

**PLANNING COMMISSION PUBLIC HEARING
FEBRUARY 9, 2016 AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOMS A & B
MINUTES**

1. CALL TO ORDER

Chair *Tom Bailer* called the Planning Commission Public Hearing to order at 6:30 PM on February 9, 2016 in Cordova Center Community Rooms A & B.

2. ROLL CALL

Present for roll call were Chair *Tom Bailer* and Commissioners *Tom McGann, John Baenen, Allen Roemhildt,* and *Heath Kocan*. Commissioners *Scott Pegau* and *Mark Frohnappel* were absent.

Also present was City Planner *Samantha Greenwood* and Assistant Planner *Leif Stavig*.

102 people were in the audience.

3. PUBLIC HEARING

a. Review of Proposals for the Existing Library/Museum Land and/or Building

Bailer asked that people be respectful with their comments. He said the city doesn't limit the number of businesses a family can operate. There will be performance criteria on to the business awarded the property. The evaluation criteria puts a high value on architectural design. Applicants had over two months to get questions answered before submitting their proposals. Proposals will be evaluated by the information submitted by the due date of the request for proposals.

Tim Dillon, 607 Spruce Street, thinks it should be taken into consideration that when they (Seaman's) leave, their building will be available for a new business. They will generate more sales tax when they expand. The move will free up parking. They will be up and running within a year, not three. The whole front face of the building will be re-done.

Greg Meyer, 1 Cannery Row, said he would increase the cost they would put into the building. He counted 50 parking spots in the snow dump behind the old Library.

Darrel Davis, Eagle River, Alaska, said he was there to support Seaman's as the retail consultant for True Value in the state. Seaman's has been talking about expanding. Their sales have gone up every year.

Julie Reynolds, 403 Third Street, was present to support Seaman's. She has always seen them supply everything the city needs. She would like to see them have the opportunity to compete with Ace Hardware.

Becky Chapek, PO Box 1564, said Seaman's expansion would bring in new tax revenue. The lot purchased by *David Roemhildt* on the South Fill would also get developed and bring in tax revenue. She knows that Seaman's was not the highest bidder, but that the city often disposes to proposers who are not. Competition is good for the community.

Aaron Muma, 113 Mt. Eccles Estates, was present in support of Facility Contractors' proposal. They offer the best purchase price and tax revenue.

Sharon McCalvy, 4.5 Mile Copper River Highway, was present to support Seaman's. It will double the sales tax they are bringing in now. It is a long-time business that she has supported for the 45 years she has been

in town. She sees Facility Contractors proposal as speculation as there is no guarantee businesses will be in the building.

Mary Little, was present to support Seaman's. It is a proven business and the safest bet for the city. It is very difficult to maintain a small business. She feels that the Facility Contractors proposal is too speculative.

Bryan Mills, Box 642, was present to support Facility Contractors. The proposal is a bold and creative choice and scores the highest with the criteria.

Dan Torgerson was present to support Seaman's. The city needs to not put too many eggs in one basket.

Christa Hoover was present to support Facility Contractors. She doesn't think there should be a limit on people's desire to expand their businesses.

Christopher Mara, Box 1481, was present to support Facility Contractors. The proposal is a wonderful opportunity for the community to grow.

Ken Jones, 4.5 Mile Copper River Highway, said he was against the parking lot proposal, as there is one behind the library. The restaurant/hotel would be a great addition, but he recalls comments being made by the proposers that Cordova couldn't support another hotel. He said it would be great to see Seaman's expand, but they are not the highest bidder. He likes the enhanced architectural design of Facility Contractors.

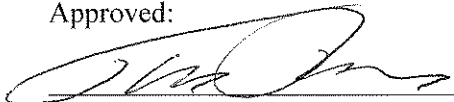
Jesse Carter, 604 Council, asked if the city was in the business of trading properties. He hasn't seen mini-malls be successful and doesn't see it as a solid business plan. He supports Seaman's.

Luke Borer, Mile 49 Copper River Highway, said the proposal from Facility Contractors goes against performance standards because it offered a different lot with performance standards. He said the commission should do what is fair.

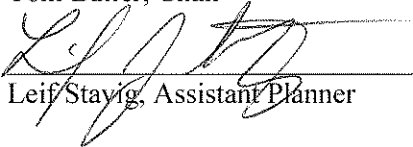
4. ADJOURNMENT

M/McGann S/Kocan to adjourn the Public Hearing at 7:00 PM.
With no objection, the meeting was adjourned.

Approved:



Tom Bailer, Chair



Leif Stavig, Assistant Planner