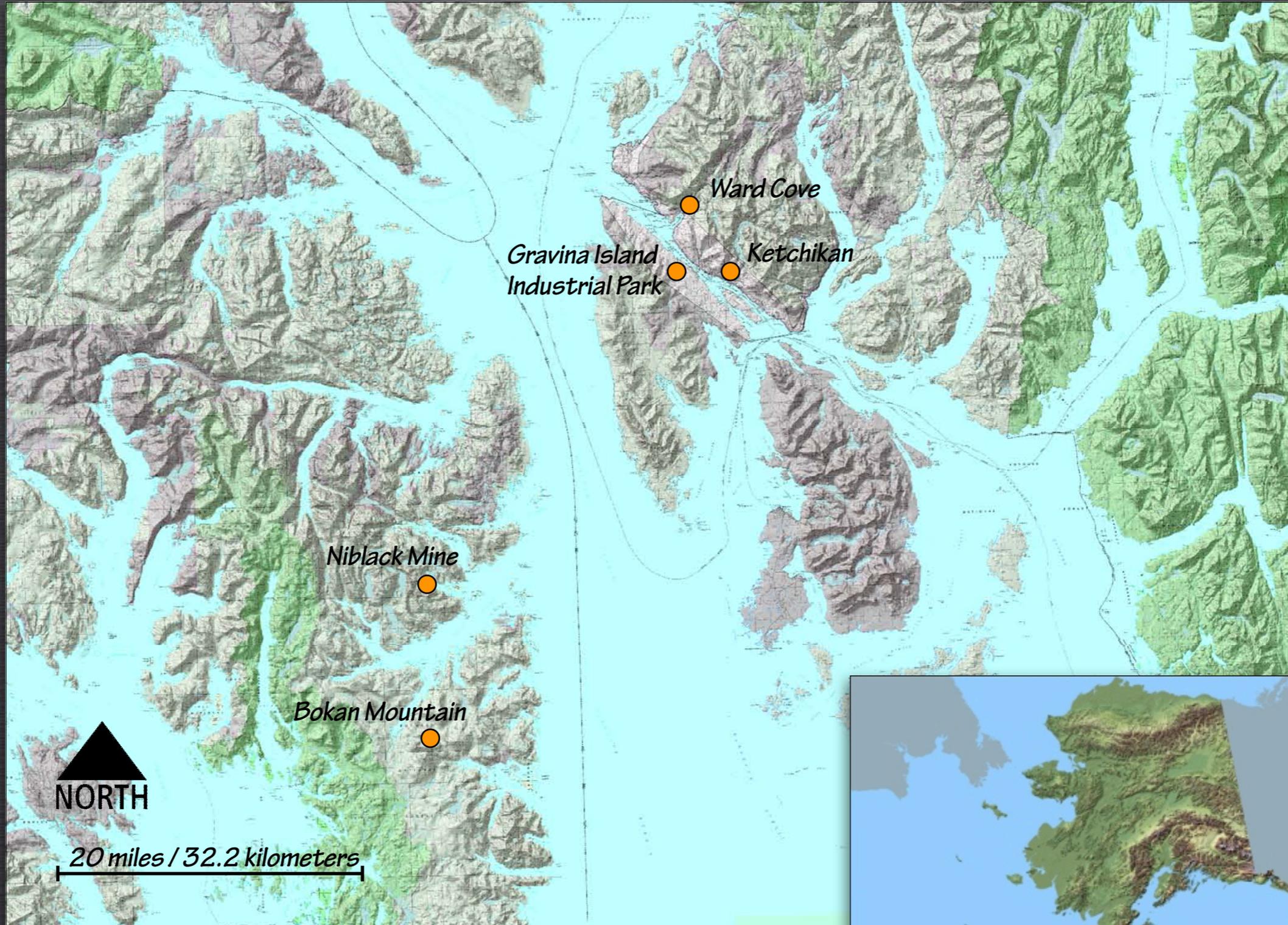




Photo Credits: Ketchikan Visitors Bureau: Clark James Mishler • Ketchikan Daily News: Tom Miller / Hall Anderson • M.J. Cadle • Ken Arriola • Ray Troll • Alaska Airlines

# NIBLACK MINE & BOKAN MOUNTAIN

*Close proximity to Ketchikan*



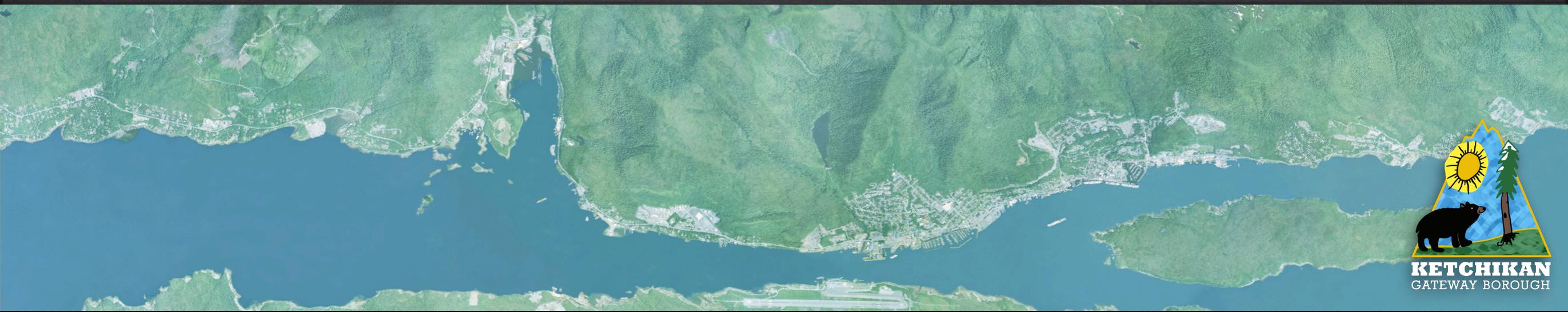
# STATE AND LOCAL GOVERNMENTS

*“The state is in the strongest financial position in its history, and has a stable outlook with tremendous opportunities.”*

*– Revenue Commissioner 11/23/2010*

*Local Governments: Ketchikan Gateway Borough, City of Ketchikan & City of Saxman*

- *Stable political environment & professional management*
- *Mature (oldest city government in Alaska; second oldest borough)*
- *Fiscally conservative*
- *Supportive of industries involved in resource extraction*
- *Low tax rates*
- *\$200+ million in tax exemptions*
- *Comprehensive services*



**KETCHIKAN**  
GATEWAY BOROUGH

# SCHOOLS

*The Ketchikan Gateway Borough School District operates 10 schools encompassing approximately 475,000 square feet*



*Fawn Mountain School*



*Ketchikan High School Commons*



*North Point Higgins School*



*Ketchikan High School*

# SCHOOLS

*Ketchikan's exceptional teachers and school facilities produce exceptional students*

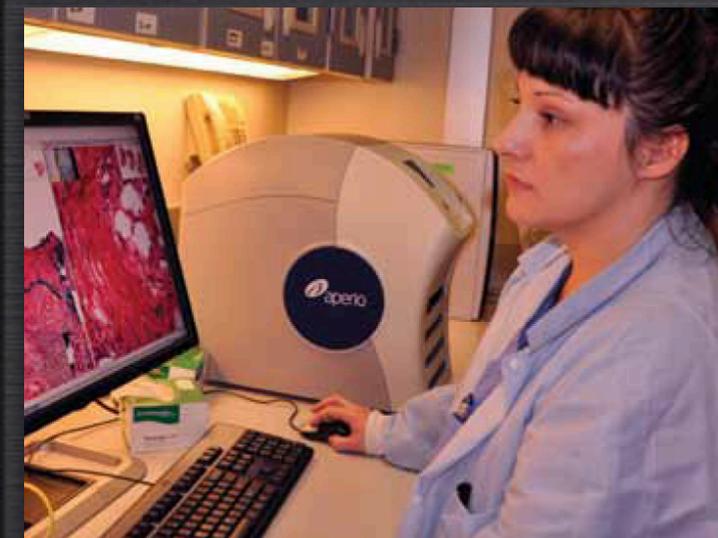
## *Excellent Academic and Vocational Programs*

- *Low pupil-teacher ratios:  
Ketchikan High School: 11.9 to 1  
Ketchikan Middle Schools: 12.0 to 1  
Elementary Schools: 12.5 to 1*
- *Named "Best Advanced Placement Program" in Alaska and one of top 50 in the nation (2009)*
- *High School graduates typically qualify for \$ 2 million to \$ 4 million in academic and sports scholarships annually*
- *"Battle of the Books Champions in Alaska" (2010)*
- *Drama, Debate, and Forensics Champion in Alaska (2011)*
- *Extensive vocational programs (welding, construction, health occupations, maritime, mechanics, early childhood development, and culinary arts)*
- *Excellent school facilities: 10 schools serving 2,100 students*
- *Excellent teachers:  
"Best English/Literature Teacher in Alaska" (2009)  
"Best Social Studies Teachers in Alaska" (2010)  
"Best High School Counselor in Alaska" (2011)  
"Best Health Occupations Teacher in Alaska" (2011)*



# REGIONAL MEDICAL CAMPUS

*Award winning medical facilities provide Ketchikan residents and much of the region with world class care.*



*Histotechnologist preparing a tissue sample in Ketchikan that will travel via Internet to PeaceHealth Laboratory in Bellingham, Wa*



*Mammography Technician uses bone densitometer in Women's Diagnostic Imaging Suite*



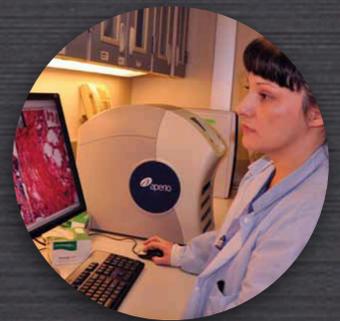
*RN Reconciling medication with patient's Electronic Medical Record*



*Pediatrician examining child as mother looks on*

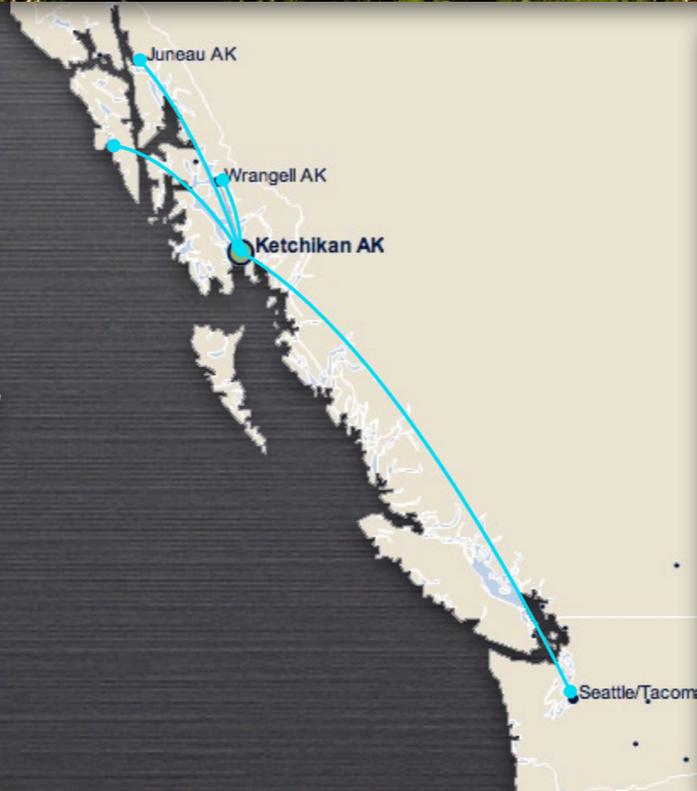
*Since 1923, Ketchikan General Hospital has been dedicated to providing exceptional health care to the residents of Ketchikan and surrounding communities.*

- *Wide range of services through the PeaceHealth Medical Group clinics: General Surgery, Orthopedic & Sports Medicine, Pediatrics, Primary Care, Psychiatry, and Women's Health*
- *Home and Health & Volunteer Hospice, Nutrition, and Diabetes Education*
- *State-of-the-art diagnostic imaging services, their New Beginnings Birthing Center, and the new PeaceHealth Sleep Center*
- *Together, KGH and PeaceHealth are recognized as national leaders in the integration of information technology and clinical care*
- *In 2009, Thomson-Reuters named PeaceHealth one of the top 50 best-performing health care systems in the U.S.*
- *That same study showed PeaceHealth hospitals have a 25 percent lower mortality, 20 percent fewer medical complications, and 13 percent fewer patient safety incidents than 80 percent of the hospital systems in the U.S.*
- *First hospitals in the country to add telepathology to its list of patient services. We offer advanced imaging services and are taking the lead in offering advanced telemedicine to remote communities*
- *KGH remains dedicated to provide exceptional service and compassionate care in Ketchikan and southern Southeast Alaska*



# KETCHIKAN INTERNATIONAL AIRPORT

- *Ketchikan residents enjoy 5 non-stop flights to Seattle, Washington daily & 5 northbound (10 total) (6 in the winter).*
- *737 freighter service is provided 5 days a week.*
- *Fifth busiest airport in Alaska.*
- *90 minutes from Seattle.*



# PORTS & HARBORS

## Ports:

- One of the top 5 cruise ship ports in North America (along with Los Angeles, New York, Seattle and Juneau);
- Ketchikan's 4 cruise ship berths accommodate Panamax sized cruise ship vessels.



## Harbors:

- 6 public small-boat harbors;
- More than 1,000 slips;
- Serves as home port to one of the finest salmon fishing fleets in the world;
- Inexpensive moorage rates.

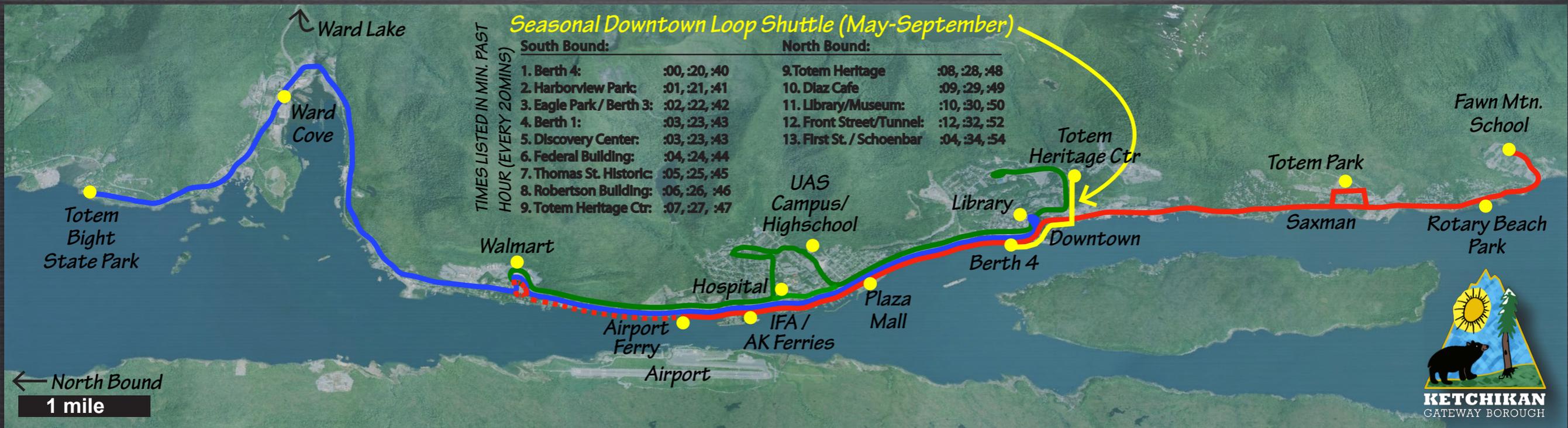


# PUBLIC BUS SERVICE

- Public bus service, ADA paratransit & Senior Transportation is provided 7 days per week.
- Free loop shuttle service
- Popular system: almost as many riders as Fairbanks, AK which has 9 times Ketchikan's population



© Ketchikan Daily News / Hall Anderson



# ELECTRICAL CAPACITY / ENERGY

*Ketchikan has 34 MW hydro capacity, which provides some of the cheapest power in Alaska. More hydro capacity being pursued.*

- *Existing 12 MW KPU Hydro, 26 megawatt KPU diesel (standby), and 22 megawatt SEAPA capacity available to Ketchikan.*
- *Whitman Lake Hydro Project (4.6 MW): licensed with an existing dam, design nearing completion, funding being pursued, online in 2013/2014.*
- *Ketchikan tied to SEAPA transmission providing Southeast Alaska a transmission backbone for connecting future energy supply projects*
- *Favorable rates*
- *Existing substation at Ward Cove: Borough-owned*
- *Other energy opportunities that can be developed and feed Ketchikan*
- *Metlakatla's Triangle Lake Hydro and Intertie to Ketchikan: likely lesser licensing burden due to reservation status*
- *Cape Fox Corporation's Mahoney Lake Hydro Project: licensed*
- *Connell Lake hydro potential (1.9 MW): existing dam, Borough owned*
- *Ketchikan is participating in a regional integrated resource plan with the State and other utilities to identify and streamline future energy projects*



# TELECOMMUNICATIONS

*Ketchikan boasts one of the most advanced local telecommunications networks in the United States. KPU operates an industry leading soft-switch and fiber-to-the-home network that delivers Internet, voice, and IPTV services throughout the community. Via KPU's fiber network, businesses have access to a full suite of Hosted IP telecom and Optical Wide Area Network services.*



- 3G Cellular Wireless
- Fiber Cables
- Hosting & Managed Services
- MPLS, SONET and Metro Ethernet



at&t



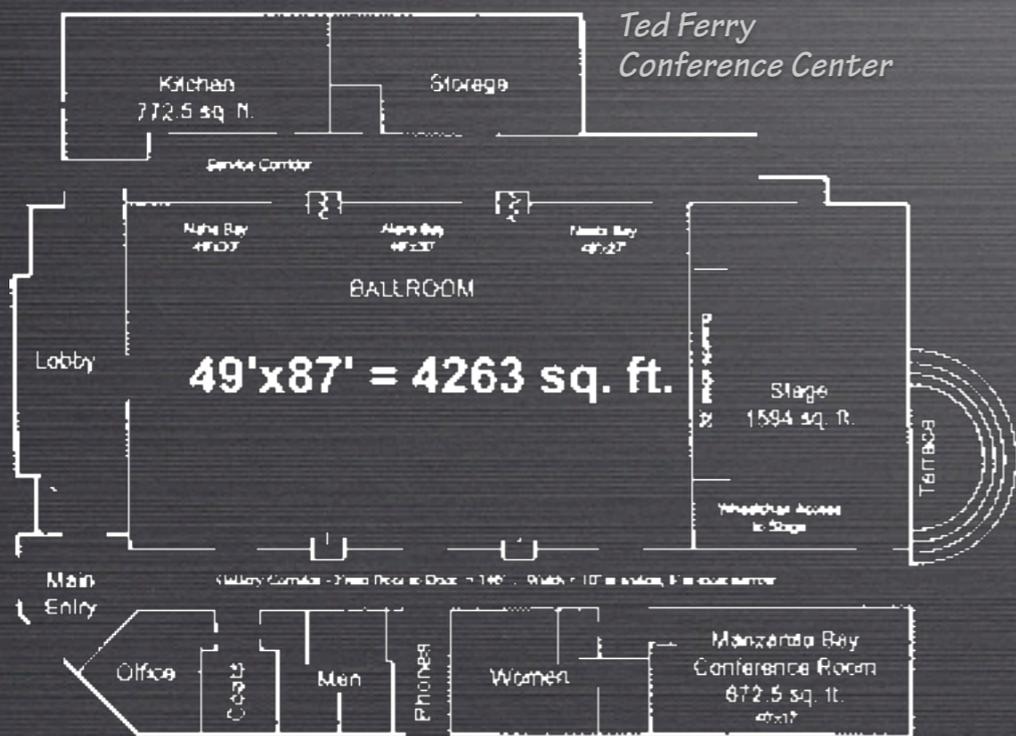
# ALASKA SHIP & DRYDOCK

- *New investments in globally competitive, advanced manufacturing infrastructure;*
- *Regional support for Alaska's resource industry, exploration, production, transportation, mining, energy, logistics and affordable ports & harbors;*
- *A young and multi-skilled workforce supported by industry-accepted workforce improvement methods*
- *Industry partnerships with AK Dept. of Labor, University of Alaska, Ketchikan Gateway Borough School District, Ketchikan Indian Community Technical Education Center (SEATEC)*
- *Supporting a globally competitive workforce*



# CIVIC CENTER & CONFERENCE FACILITIES

*Ketchikan offers more than 10,000 square feet of state-of-the-art conference facilities within minutes walk from excellent shopping, dining and retail.*



*Sunny Point Conference Center*

Room	Length (ft)	Width (ft)	Area (Sq Ft)
Board Room	21	12	252
Banquet Room	30	14	420
Sunny Point Reception Room	26	45	1170
Sunny Point Ball Room	60	45	2700
Entire Sunny Point	86	45	3870



# PARKS & RECREATION

*Ketchikan has ample diverse recreational possibilities for all ages. Whether your interests are to venture outdoors and recreate in the wilderness or stay inside and work up a sweat, Ketchikan has vast choices to choose from.*

- *Over 50 miles of trails*
- *Over 20 parks and community beaches*
- *More than a dozen community playgrounds*
- *12 gymnasiums*
- *7 multipurpose sports fields*



*\$ 23.5 Million Aquatic Center adjacent to existing Recreational Center is under construction.*



KETCHIKAN AQUATIC CENTER CHILDREN'S PLAY AREA

# LIBRARIES

- *The Ketchikan public library is an active place.*
- *Over 80% of residents are active library users.*
- *Offers over 400 annual programs*
- *Over 160,000 people visit the library annually*



*Proposed new \$ 12 million library*

# MUSEUMS

● *The City of Ketchikan operates two museums: the Tongass Historical Museum, a community museum of local history, art, and culture; and the Totem Heritage Center, which preserves a world-renowned collection of 19th century totem poles.*

● *In addition to a permanent exhibit on local Native culture, the Tongass Historical Museum features several temporary exhibitions each year focusing on a myriad of subjects.*

● *The Totem Heritage Center is a major attraction for summer visitors to Ketchikan. During the winter months, it offers classes in carving, weaving, and other traditional Northwest Coast Native arts.*



# ART & HUMANITIES

- *Ketchikan was named one of America's best small towns for art.*
- *It has the oldest community theater and ballet groups in the state (KTB 50 years old, FCP 45 years old).*
- *It has more working artists per capita than any other community in Alaska.*
- *Monthly Grind 20 years old*
- *Wearable Art Show 25 years old*
- *Public Radio Station 35 years old*



© Ray Troll



Four Lower Photos © Clark James Mishler



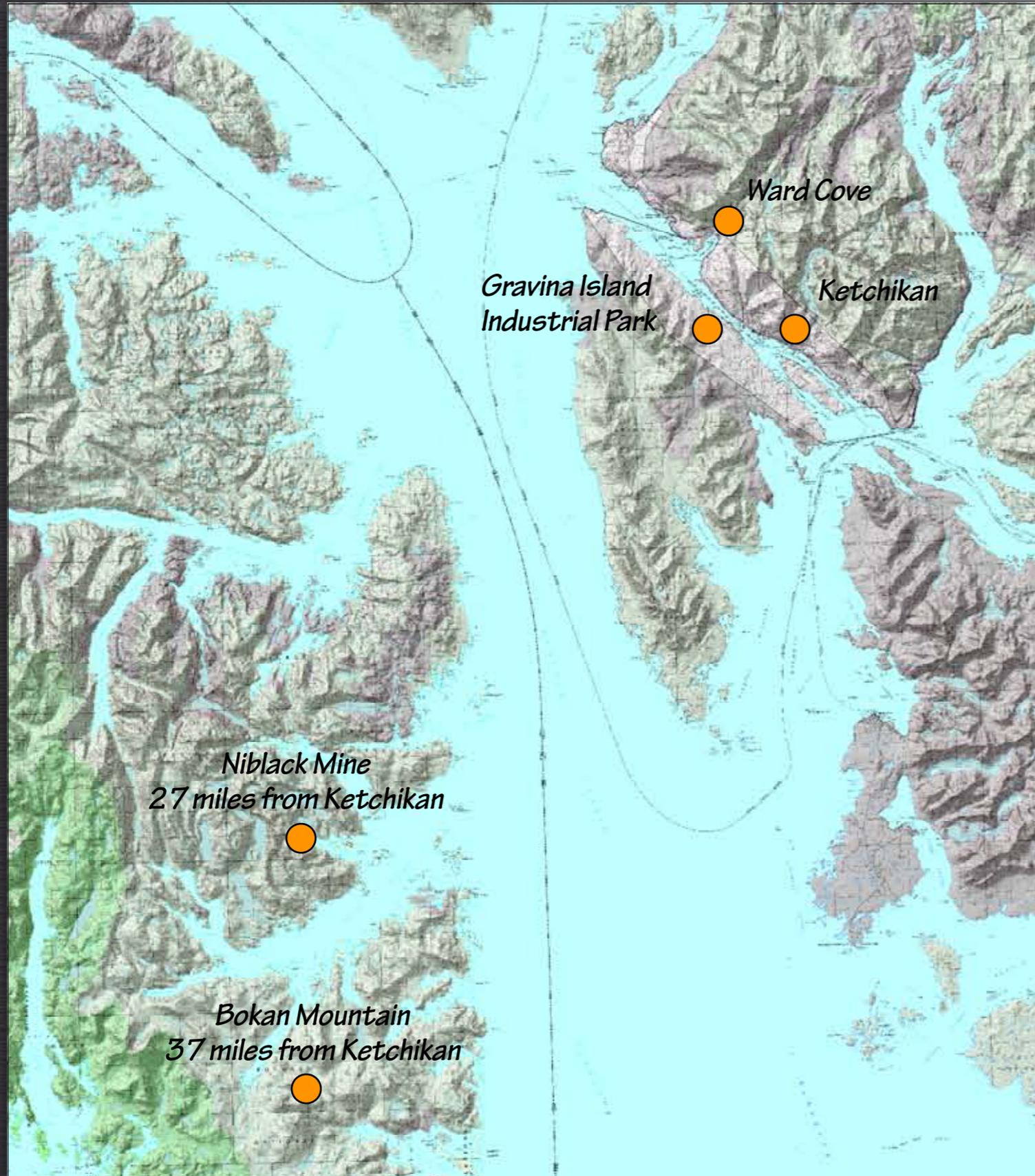
# COMMERCE

## LARGE, MODERN & PRICE COMPETITIVE

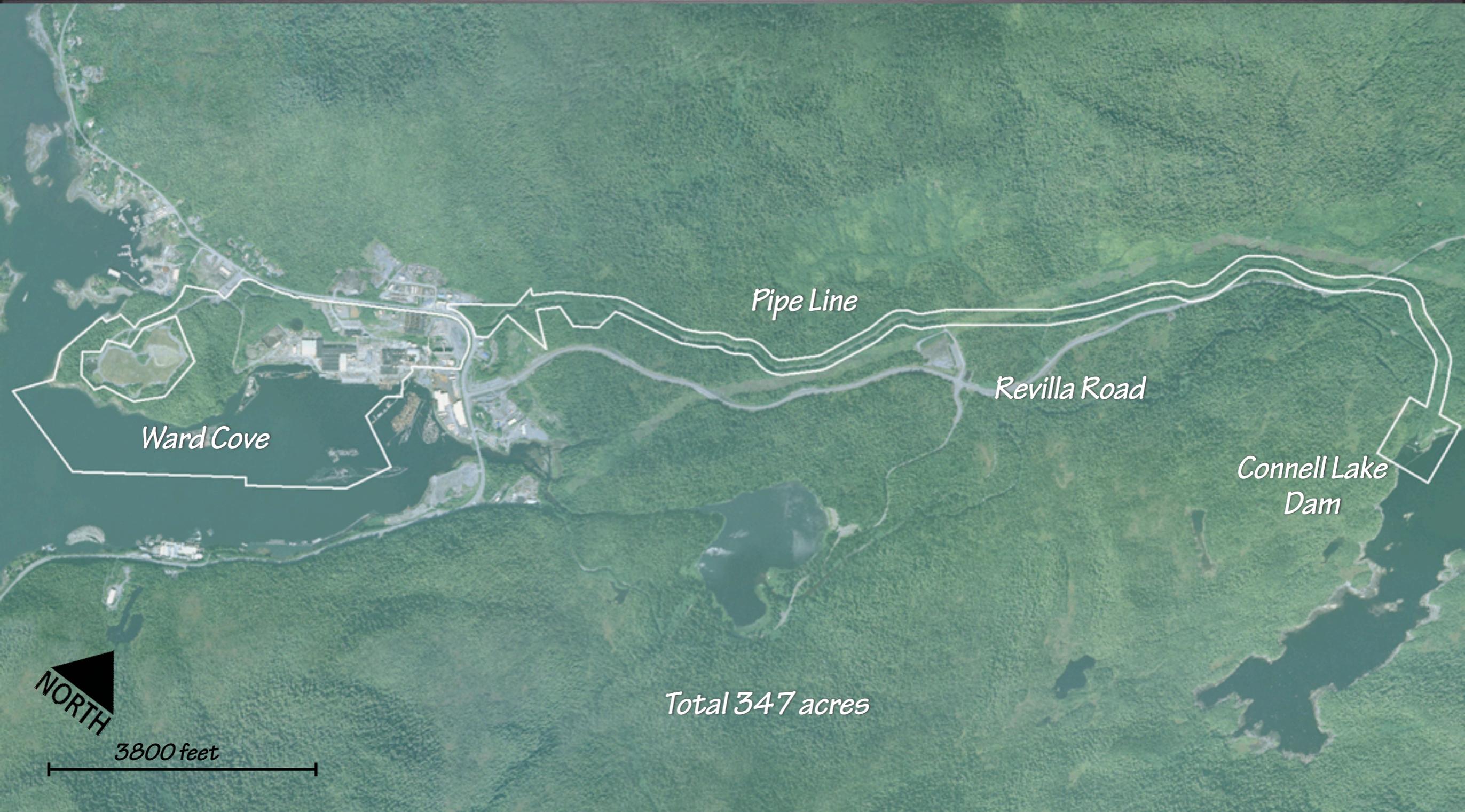
- 2600 businesses operate in Ketchikan
- Ketchikan is a retail and commercial hub for southern Southeast Alaska.
- Ketchikan has several grocery stores that offer “lower 48” quality and quantities at reasonable prices



# WARD COVE & GRAVINA ISLAND INDUSTRIAL SITES



# WARD COVE INDUSTRIAL SITE



*Pipe Line*

*Revilla Road*

*Ward Cove*

*Connell Lake  
Dam*

*Total 347 acres*

**NORTH**

3800 feet

# WARD COVE OVERVIEW



# WARD COVE DETAIL



Sludge Press

Central Garage

Warehouse (40,000 sf)

Roll Storage (19,200 sf)

Warehouse 1 (42,000 sf)

Wastewater Treatment

Warehouse 2 (24,000 sf)

Millwright Shop (2,400 sf)

Main Dock (800 ft)

Store & Repair Shop (43,200 sf)

Chip Silos

Tank Farm

Secondary Clarifiers

Aeration Basin

Primary Clarifier

Machine Room (37,600 sf)

Finishing Room (14,700 sf)

Administration (24,000sf)

Substation

Water Filtration Plant (35,000 sf)

# WARD COVE: INFRASTRUCTURE

● The former pulp mill is outfitted with a substation capable of making excess electrical power generated on the site available to the municipal power grid

● Connell Lake is capable of generating 1.9 MW of hydro power

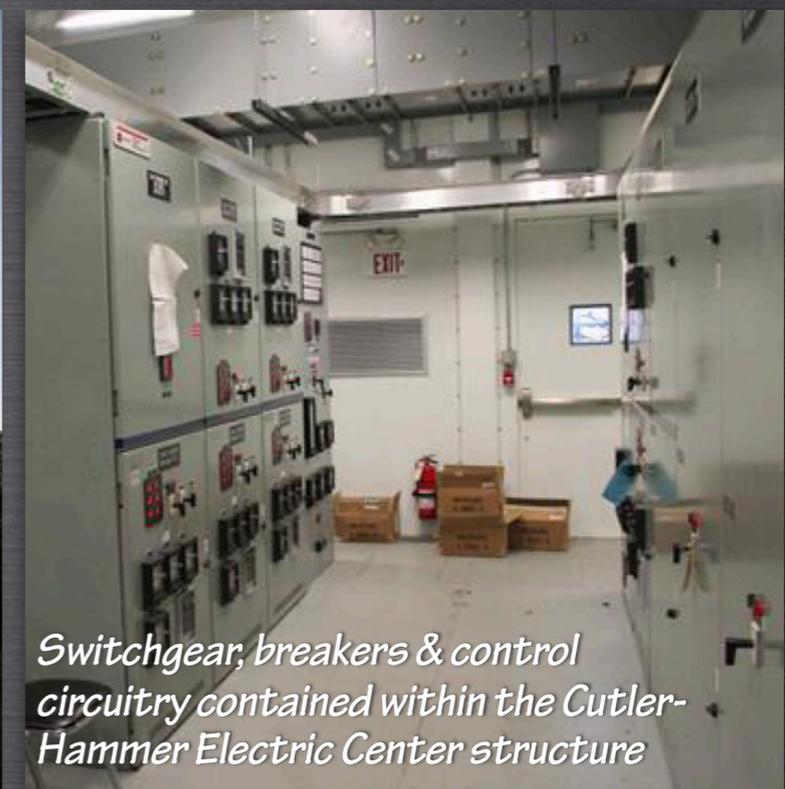
● All of the buildings on site are connected to the municipal power grid and the fire suppression water supply



Siemens vacuum circuit breaker



Waukesha power transformer



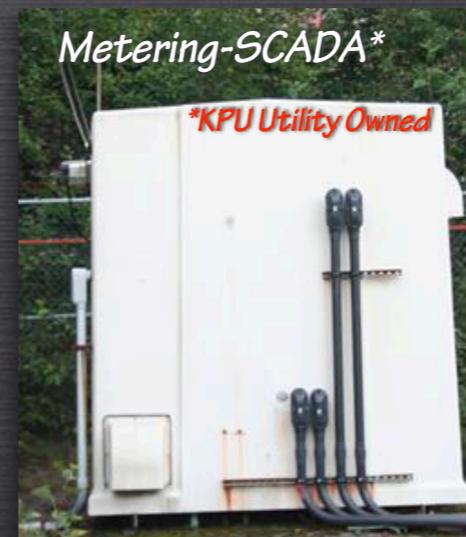
Switchgear, breakers & control circuitry contained within the Cutler-Hammer Electric Center structure



Transformer & Switchgear

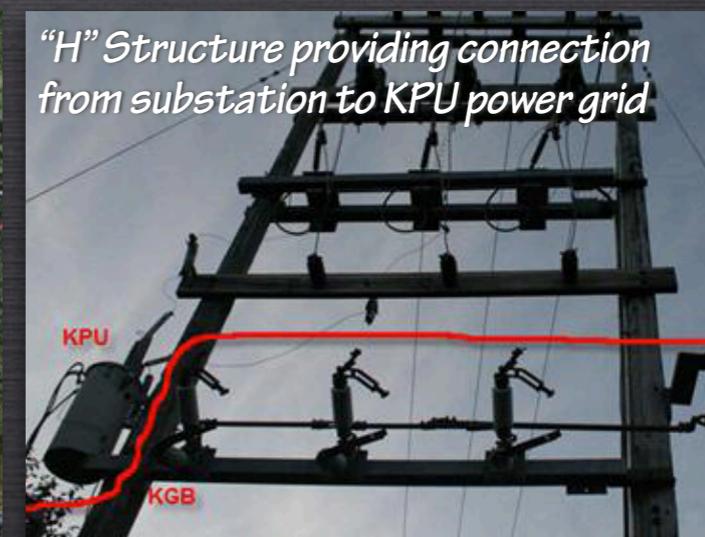


Breakers & Switchgear



Metering-SCADA\*

\*KPU Utility Owned



"H" Structure providing connection from substation to KPU power grid

KPU

KGB

...continued

# WARD COVE: INFRASTRUCTURE

● The property contains a wastewater treatment plant permitted to process 25,000 gallons of wastewater per day;

● The 2.5 million gallon fuel tank farm is connected to the main dock via a pipeline

Horizontal Storage Tank



Wastewater Treatment Plant



Oil Tank 2.2 million gallons



Wood Stave Tank

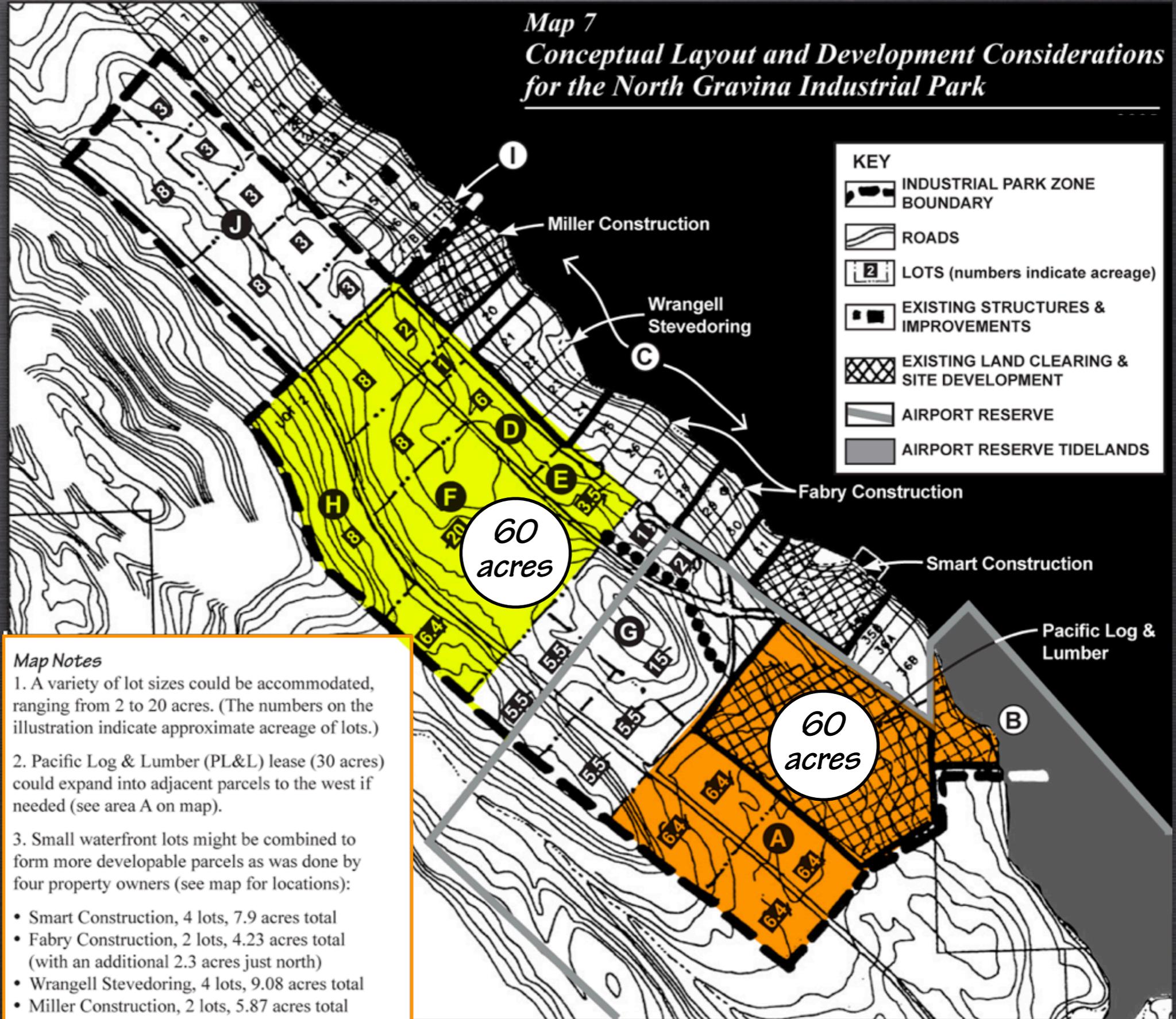


Vertical oil storage (2)

# GRAVINA ISLAND INDUSTRIAL PARK

There is currently a 34.5 kV submarine cable providing electricity to Gravina, providing more than sufficient power

A second underwater service could be installed to serve future developers.





**KETCHIKAN**  
GATEWAY BOROUGH