

SITKA ALASKA

CITY & BOROUGH



2005 Community Profile



LOCATION

Nearby Metropolitan Cities	Distance in Air Miles
Juneau, Alaska	95
Seattle, Washington	862
Anchorage, Alaska	592
Elevation	Sea Level

POPULATION

City of Sitka	
Estimated Present Population (2004)	8,891
2000 (median age 35.2 years)	8,835
1995	8,710
1990	8,588
1980	7,803

CLIMATE

Average Annual Temperature	43°
Average Monthly Temperature (Jan.)	34°
Average Monthly Temperature (July)	61°
Average Annual Rainfall (inches)	86.39
Average Annual Snowfall (inches)	39.3
Days Between Killing Frost	270 days
Days Over 90 Degrees	0
Heating Degree Days	(Base 65)
Average Yearly	7,414
Cooling Degree Days	(Base 65)
Average Yearly	1
Relative Humidity Percent by Hour: (Average)	
00 80% 0600 85% 1200 75% 1800 70%	

COMMUNITY & RECREATION FACILITIES

Places of Worship	19
Motels/Hotels	5
Total Motel/Hotel Rooms	269
B&Bs/Lodges/Vacation Rental	60
Total Rooms in Sitka	350+
Yacht Clubs	1
Museums	4
Public Libraries	2
City Intramural Sports Program	Yes
Community Schools Youth Programs	Yes
Number of Parks	9 (8 local)
Number of Cruise Ship Visitors (2004)	233,396
Other Recreation Facilities in Immediate Area:	
Sitka is located on the West Coast of Baranof Island.	
Year-round access to outdoor recreation is unparalleled with the Pacific Ocean/Gulf of Alaska and Tongass National Forest at our doorstep.	

EDUCATION

Public School Budget 2004-2005				\$ 12,631,130
	Number Schools	Number Teachers	Number Grades	Enrolled
Elementary	2	53	6	643
Middle School	1	25	3	326
High School	2	31	4	441
Public Boarding School	1	30	4	376
Parochial School	1	1	8	9
Home Schooled		1		36
Student Per Teacher Ratio				
Sitka School District				13.2
Elementary				10.2
Middle School				13.1
High School				15.8

Sitka School District website: www.ssd.k12.ak.us	
Mt. Edgecumbe School website: www.mehs.educ.state.ak.us	
Childcare Facilities/Preschools	7
Vo-Tech	University of Alaska
University of Alaska Southeast Sitka Campus	
Enrollment (full and part-time)	1,500
Website: uas.alaska.edu	
Sheldon Jackson College	
Enrollment (full and part-time)	279
Website: www.sheldonjackson.edu	

EDUCATIONAL ATTAINMENT: POPULATION 25 YEARS AND OVER

Sitka	
High School Graduate or Higher	90.6%
Bachelor's Degree or Higher	29.5%
Oregon	
High School Graduate or Higher	87.7%
Bachelor's Degree or Higher	27.1%

Note: Sitka schools are funded by city and state funds and do not collect their own taxes or issue debt.

HOUSING

* Data from the Multiple Listing System	
Average cost for EXISTING home, three-bedroom:	
High	\$350,000
Median	\$230,000
Low	\$150,000
Average cost for NEW home, three-bedroom:	
High	\$400,000
Median	\$300,000
Low	\$200,000
Typical Lot Size	8,000 square feet
Typical Lot Cost	\$69,333
Value of Construction Permits Issued (1/04-10/04)	
Residential	\$7,397,154
Commercial	\$3,150,851
Government	\$3,603,867
Homes Sold (1/04-10/04)	86
New Housing Starts (1/04-9/04)	41
Rental Rates (unfurnished, excluding utilities):	
1 bedroom	\$800-\$900
2 bedroom	\$850-\$1,000
3 bedroom	\$1,100-\$1,400
5% sales tax applies to rentals up to 1,000/month.	
Average Household size	2.61 people
Total Housing Units	3,650
Owner-occupied housing units	1,903
Renter occupied housing units	1,375
(source: 2000 US Census)	

COMMUNICATIONS

Daily Newspaper(s)	Daily Sitka Sentinel
Out of Town	
Papers	Seattle, Anchorage and USA Today
Radio Station(s)	KCAW, KIFW, KSBZ, KRSA
Local Television Station(s)	KSCT, KTNL
Satellite Television	Yes
Cable Television	GCI
Channels	Multiple
Telephone Service	Alaska Communication Systems
Internet Service	ACS, GCI, AT&T/ 56k & DSL & Cable Modem
Post Office	Main & Satellite Station 1st Class

FINANCIAL

Banks & Credit Union	5
Total Deposits (10/04)	\$170,320,482
Plant Financial Assistance Available?	Yes
Per-capita income (2002)	\$31,027
Median HUD household income 2004 (4 person family @100%)	\$75,000
ACCRA Cost of Living Index 100% = U.S. Average (3rd Quarter 2004)	140.38%
Permanent Fund Dividend (2004)	\$919.84/person
(Funds paid to Alaska citizens from Alaska's Permanent fund for fiscal year 2004)	

GOVERNMENT

Type of Government	Unified Home Rule
Assembly Members	7
Police Dept. Personnel: (Full Time)	37
Fire Dept. Personnel:	9.5 (Full Time) 50 (Volunteer)
Equipment	3 pumpers, 3 ambulance, 2 Zodiac boats, 2 command vehicles, 2 four-wheelers
Fire Insurance Rating	5
911 Service?	Yes
Other Law Enforcement in Area	Alaska State Troopers
Planning Commission?	Yes
Zoning Regulations?	Yes
City Financing 2004-2005	
Operating Expenditures Budget	\$31,419,465
Operating Revenue Budget	\$41,107,600
Tax Revenues	
Property Tax	\$4,200,479
Sales Tax	\$8,048,200
Bed Tax	\$310,000
Other Revenues	\$28,548,871
Debt Payments	
General Obligation Bond Payments	\$2,033,140
Revenue Bonds and Others	\$4,011,045
Capital Expenditures	\$2,549,400
Total Expenditure Budget	\$41,237,511
City Bond Rating	BAA
www.cityofsitka.com	

MEDICAL

Hospitals	2
Sitka/SEARHC	77 Beds
Long Term Care	10 Beds
Clinics	Moore, Sitka, SEARHC
Senior Care	
Pioneers Home	102 Beds
Sitka Hospital	10 Beds
Assisted Living	Center for Community
Doctors	28
Dentists	5
Nearest Regional Health Center	Seattle/Anchorage
Trained Emergency Transportation?	Yes
Ground	Yes
Air	Yes

UTILITIES

ELECTRICITY

Power Supplier(s)	City of Sitka
Power Source	Hydro/Diesel standby
Minimum charge per month	\$21.25
First 200 kWh @ 14.75 cents per kWh	

NATURAL GAS

Gas Supplier(s)	None
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WATER

Name of Supplier	City of Sitka
Source	Municipal
Maximum Daily Capacity	8.6 Million GPD
Peak Load	4 Million GPD
Storage Capacity: Overhead/Ground	197 million Gals
Water Cost Industrial:	
Example: 100,000 gallons per day	\$75 Total Cost/Day

SEWERS

Storm Sewer Coverage	40%
Sanitary Sewer Coverage	95%
Type: Primary Capacity: 6 mgd Present Load: 30%	
Solid Waste Disposal ... Private Collector, Off-Island Landfill	
Sewage Cost-Industrial:	
Example: 100,000 gallons per day	\$174 Total Cost/Day

OTHER FUELS

Fuel Oil Distributor(s)	Petro Marine, Service Transfer
Coal Source	NA
LP Gas Distributor(s)	Service Transfer

SOLID WASTE

Curb-side Pick-up?	Yes
Recycling	Yes

AREA GOVERNMENT INSTALLATIONS

Entity	No. of Employees
Southeast Alaska Regional Health Consortium (FTE)	594
State of Alaska	205
United States Coast Guard (Air and Sea)	191
U. S. Forest Service	(FTE) 83
City and Borough of Sitka	(FTE) 155
USDA Rural Development	3

TRANSPORTATION

Highways Serving Area Alaska Marine Highway Ferry
 Divided 4-Lane Highway Serving City? No

RAILROADS

Names None

MOTOR FREIGHT CARRIERS

Interstate Alaska Marine Lines,
 Lynden Transp., Northland, Samson
 Intrastate Alaska Marine Lines,
 Lynden Transp., Northland, Samson

CITY TRANSIT SYSTEM

Bus System Yes

AIR

Air Enplanements 77,615
 Local Commercial Air Service Yes
 Carriers Alaska Airlines Jet Service
 Other Commercial Air Service Within Commuting
 Distance
 City Seattle (862 Miles /Air)
 Carriers Alaska, Delta, American Airlines, etc.
 Nearest Local Airport – Runway Length 6,500'
 Paved? Yes Lights? Yes Instruments? ... Yes
 Charter or Private
 Facilities at Airport Harris Aviation, Air Sitka
 Air Freight Carriers Service City Fed Ex, UPS, Alaska Air,
 Airborne, Alaska Central Express, Evergreen,
 DHL Worldwide

PARCEL SERVICE

UPS, US Postal Service, Federal Express, DHL

WATER TRANSPORTATION

TUG AND BARGE LINES: Alaska Marine Lines,
 Northland Services, Samson Tug & Barge, T&S Barge

MARINE-RELATED FACILITIES: Sawmill Cove Industrial
 Park, Sitka Mooring Basins

MARINE PASSENGER AND AUTO FERRY SERVICE:
 Alaska Marine Highway System

SHIPPING SERVICES: Arrowhead Transfer, Service
 Transfer

BOAT MOORAGE HARBORS: New Thomsen, Old
 Thomsen, Crescent, Sealing Cove, A.N.B., Cove Marina

MOORAGE RATES

City Harbors

Number of Slips 1,437
 Permanent Slip Rate \$1.30/foot/month
 Linear Feet of Transient Slip Space 1,800 feet
 Transient Slip Rate
 0'-80' 30 cents/foot/day
 81'-150' 50 cents/foot/day
 151'+ 75 cents/foot/day

Private Harbors (Cove Marina)

Number of Slips 55
 Permanent Slip Rate \$4.40/foot/month
 Cove Marina contact: (360) 598-8003

TAXES

Manufacturers Real Property

Tax Year 2005
 Rate () (X) \$1,000

	Tax Rate	Assess. Ratio	Effective In City	Rate Out City
City	\$ 6.00	100%	\$ 6.00	same
County*	\$ None	___%	\$ ___	\$ ___
School	\$ None	___%	\$ ___	\$ ___
State	\$ None	___%	\$ ___	\$ ___
Other:	\$ None	___%	\$ ___	\$ ___
Average % Increase Last 5 Years none			

* The city and borough (county) of Sitka is a unified home-rule government.

TAX CATEGORIES

Type	City/Borough
Inventory	Yes
Machinery-Equip.	Yes
Retail Sales (April 1-Sept. 30)	6%
Retail Sales (Oct. 1-March 31)	5%
Income	No
Hotel/Motel Occupancy Tax	6%

STATE TAXES

Corporate Income	1-9.4%
Intangibles	None
Indv. Income:	
Minimum Rate	None
Maximum Rate	None
Gasoline/Diesel	8¢/Gal.
Aviation	4.7¢/Gal
Marine	5¢/Gal.
Jet	3.2¢/Gal

NATURAL RESOURCES

Major Products Grown/Harvested and Estimated Volume Produced

Commercial Fishing	Salmon, halibut, herring, sablefish, geoduck, sea cucumbers, rockfish, cod, crab, shrimp, prawns
Mariculture	Oysters
Food Processing In Sitka:	Baranof Frozen Foods, Big Blue Processing, Fresh Fish Company, Seafood Producers Cooperative, Sitka Sound Seafoods

Commercial Fish Production 2003-Sitka/Pelican Landings

Salmon	39,170,795 pounds
Value*	\$8,283,991
Ground Fish	5,022,773 pounds
Value*	\$14,885,060
Shellfish	403,891 pounds
Value*	\$679,227

Commercial Fish Production 2003- Southeast Alaska

Salmon	298 million pounds
Sablefish	7.6 million pounds
Halibut	9.8 million pounds

* Ex-vessel value

1994

1995

1996

1997

1998

1999

2000

AVAILABLE INDUSTRIAL LAND SITES

Sawmill Cove Industrial Park	50+ Acres
www.sawmillcove.com	
Jarvis St. Industrial District	52 Acres
Granite Creek	150 Acres

EXISTING INDUSTRIAL BUILDINGS

Sawmill Cove Industrial Park
www.sawmillcove.com

Size	Suitable For
38,948 Sq. Feet	Heavy Manufacturing
75,000 Sq. Feet	Manufacturing, Processing & Warehouse
32,000 Sq. Feet	Office and Light Manufacturing

COMMERCIAL/RETAIL OFFICE SPACE

Retail	\$1.50 - \$2.50/Sq. Foot/Month
Office	\$1.30 - \$1.80/Sq. Foot/Month

LABOR ANALYSIS

Date of Report	September 2004
Work Force: City & Borough	4,797
Radius of Labor Drawing Area	City
Annual Number Public High School Graduates	158
Work Stoppages in Last 5 Years	None
Manufacturing Employment	303
Unemployment Rate (9/04)	4.1%
Wage and/or Labor Information Available	Yes
In-Plant Training Funds Available	Yes

Sitka Employment by Industry – average

Date of Analysis	October 2004
Agriculture, Forestry, Fishing & Hunting	74
Construction	215
Manufacturing	303
Wholesale Trade	52
Retail Trade	537
Transportation, Warehousing & Utilities	208
Information	42
Finance, Insurance, Real Estate, Rental & Leasing	177
Professional, Scientific, Management, Administrative & Waste Management	283
Education, Health & Social Services	1,755
Arts, Entertainment, Recreation, Accommodation & Food Services	878
Other Services (Except Public Admin.)	129
Public Administration	321
Average Total Industry	4,974

MAJOR EMPLOYERS

Name (Product or Service)	Number of Employees
Southeast Alaska Regional Health Consortium (Regional Health Care)	(FTE) 594
Sitka Sound Seafood (Seafood Processing)	300
State of Alaska	205
United States Coast Guard (Navigation and Safety)	191
Sitka School District (Education)	(FTE) 184
City & Borough of Sitka (Government)	(FTE) 155
Hames Corporation (Food/Grocery)	132
Pioneer Home (Senior Citizen Care)	99
Sitka Community Hospital (Health Care)	95
Westmark Sitka (Hotel & Food Services)	(FTE) 90
Seafood Producers Coop (Seafood Processing)	85
Sheldon Jackson College (Private Educational)	83
United States Forest Service (US Forest Management)	(FTE) 83
Allen Marine (Marine Fabrication & Tourism)	80
Center for Community (Elderly In-home Services)	60
Mt. Edgecumbe High School (Boarding School)	(FTE) 59
Sitka Tribe of Alaska (Tribal Government)	50
University of Alaska Southeast (Educational Services)	44
King Fisher Charters (Sport Charter Fishing)	38
Spenard Builders Supply (Retail)	34
U.S. Postal Service (Mail Handling & Delivery)	22
Alaska Airlines (Transportation)	(FTE) 20
True Alaska Bottling (Bottled Water)	20
Wilmac Corporation (Retail)	(FTE) 13

FTE: Full Time Equivalent

MORE ABOUT SITKA

Sitka was established in the beginning of the 19th century as a historical and picturesque city. Long before the settling of San Francisco, Sitka became the leading economic center of the northern hemisphere with the first boatyard, lighthouse, sawmill, iron, brass and bronze foundries, and flour mill. The area has scenic beauty possessed by few world communities.

Today, Sitka is the fifth largest city in Alaska with an estimated population of 8,900. It is located in a state with 626,932 citizens occupying a landmass equal to 1/3 the size of the Lower 48 states. Sitka is located in Alaska's Alexander Archipelago on Baranof Island in a region locally called Southeast Alaska and on the Inside Passage waterway. Alaska Airlines, Federal Express, UPS, United States Postal Service, Alaska Marine Highway (ferry) System, Alaska Marine Lines, Northland Tug & Barge Line and Samson Tug & Barge all support Sitka's movement of both passengers and goods from/to Seattle, Anchorage and the communities of Southeast Alaska.

Sitka's labor force is highly educated and considered to be industrious, creative and independent-minded. Many in the labor force are under-employed and anxious for an opportunity to improve themselves and work in a challenging field of endeavor. Sitkans are also extremely well connected to the Internet with high speed broadband service through three local Internet providers.

Sitka is fortunate to be able to embrace and nurture several economic engines: Sitka is best known for the quality, quantity and variety of fish harvested in Sitka waters and processed by Sitka plants. Sitka's world-renown fresh salmon grace the tables of the finest restaurants in North America and Europe.

Healthcare, education, tourism, government, commercial and recreational fishing, and marine fabrication/repair are all very important components of Sitka's diversified economy.

While quality of life is in the eyes of the beholder, many agree that Sitka's island location in the Alexander Archipelago provides unique opportunities. This would include those who actively involve themselves with the outdoors to those who like to explore the many islands by boat or those who simply enjoy the beauty of Baranof Island and the Pacific Ocean from their front porch. Regardless, the quality of life in Sitka is exceptional.

In 1957, the first Japanese investment in the United States after WWII was made in Sitka. The Alaska Pulp Corporation employed many Sitkans until 1993 when the mill closed. Today, the mill has been removed and what remains is the new Sawmill Cove Industrial Park. The Park features several existing industrial and commercial buildings and 50+ acres of land adjacent to the Pacific Ocean in Silver Bay. All utility services have been replaced and the Park is "ready to go". Thus far, the Park is occupied by eight companies including True Alaska Bottling Company, Omega Sea Ltd., The Boat Company, Theobroma Chocolate, Fortress Of The Bear, Quest Imports International, Baranof Frozen Foods and Northern Southeast Regional Aquaculture Association.

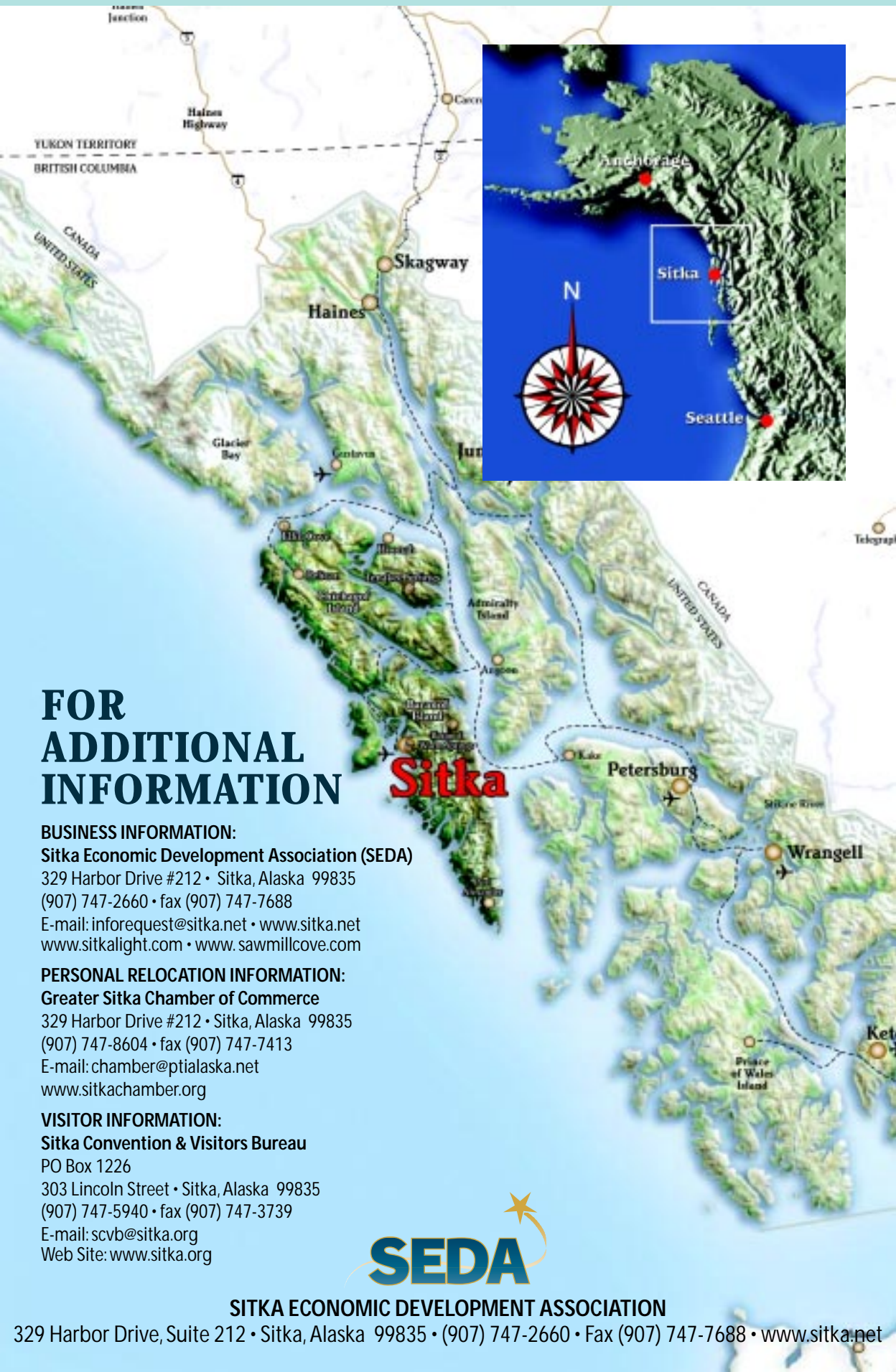
The goal of the Sitka Economic Development Association (SEDA) is to strengthen Sitka's economic engines and further diversify our economy. If you would like to learn more about Sitka, its economy and business, please feel free to make contact with SEDA and the other organizations listed on the back of this publication.

1996

1997

2002

SITKA ALASKA



FOR ADDITIONAL INFORMATION

BUSINESS INFORMATION:

Sitka Economic Development Association (SEDA)

329 Harbor Drive #212 • Sitka, Alaska 99835

(907) 747-2660 • fax (907) 747-7688

E-mail: inforequest@sitka.net • www.sitka.net

www.sitkilight.com • www.sawmillcove.com

PERSONAL RELOCATION INFORMATION:

Greater Sitka Chamber of Commerce

329 Harbor Drive #212 • Sitka, Alaska 99835

(907) 747-8604 • fax (907) 747-7413

E-mail: chamber@ptialaska.net

www.sitkachamber.org

VISITOR INFORMATION:

Sitka Convention & Visitors Bureau

PO Box 1226

303 Lincoln Street • Sitka, Alaska 99835

(907) 747-5940 • fax (907) 747-3739

E-mail: scvb@sitka.org

Web Site: www.sitka.org



SITKA ECONOMIC DEVELOPMENT ASSOCIATION

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