From: Pagemaster, Reg POA
To: Campellone, Estrella F CIV USARMY CEPOA (USA)
Cc: Pagemaster, Reg POA
Subject: FW: [Non-DoD Source] POA 2019-00313
Date: Thursday, September 19, 2019 1:39:49 PM

FYI

-----Original Message-----
From: Matt Eisenhower [mailto:mje0401@gmail.com]
Sent: Thursday, September 19, 2019 11:08 AM
To: Pagemaster, Reg POA <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] POA 2019-00313

Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

Via email to: regpagemaster@usace.army.mil
Re: POA 2019-00313

I am writing to comment on the referenced project to build a dock to accommodate large cruise ships at Ward Cove in the Ketchikan Gateway Borough. I am currently the President of the Board of Education of the Ketchikan Gateway Borough School District, but I am making these comments in my personal capacity.

It is my strong opinion that this project will have a positive economic impact on our local economy and the local school district itself.
Under current funding mechanisms established by the Ketchikan Gateway Borough Assembly, most of the revenue for the local contribution toward schools comes from the 5.0 mills of local areawide property tax. Phase 1, consisting of the Ward Cove dock project and the revitalization of the former industrial property known as the Ketchikan Pulp Mill, has been publicly announced as a private investment of $50 million. As a private investment, this should result in the assessed value of the improved property showing a corresponding increase of $50 million. With 5.0 mills of property tax dedicated to local education funding, this will result in collected property tax revenues for local schools going up $250,000 ($50 million assessed valuation at 5.0 mills tax rate). And plans call for additional phases, further increasing the positive taxable impact of this major project, which may be the largest private investment in all of Southeast Alaska.

This represents the best scenario for how local property taxes should grow – through an increase in the assessed valuation of property from private investment without an increase in the tax rate. And this additional local funding of $250,000 is especially beneficial when compared to total local funding from property taxes for FY2020 of $7.5 million. Given the budgetary difficulties faced by the State of Alaska and the impact on state funding of K-12 education, increasing local property taxes through private investment is critical to the school district.

Current projects by the city of Ketchikan to re-purpose their existing docks would not contribute to the tax revenue supporting our schools. In fact, the extra tax burden of a new bond would negatively impact our economy.

It is for these reasons that I strongly support the Ward Cove project and support their permit request.

Matthew Eisenhower