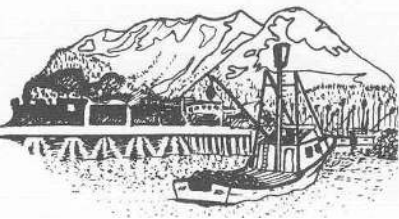


# CITY OF CORDOVA



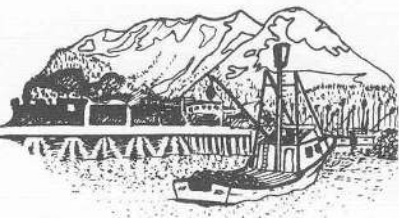
Chairman  
Robert Beedle  
Commissioners  
Greg LoForte  
Max Wiese  
Kenneth Jones  
Jake Betts  
Harbormaster  
Tony Schinella  
Admin Assistant  
Brandy Griffith

**HARBOR COMMISSION SPECIAL MEETING**  
**18 FEB 2016 @ 7:00 pm**  
**CORDOVA CENTER ROOM B**  
**AGENDA**

**CALL TO ORDER**

**ROLL CALL:** Robert Beedle, Greg LoForte, Max Wiese, Ken Jones, Jake Betts

- 1. APPROVAL OF REGULAR AGENDA.....Page 1**
- 2. Record of excused absence of Commission members:**
- 3. APPROVAL OF MINUTES**
  - A. Next Regular meeting**
- 4. COMMUNICATIONS BY VISITORS**
  - A. Skip Jensen**
  - B. Audience participation regarding agenda. 3 mins**
- 5. HARBORMASTERS REPORT: Next Regular meeting**
- 6. NEW BUSINESS**
  - A. Letter of Interest to Lease or Purchase a portion of ATS 1004 (see location map)**  
**Parcel Number: 02-041-700 .....Page 2-4**
  - B. Memorandum to Planning and Zoning from Harbor Commission.....Page 5**
- 7. OLD BUSINESS**
  - A. None**
- 8. MISCELLANEOUS BUSINESS**
- 9. AUDIENCE PARTICIPATION**  
**(3 mins each)**
- 10. COMMISSION COMMENTS**
- 11. ADJOURNMENT**



## Memorandum

**To:** Planning Commission  
**From:** Planning Staff  
**Date:** 2/3/16  
**Re:** Land Disposal of a Portion of ATS 1004

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### **PART I – GENERAL INFORMATION**

Requested Actions: Recommendation to City Council on Disposal Method  
Legal Description: Portion of ATS 1004 (see location map)  
Parcel Number: 02-041-700  
Zoning: Waterfront Industrial District  
Lot Area: Area of portion is approx. 11 acres

The city has received a letter of interest (see attached) from Skip Jensen.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).

### **PART II – APPLICABLE CRITERIA**

#### **5.22.040 DISPOSAL OF REAL PROPERTY – Letter of interest to lease or purchase.**

*C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).*

#### **5.22.060 DISPOSAL OF REAL PROPERTY – Methods of disposal.**

*B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

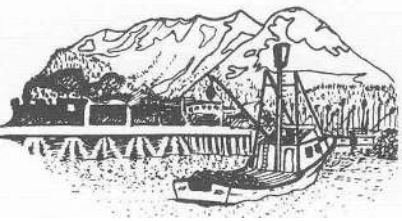
### **PART III – SUGGESTED MOTION**

“I move to recommend to City Council to dispose of a portion of ATS 1004 as depicted in the staff report for fair market value as outlined in the Cordova Municipal Code 5.22.060 B by \*”

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with Skip Jensen to lease or purchase the property.
2. Inviting sealed bids to lease or purchase the property.
3. Offering the property for lease or purchase at public auction.
4. Requesting sealed proposals to lease or purchase the property.

# CITY OF CORDOVA

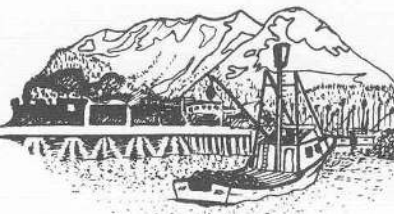


## Location Map





# CITY OF CORDOVA



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**From:** skip jensen [<mailto:fvrhema@mail.com>]  
**Sent:** Wednesday, January 13, 2016 6:00 PM  
**To:** Sam Greenwood <[planning@cityofcordova.net](mailto:planning@cityofcordova.net)>  
**Subject:** Re: RE: potential tidelands

Hi Samantha.

So we are interested in the 11 acre portion zoned waterfront industrial. Could you assist us in the State and Federal Permits needed or finding someone who can? Hopefully the City would give us a good deal on the land as this new Plant in Cordova would bring alot of new jobs and income for the people of this community and revenue for the City in the form Property Taxes and Fish Taxes.  
Skip

---

**From:** skip jensen [<mailto:fvrhema@mail.com>]  
**Sent:** Tuesday, January 19, 2016 8:57 PM  
**To:** Sam Greenwood <[planning@cityofcordova.net](mailto:planning@cityofcordova.net)>  
**Cc:** Mark Ashmore <[Marka@green-werkes.com](mailto:Marka@green-werkes.com)>; David Bensimon <[davidbensimon81@gmail.com](mailto:davidbensimon81@gmail.com)>  
**Subject:** Re: RE: RE: RE: RE: potential tidelands

Hi Sam,

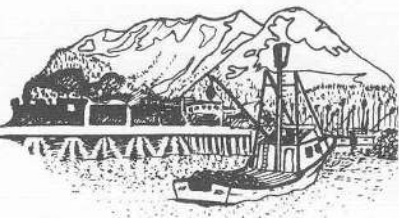
The name of our new company is Alaska Wildstock Seafoods. We have plans for a 70,000 sq ft fish freezing plant. I would be the contact person in Alaska at this time. My partners in this enterprise are in Seattle and L.A.

My local mailing address is,  
PO Box 365,

City

Email: [fvrhema@mail.com](mailto:fvrhema@mail.com)

Phone: 907 424 7168 and Cell: 253 7168



## Memorandum

**To:** Planning and Zoning  
**From:** Harbor Commission  
**Date:** 2/18/16  
**Re:** Land Disposal of a Portion of ATS 1004

---

### **PART I – GENERAL INFORMATION**

Requested Actions: Recommendation to Planning and Zoning on Disposal Method  
Legal Description: Portion of ATS 1004 (see location map)  
Parcel Number: 02-041-700  
Zoning: Waterfront Industrial District  
Lot Area: Area of portion is approx. 11 acres

The city received a letter of interest from Skip Jensen. In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).

### **PART II – APPLICABLE CRITERIA**

#### **5.22.040 DISPOSAL OF REAL PROPERTY – Letter of interest to lease or purchase.**

*C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).*

#### **5.22.060 DISPOSAL OF REAL PROPERTY – Methods of disposal.**

*B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

### **PART III – SUGGESTED MOTION**

“I move to recommend to Planning and Zoning to support the idea of disposing of a portion of ATS 1004 while still allowing adequate acreage for future expansion of the Shipyard.