

Mayor

Clay Koplin

Council Members

James Burton

Kenneth Jones

Jeff Guard

Melina Meyer

Anne Schaefer

David Allison

James Wiese

City Manager

Alan Lanning

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

Olivia Carroll

Regular City Council Meeting
February 6, 2019 @ 7:00 pm
Cordova Center Community Rooms
Agenda

Cordova Iceworm Festival



A. Call to order

B. Invocation and pledge of allegiance

I pledge allegiance to the Flag of the United States of America,
and to the republic for which it stands, one Nation under
God, indivisible with liberty and justice for all.

C. Roll call

Mayor Clay Koplin, Council members James Burton,
Kenneth Jones, Jeff Guard, Melina Meyer, Anne Schaefer,
David Allison and James Wiese

D. Approval of Regular Agenda..... (voice vote)

E. Disclosures of Conflicts of Interest

F. Communications by and Petitions from Visitors

1. Guest Speakers
2. Audience comments regarding agenda items..... (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions (CCMCABoD, School Board)
4. Student Council Representative Report

G. Approval of Consent Calendar..... (roll call vote)

5. Resolution 02-19-07..... (page 1)

A resolution of the City Council of the City of Cordova, Alaska, supporting the reappointment
of Robert Ruffner to the Alaska Board of Fisheries

6. Council action to waive right to protest the renewal of liquor license 5508, for..... (page 2)

Brian Wildrick, dba, Harborside Pizza

7. Council action to waive right to protest the renewal of liquor license 747, for..... (page 9)

Loyal Order of the Moose #1266

H. Approval of Minutes

8. Minutes of the 12-19-18 Council Public Hearing..... (page 18)

9. Minutes of the 12-19-18 Regular Council Meeting..... (page 20)

I. Consideration of Bids

J. Reports of Officers

10. Mayor's Report..... (page 25)

11. Manager's Report

12. City Clerk's Report

13. Staff Quarterly Reports - 4Q 2018

a. Cordova Volunteer Fire Department, Paul Trumblee, City Fire Marshal..... (page 26)

b. Cordova Police Department, Mike Hicks, Chief of Police..... (page 30)

c. Cordova Harbor & Port, Tony Schinella, Harbormaster..... (page 32)

d. City Investments, Buck & Chad Adams, UBS Financial..... (page 34)

K. Correspondence

14. 01-14-19 Email from Matt McDaniel with attached PWS Borough opposition letters..... (page 56)

15. 01-15-19 Letter from Cathy Rehnfeldt Exec. Director of Chamber of Commerce..... (page 76)

16. 01-18-19 Letter from **Office of History & Archaeology** re ‘Reception Bldg’..... (page 77)
17. 01-25-19 **Mayor Koplin** letter re ADFG PWS Tanner Crab Collaboration..... (page 78)
18. 01-28-19 **Native Village of Eyak** letter to LBC re PWS Borough opposition..... (page 79)

L. Ordinances and Resolutions

19. Ordinance 1173..... (roll call vote)(page 81)
An ordinance of the City Council of the City of Cordova, Alaska, appropriating \$500 from the general fund reserve to advocate and provide public information regarding a proposition to levy a .5% raw fish tax on fish landed in Cordova and a proposition approving the issuance of a harbor revenue bond in the principal amount not to exceed \$5,000,000 both appearing on the ballot of the March 5, 2019 regular City election, including without limitation advocacy and the dissemination of information that may influence the outcome of the election on the propositions - 2nd reading

M. Unfinished Business

20. Land Disposal for Power Creek Lot 1, USS4606..... (voice vote)(page 83)

N. New & Miscellaneous Business

21. Council adoption of 2019 City Land Disposal Maps..... (voice vote)(page 127)
22. Pending Agenda, Calendar and Elected & Appointed Officials lists..... (page 148)

O. Audience Participation

P. Council Comments

Q. Adjournment

Executive Sessions: Subjects which may be discussed are: (1) Matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) Subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) Matters which by law, municipal charter or code are required to be confidential; (4) Matters involving consideration of governmental records that by law are not subject to public disclosure.

If you have a disability that makes it difficult to attend city-sponsored functions, you may contact 424-6200 for assistance.

Full City Council agendas and packets available online at www.cityofcordova.net

**CITY OF CORDOVA, ALASKA
RESOLUTION 02-19-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
SUPPORTING THE REAPPOINTMENT OF ROBERT RUFFNER TO THE ALASKA BOARD
OF FISHERIES**

WHEREAS, Cordova, Alaska's economy is critically dependent on commercial, sport, and personal use fishing in state waters and state fisheries management is dependent on good decisions made by the Alaska Board of Fisheries which is best served by a diverse, well-rounded, and reasoned membership; and

WHEREAS, the City Council specifically is supportive of Mr. Ruffner's well-rounded approach to issues before him and the board; and

WHEREAS, Mr. Ruffner was appointed to the Board of Fish in 2016; and

WHEREAS, Mr. Ruffner has demonstrated his good judgment and ability to work with people in his: 21 years of service as executive director of the Kenai Watershed Forum, seven years of service on the Kenai Peninsula Borough Planning Commission, six years of service on the Kenai Peninsula Borough Roads Service Area Board, year and a half as the Chair of the Material Site Work Group, membership in the Soldotna Chamber of Commerce, as Chair of Finance Committee, role as chair of the North Pacific Anadromous Fish Commission Advisory Panel, and role as Vice-Chair of the Alaska Board of Fisheries; and

WHEREAS, the reappointment of Mr. Ruffner would provide for diversity of interest and points of view in the Alaska Board of Fisheries membership, as required by Alaska Statute 16.05.221; and

WHEREAS, Mr. Ruffner is held in high esteem by both commercial fishermen and members of sportfish user groups; and

WHEREAS, Mr. Ruffner holds a bachelor's degree in geology and years of experience working with biology; and

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Cordova, Alaska, does hereby support the reappointment of Robert Ruffner to the Alaska Board of Fisheries by Governor Dunleavy.

PASSED AND APPROVED THIS 6th DAY OF FEBRUARY 2019.

Clay R. Koplin, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



AGENDA ITEM 6
City Council Meeting Date: 2/6/2019
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 1/22/2019
ITEM: Council option to protest Liquor License Renewal
NEXT STEP: Approval of Consent Calendar

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

- I. **REQUEST OR ISSUE:** A Cordova restaurant owner has applied for a Liquor License Renewal with the State through the AMCO (Alcohol and Marijuana Control Office).
- II. **RECOMMENDED ACTION / NEXT STEP:** Council action to protest the renewal or waive right to protest.
- III. **FISCAL IMPACTS:** Finance staff has advised Council that said business has been compliant regarding sales tax, business license renewal, property tax and utility payments to the City.
- IV. **BACKGROUND INFORMATION:** Interim Finance Director Dean Baugh, City Clerk Susan Bourgeois and Police Chief Mike Hicks have advised that there is no financial or public safety reason for Council to protest this renewal.
- V. **LEGAL ISSUES:** The local governing body's right to protest is defined in AS 04.11.480.
- VII. **SUMMARY AND ALTERNATIVES:** Suggested motion is to move to waive Council's right to protest approval of the renewal of liquor license #5508 (Restaurant Eating Place License) for Brain Wildrick dba Harborside Pizza. Approval of consent calendar accomplishes approval of this motion. Deadline to protest is 60 days from receipt of letter from DCCED, AMCO – which was received on Jan 22, 2019.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West 7th Avenue, Suite 1600

Anchorage, AK 99501

Main: 907.269.0350

January 22, 2019

City of Cordova

Attn: Susan Bourgeois

VIA Email: cityclerk@cityofcordova.net

Re: Notice of 2019/2020 Liquor License Renewal Application

License Type:	Restaurant/Eating Place – Public Convenience	License Number:	5508
Licensee:	Brian Wildrick		
Doing Business As:	Harborside Pizza		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

A handwritten signature in cursive script that reads "Erika McConnell".

Erika McConnell, Director

amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Master Checklist: Renewal Liquor License Application

Doing Business As:	Harborside Pizza	License Number:	5508
License Type:	REP		
Examiner:	<i>Caime</i>	Transaction #:	-941216

Document	Received	Completed	Notes
AB-17: Renewal Application	10/15/2018	11/14	
App and License Fees	10/15/2018	10/15	

Supplemental Document	Received	Completed	Notes
Tourism/Rec Site Statement			
AB-25: Supplier Cert (WS)			
AB-29: Waiver of Operation			
AB-30: Minimum Operation			
AB-33: Restaurant Affidavit	10/15/2018	10/15	
COI / COC / 5 Star			
FP Cards & Fees / AB-08a			
Late Fee			

Names on FP Cards:	
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	Yes	No
Selling alcohol in response to written order (package stores)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mailing address and contact information different than in database (if yes, update database)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
In "Good Standing" with CBPL (skip this and next question for sole proprietor)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Officers and stockholders match CBPL and database (if "No", determine if transfer necessary)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LGB 1 Response:

☐

Waive

☐

Protest

☐

Lapsed

LGB 2 Response:

☐

Waive

☐

Protest

☐

Lapsed



Alaska Alcoholic Beverage Control Board

Restaurant or Eating Place License

Form AB-17a: 2019/2020 Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing restaurant or eating place liquor license that will expire on December 31, 2018. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only should be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete. Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees that an application will be considered complete, or that a license will be renewed.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed. If any populated information is incorrect, please contact AMCO.

Licensee:	Brian Wildrick	License #:	5508
License Type:	Restaurant or Eating Place - Public Convenience	Statute:	AS 04.11.400(d)
Doing Business As:	Harborside Pizza		
Premises Address:	131 Harbor Loop Rd.		
Local Governing Body:	City of Cordova		
Community Council:	None		

Mailing Address:	PO Box 11666				
City:	Cordova	State:	AK	ZIP:	99574

Enter information for the individual who will be designated as the primary point of contact regarding this application. This individual **must be a licensee** who is required to be listed in and authorized to sign this application.

Contact Licensee:	Brian Wildrick	Contact Phone:	(907) 253-3730
Contact Email:	harborsidepizza@gmail.com		

Optional: If you wish for AMCO staff to communicate with individual who is not a licensee named on this form (eg: legal counsel) about this application and other matters pertaining to the license, please provide that person's contact information in the fields below.

Name of Contact:	Lindsay Butters	Contact Phone:	(907) 253-7830
Contact Email:	lbutters@gmail.com		





Alaska Alcoholic Beverage Control Board

Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 2 – Entity or Community Ownership Information

This top subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations, Business & Professional Licensing (CBPL). This number is neither your EIN/tax ID number, nor your business license number. You may view your entity's status or find your CBPL entity number by visiting the following site: <https://www.commerce.alaska.gov/cbp/main/search/entities>
General partnerships and local governments should skip to the second half of this page. Licensees who directly hold a license as an individual or individuals should skip to Section 3.

Alaska CBPL Entity #:	
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You must ensure that you are able to certify the following statement before signing your initials in the box to the right: Initials

I certify that this entity is in good standing with CBPL and that all current entity officials and stakeholders (listed below) are also currently and accurately listed with CBPL.

--

This subsection must be completed by any community or entity, including a corporation, limited liability company, partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, the following information must be completed for each member with an ownership interest of 10% or more, and for each manager.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.

Important Note: The information provided in the below fields (including spelling of names, specific titles, and percentages held) must match that which is listed with CBPL. If one individual holds multiple titles mentioned in the bullets above, all titles must be listed for that individual on this application and with CBPL. Failure to list all required titles constitutes an incomplete application.

Name of Official:	Brian Wildrick			
Title(s):	Partner	Phone:	(907) 253-3130	% Owned: 50
Mailing Address:	PO Box 11000			
City:	Cordova, AK 99574	State:	AK	ZIP: 99574

BW

Name of Official:	Lindsay Butters			
Title(s):	Partner	Phone:	(907) 253-7830	% Owned: 50
Mailing Address:	PO Box 7035			
City:	Cordova, AK	State:	AK	ZIP: 99574

BW

Name of Official:				
Title(s):		Phone:		% Owned:
Mailing Address:				
City:		State:		ZIP:



Alaska Alcoholic Beverage Control Board

Form AB-17a: 2019/2020 Restaurant Renewal License Application

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any licensee who directly holds the license as an **individual or multiple individuals** and is applying for license renewal. If more space is needed, please attach a separate sheet that includes all of the required information. Entities should skip to Section 4. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☒ applicant ☐ affiliate (spouse)

Name:	Brian Wildrick	Contact Phone:	907-253-7830
Mailing Address:	PO Box 1100		
City:	Cordova, AK	State:	AK
Email:	harborsidepizza@gmail.com	ZIP:	99574

This individual is an: ☐ applicant ☒ affiliate (spouse)

Name:	Lindsay Butters	Contact Phone:	907-253-7830
Mailing Address:	PO Box 2035		
City:	Cordova	State:	AK
Email:	lnbutters@gmail.com	ZIP:	99574

Section 4 – Alcohol Server Education

Read the line below, and then sign your initials in the box to the right of the statement:

Initials

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of a patron have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, as set forth in AS 04.21.025 and 3 AAC 304.465.

LBW

Section 5 – License Operation

Check a single box for each calendar year that best describes how this liquor license was operated:

2017 2018

The license was regularly operated continuously throughout each year.

☒ ☒

The license was regularly operated during a specific season each year.

☐ ☐

The license was only operated to meet the minimum requirement of 240 total hours each calendar year.

If this box is checked, a complete copy of Form AB-30: Proof of Minimum Operation Checklist, and all necessary documentation must be provided with this application.

☐ ☐

The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both of the calendar years.

☐ ☐

If this box is checked, a complete copy of Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated for at least the minimum requirement, unless a complete copy of the form (including fees) has already been submitted for that year.

**Form AB-17a: 2019/2020 Restaurant Renewal License Application****Section 6 – Violations and Convictions****Applicant violations and convictions in calendar years 2017 and 2018:**

Yes No

Have any notices of violation (NOVs) been issued to this licensee in the calendar years 2017 or 2018?

☐ ☒

Has any person or entity named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2017 or 2018?

☐ ☒

If "Yes" to either of the previous two questions, attach a separate page to this application listing all NOVs and/or convictions.

Section 7 – Certifications**Read each line below, and then sign your initials in the box to the right of each statement:**

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

☒

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers, managers, general partners, or stakeholders) from what is currently approved and on file with the Alcoholic Beverage Control (ABC) Board.

☒

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

☒

I am submitting as part of this application a completed copy of Form AB-33: Restaurant Receipts Affidavit, to provide evidence to the ABC Board that this establishment met the food sales requirement set forth in AS 04.11.100(e).

☒

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board or AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

Brian W. Wudrick

Printed name of licensee

Notary Public
JESSICA L. SJOSTEDT
State of Alaska

My Commission Expires Dec 11, 2018

Signature of Notary Public

Notary Public in and for the State of AlaskaMy commission expires: 12/11/2018Subscribed and sworn to before me this 12 day of October, 2018.Seasonal License? Yes ☐ No ☒

If "Yes", write your six-month operating period: _____

License Fee:	\$ 600.00	Application Fee:	\$ 300.00	TOTAL:	\$ 900.00
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					

OCT 15 2018



AGENDA ITEM 7
City Council Meeting Date: 2/6/2019
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 1/22/2019
ITEM: Council option to protest Liquor License Renewal
NEXT STEP: Approval of Consent Calendar

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

- I. **REQUEST OR ISSUE:** A Cordova club has applied for a Liquor License Renewal with the State through the AMCO (Alcohol and Marijuana Control Office).
- II. **RECOMMENDED ACTION / NEXT STEP:** Council action to protest the renewal or waive right to protest.
- III. **FISCAL IMPACTS:** Finance staff has advised Council that said business has been compliant regarding sales tax, business license renewal, property tax and utility payments to the City.
- IV. **BACKGROUND INFORMATION:** Interim Finance Director Dean Baugh, City Clerk Susan Bourgeois and Police Chief Mike Hicks have advised that there is no financial or public safety reason for Council to protest this renewal.
- V. **LEGAL ISSUES:** The local governing body's right to protest is defined in AS 04.11.480.
- VII. **SUMMARY AND ALTERNATIVES:** Suggested motion is to move to waive Council's right to protest approval of the renewal of liquor license #747 (Club License) for Loyal Order of the Moose #1266. Approval of consent calendar accomplishes approval of this motion.
Deadline to protest is 60 days from receipt of letter from DCCED, AMCO – which was received on Jan 22, 2019.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West 7th Avenue, Suite 1600

Anchorage, AK 99501

Main: 907.269.0350

January 22, 2019

City of Cordova

Attn: Susan Bourgeois

VIA Email: cityclerk@cityofcordova.net

Re: Notice of 2019/2020 Liquor License Renewal Application

License Type:	Club	License Number:	747
Licensee:	Loyal Order of the Moose #1266		
Doing Business As:	Loyal Order of the Moose #1266		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

A handwritten signature in cursive script that reads "Erika McConnell".

Erika McConnell, Director

amco.localgovernmentonly@alaska.gov



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Master Checklist: Renewal Liquor License Application

Doing Business As:	Loyal Order of the Moose #1266	License Number:	747
License Type:	Club		
Examiner:	JOHN	Transaction #:	998984

Document	Received	Completed	Notes
AB-17: Renewal Application	12/20/18	1/14/19	
App and License Fees	12/20/18	12/20/18	

Supplemental Document	Received	Completed	Notes
Tourism/Rec Site Statement			
AB-25: Supplier Cert (WS)			
AB-29: Waiver of Operation			
AB-30: Minimum Operation			
AB-33: Restaurant Affidavit			
COI / COC / 5 Star			
FP Cards & Fees / AB-08a			
Late Fee			

Names on FP Cards:	
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	Yes	No
Selling alcohol in response to written order (package stores)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mailing address and contact information different than in database (if yes, update database)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
In "Good Standing" with CBPL (skip this and next question for sole proprietor)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Officers and stockholders match CBPL and database (if "No", determine if transfer necessary)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LGB 1 Response:

☐ Waive ☐ Protest ☐ Lapsed

LGB 2 Response:

☐ Waive ☐ Protest ☐ Lapsed



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-17: 2019/2020 Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing liquor license that will expire on December 31, 2018. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only should be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete. Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees that an application will be considered complete, or that a license will be renewed.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed. If any populated information is incorrect, please contact AMCO.

Licensee:	Loyal Order of the Moose #1266	License #:	747
License Type:	Club	Legal Ref.:	AS 04.11.110
Doing Business As:	Loyal Order of the Moose #1266		
Premises Address:	514 2nd Stret		
Local Governing Body:	City of Cordova		
Community Council:	None		
Mailing Address:	P.O. Box 1009		
City:	Cordova	State:	AK
		ZIP:	99574

Enter information for the individual who will be designated as the primary point of contact regarding this application. This individual **must be a licensee** who is required to be listed in and authorized to sign this application.

Contact Licensee:	Richard Rogers	Contact Phone:	518-225-0703
Contact Email:	richrogers1802@aol.com		

Optional: If you wish for AMCO staff to communicate with individual who is not a licensee named on this form (eg: legal counsel) about this application and other matters pertaining to the license, please provide that person's contact information in the fields below.

Name of Contact:	Vicki Blackler	Contact Phone:	907-429-7665
Contact Email:	docblack@ctcak.net		

**Form AB-17: 2019/2020 Renewal License Application****Section 2 – Entity or Community Ownership Information**

This top subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations, Business & Professional Licensing (CBPL). This number is neither your EIN/tax ID number, nor your business license number. You may view your entity's status or find your CBPL entity number by using the following site: <https://www.commerce.alaska.gov/cbp/main/search/entities>. General partnerships and local governments should skip to the second half of this page. Licensees who directly hold a license as an individual or individuals should skip to Section 3.

Alaska CBPL Entity #:	1451 D
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You must ensure that you are able to certify the following statement before signing your initials in the box to the right: Initials

I certify that this entity is in good standing with CBPL and that all current entity officials and stakeholders (listed below) are also currently and accurately listed with CBPL.

RC

This subsection must be completed by any community or entity, including a corporation, limited liability company, partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, the following information must be completed for each member with an ownership interest of 10% or more, and for each manager.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.

Important Note: The information provided in the below fields (including spelling of names, specific titles, and percentages held) must match that which is listed with CBPL. If one individual holds multiple titles mentioned in the bullets above, all titles must be listed for that individual on this application and with CBPL. Failure to list all required titles constitutes an incomplete application.

Name of Official:	Rich Rogers			
Title(s):	President	Phone:	518-225-0703	% Owned:
Mailing Address:	PO Box 1091			
City:	Cordova	State:	AK	ZIP: 99574

Name of Official:	Scott Madison			
Title(s):	Vice President	Phone:	907-253-7788	% Owned:
Mailing Address:	PO Box 1662			
City:	Cordova	State:	AK	ZIP: 99574

Name of Official:	Kevin Byrd			
Title(s):	Secretary	Phone:	715-379-7758	% Owned:
Mailing Address:	PO Box 181			
City:	Cordova	State:	AK	ZIP: 99574



**Form AB-17: 2019/2020 Renewal License Application****Section 3 – Sole Proprietor Ownership Information**

This section must be completed by any licensee who directly holds the license as an individual or multiple individuals and is applying for license renewal. If more space is needed, please attach a separate sheet that includes all of the required information. Entities should skip to Section 4. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate (spouse)

Name:				Contact Phone:		
Mailing Address:						
City:		State:		ZIP:		
Email:						

This individual is an: ☐ applicant ☐ affiliate (spouse)

Name:				Contact Phone:		
Mailing Address:						
City:		State:		ZIP:		
Email:						

Section 4 – Alcohol Server Education

This section must be completed only by the holder of a beverage dispensary, club, or pub license or conditional contractor's permit. The holders of all other license types should skip to Section 5.

Read the line below, and then sign your initials in the box to the right of the statement:

Initials

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of a patron have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, as set forth in AS 04.21.025 and 3 AAC 304.465.

Section 5 – License Operation

Check a single box for each calendar year that best describes how this liquor license was operated:

2017 2018

The license was regularly operated continuously throughout each year.

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------

The license was regularly operated during a specific season each year.

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

The license was only operated to meet the minimum requirement of 240 total hours each calendar year.

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

If this box is checked, a complete copy of Form AB-30: Proof of Minimum Operation Checklist, and all necessary documentation must be provided with this application.

The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both of the calendar years.

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

If this box is checked, a complete copy of Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated for at least the minimum requirement, unless a complete copy of the form (including fees) has already been submitted for that year.

**Form AB-17: 2019/2020 Renewal License Application****Section 6 – Violations and Convictions****Applicant violations and convictions in calendar years 2017 and 2018:**

Yes No

Have any notices of violation (NOVs) been issued to this licensee in the calendar years 2017 or 2018?

☐ ☒

Has any person or entity named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2017 or 2018?

☐ ☒

If "Yes" to either of the previous two questions, attach a separate page to this application listing all NOVs and/or convictions.

Section 7 – Certifications**Read each line below, and then sign your initials in the box to the right of each statement:**

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

☒

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers, managers, general partners, or stakeholders) from what is currently approved and on file with the Alcoholic Beverage Control Board.

☒

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

☒

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board or AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

Richard C Rogers

Printed name of licensee

Signature of Notary Public

Notary Public in and for the State of

AK

My commission expires:

1/28/22



Yes

No

Seasonal License?

☐☒

If "Yes", write your six-month operating period:

License Fee:	\$ 1200.00	Application Fee:	\$ 300.00	TOTAL:	\$ 1500.00
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE

[State of Alaska](#) / [Commerce](#) / [Intranet](#) / [ABC License](#) / [Home](#) / [Owner/Enterprise](#)

ADD/UPDATE OWNER OR ENTERPRISE

ID:	<input type="text" value="1480"/>	LICENSES
Name:	<input type="text" value="Loyal Order of the Moose #1266"/>	
Address:	<input type="text" value="PO Box 609"/>	747 Loyal Order of the Moose #1266
City:	<input type="text" value="Cordova"/>	514 2nd Stret
State:	<input type="text" value="AK"/>	
ZIP:	<input type="text" value="99574"/>	
Email:	<input type="text" value="cordovamoose@yahoo.com; ric"/>	
<div>Save Cancel</div>		

INTERESTED PARTIES

[Add Interested Party](#)

ID	Name	%	Aff	Pres	VP	Sec	Treas	Off	Mbr	Mgr		
5229	Richard Rogers	0.00	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edit	Delete
5230	Ronald Kevin Byrd	0.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edit	Delete
5231	Scotty Madison	0.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edit	Delete
Total Percentage												

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Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	CORDOVA LODGE #1266, LOYAL ORDER OF MOOSE
Entity Type: Nonprofit Corporation	
Entity #: 1451D	
Status: Good Standing	
AK Formed Date: 4/17/1945	
Duration/Expiration: Perpetual	
Home State: ALASKA	
Next Biennial Report Due: 7/2/2019	
Entity Mailing Address: PO BOX 609, CORDOVA, AK 99574-0609	
Entity Physical Address: 514 2ND STREET, CORDOVA, AK 99574-0609	

Registered Agent

Agent Name: C T Corporation System

Registered Mailing Address: 9360 Glacier Hwy Ste 202, Juneau, AK 99801

Registered Physical Address: 9360 Glacier Hwy Ste 202, Juneau, AK 99801

Officials

AK Entity #	Name	Titles	<input type="checkbox"/> Show Former Owned
	Jerry Blackler	Director	
	Kevin Byrd	Secretary	
	Martin Faulkner	Director	
	Richard Rogers	President	
	Robert Smith	Treasurer	
	Scott Madison	Vice President	
	Travis Yarbrough	Director	

Filed Documents

**City Council Public Hearing
December 19, 2018 @ 6:30 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order

Vice Mayor David Allison called the Council public hearing to order at 6:30 pm on December 19, 2018, in the Cordova Center Community Rooms.

B. Roll call

Present for roll call were Council members **Ken Jones, Jeff Guard, Melina Meyer, Anne Schaefer, David Allison** and **James Wiese**. Mayor **Clay Koplin** and Council member **James Burton** were present via teleconference. Also present were City Manager **Alan Lanning** and City Clerk **Susan Bourgeois**.

C. Public hearing

1. Resolution 12-18-33 A resolution of the City Council of the City of Cordova, Alaska, adopting an operating and capital budget for fiscal year 2019 and appropriating the amount of ~~\$15,181,260~~ **\$15,288,342** as summarized pursuant to the following table
2. Resolution 12-18-34 A resolution of the City Council of the City of Cordova, Alaska adopting City service fees, rates and charges for the 2019 calendar budget
3. Resolution 12-18-36 A resolution of the City Council of the City of Cordova, Alaska, reinstating the e-911 surcharge implemented in Resolution 08-10-49 and repealing Resolution 03-12-20, which suspended the surcharge pending the acquisition and activation of an enhanced 911 system

Vice Mayor Allison opened the hearing up for public testimony on any of the three resolutions. He mentioned that the budget number will be amended in the regular meeting before approval. The actual amount of the 2019 appropriation should be \$15,288,342.

Dave Glasen of 609 Cedar Street commented that the schools should be a top priority when budgeting; he opined that the city manager bonus is, from a citizen's standpoint, a direct slap in the face; he thinks we should take advantage of alcohol, marijuana and tobacco taxes and maybe should increase bed tax to 12%.

Alex Russin of 675 second street, his office address, superintendent of schools, commented on Resolution 12-18-33. He said that the district asks for only what they need and they've been told to come back after the fund balance has been drawn down and that is now the case. He sees where the City received an extra \$630,000 in Secure Rural Schools funding, the district is asking for an extra \$400,000 next year.

Sheryl Glasen of 609 Cedar Street spoke about the draft budget and said the school needs the extra \$400,000 and she said it would be a devastating effect if they had to do without this funding.

Bret Bradford of 402 Railroad Row commented on the budget, said that the \$750,000 in bond payments could be paid from the permanent fund, when he was on Council there was extra timber receipts put into the permanent fund just for that purpose. He said then the Schools could be funded to the ask (\$400K more), not to the cap. This solution could give the City some breathing room in its own budget to also fund some capital items.

Julie Reynolds of 210 Boardwalk Way asked Council to fund the schools at 100% of what they are asking for.

Lynn "Butch" West said the working people of the City have trouble when the City Manager gets a \$20K bonus then shows up at negotiations to say, "we're broke" and then he gets another \$10K bonus, and when negotiations begin this year, we'll hear the same thing, the City has no money.

Pete Hoepfner of Orca Circle said he is a relentless advocate for school funding at the legislature and he used to be able to tell them that the City fully funds the schools and he can't say so any longer. The BSA (base student allocation) from the State has increased 8.7% over the last 10 years which doesn't even keep up with inflation.

Wendy Ranney of 2500 Orca Road spoke in support of school funding being increased in the budget. She also said she would be attending School Board meetings to help them in their budgeting; was of the opinion that they could look to other sources for money to come into the district, not just to the City. She commented that all the people advocating for schools here tonight should pledge to do the same.

Brad Reynolds of 210 Boardwalk Way spoke in favor of more school funding, he said the school district is a great asset and it keeps people in town as a great place to raise kids.

Alyssa Kleissler of 301 Railroad Row spoke in favor of more funding to the Cordova School District. She urged Council to use the other funding sources that were mentioned as options tonight to fund the schools at what they are asking for.

Tammy Altermott of 811 Woodland Drive spoke in favor of increasing the school funding in the budget. She said the district has been responsible in budgeting and they are only asking for what they need.

Kara Johnson of 701 Lake Avenue #4 spoke about the budget, she was glad to see training and maintenance and equipment levels in the budgets back at realistic levels, these had been zeroed out in the past. As far as the fee schedule, she said the increases may be hard for those on limited budgets to handle all at once and with E-911 she suggested maybe a level of something less than the \$2/line that is being proposed. She advocates for the school as well and said that there are holes in our codes that could bring in more revenue as far as business license and sales tax codes. She thinks Council should also reconsider sin taxes.

Barb Jewell of mile 2.2 Whitshed Road said she agreed with a lot has already been said, she said she and her family moved here 10 years ago primarily for the schools. They had lots of options about where to move and she did some research and picked Cordova.

Eric Sanders of 101 Henrichs Loop echoed a lot of comments and said his experience is similar in that there were lots of opportunities of where to move and they researched and picked Cordova because of the schools when they moved here about 3 years ago.

Tommy Sheridan of 610 Spruce Street said he too looked into the school system in Cordova when he moved here 9 years ago, then a few years ago there was another opportunity to move but they chose to stay based on Cordova Schools.

William Deaton of 524 Second Street showed his support for the school district and asked Council to fully fund the district.

Mike Hicks asked Council to fully fund the E-911 resolution.

Becky Niles of 503 First Street said she supported funding the schools to the amount they have asked.

D. Adjournment

Hearing no objection, **Vice Mayor Allison** adjourned the public hearing at 7:06 pm.

Approved: February 6, 2019

Attest: _____
Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting
December 19, 2018 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order

Vice Mayor David Allison called the Council regular meeting to order at 7:06 pm on December 19, 2018, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Vice Mayor Allison led the audience in the Pledge of Allegiance.

C. Roll call

Present for roll call were Council members **Ken Jones, Jeff Guard, Melina Meyer, Anne Schaefer, David Allison** and **James Wiese**. Mayor **Clay Koplin** and Council member **James Burton** were present via teleconference. Also present were City Manager **Alan Lanning** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

M/Jones S/Wiese to approve the Regular Agenda.

Vice Mayor Allison added **John Bitney**, city lobbyist as a guest speaker.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

E. Disclosures of Conflicts of Interest

Jones disclosed that he had ex parte contact at a Harbor Commission meeting when the owner of the Polar Bear came in and spoke to the commission.

F. Communications by and Petitions from Visitors

1. Guest Speakers - **John Bitney**, City Lobbyist spoke about the CIP list resolution (Res 12-18-35), he praised Cordova for always being consistent with its priorities. In Juneau we haven't really seen a Capital budget in Juneau in about 5 years. He said the state has consistently funded the state harbor matching grant of \$5 million even in these no capital budget years. There is talk in Juneau about maybe some school repair money being available especially because of the earthquake damage to so many Anchorage and Mat-Su schools. **Dunleavy** has taken office and his adjustments to the budget puts it at a deficit of about \$1.6 billion - the **Dunleavy** administration is setting a goal of coming to the legislature with about \$1 billion in cuts to the state budget by second week in February. **Bitney** said the items that would have to be impacted to achieve that would be Medicaid, K-12 Education and Transportation. He said this session will probably be more about being defensive and promoting things like education and the ferry system.

2. Audience comments regarding agenda items

Matt McDaniel, former resident of Cordova, former Director of Eyak Corporation and here tonight in his capacity as Vice-Chair of Chugach Alaska Corporation. He spoke about agenda item 21. Chugach Alaska and all the small communities in the Sound have come out against the idea of Borough formation.

Kristin Carpenter of 507 Fourth Street, spoke about item 25 - Mike Smith request re Polar Bear. She spoke against the idea of letting the boat come back and be moored on public land. She also commented on the CIP list resolution, item 19 - she was grateful that hospital improvements and Cordova Center stairs were included, and she urged them to take Sawmill Ave extension off the list - doesn't think it serves a large population of people as a public safety issue.

Kara Johnson of 701 Lake Avenue # 4, spoke to item 10a and wondered how the finance department would get funded if half of the department budget goes to the contract for the interim finance director; on CIP list she agreed that Sawmill Ave project is unnecessary and would be filling wetlands for no real gain; she is against the formation of a PWS borough, not beneficial to Cordova and not the best place for us to spend our money.

Oshiana Black of 601 Spruce Street encouraged Council to fund schools more, she has subbed there for a few years and sees no extraneous spending there and education should be a priority.

3. Chairpersons and Representatives of Boards and Commissions

CCMCA Board - Chair **Kristin Carpenter** reported: 1) they should have their 2017 audit report by end of year; 2) the board will conduct the administrator evaluation in January; 3) state surveyors did Nursing Home survey last week - in terms of the medical care, this was the best survey CCMC has ever received - a couple of points they made were that there were zero medication errors observed, the CNA's and other staff were exceptionally cooperative and assisted when asked, they don't always get such cooperation during these surveys; she said there is a real culture shift happening which she and **Scot** are really pleased about.

Cordova School District Board of Education President **Barb Jewell** reported that a couple of students went to the state music competition, 2 wrestlers went to state, the volleyball team went to their state tournament, we are looking forward to the tipoff tournament and hosting basketball regionals in March. Staff and students all working hard to get ready for all these upcoming events. The audit is back, it was a clean audit with no findings, the firm is new to us as we went out for RFP last year, they were astonished as we finished the year within \$1,000 of budget. She gave kudos to the school district staff for that. **Allison** asked whether the ferry made it to Cordova and whether teams are travelling. **Jewell** said the ferry has returned and the girls' basketball team was in a 4A tournament last week and took third. This weekend JV and Varsity boys and girls travel to Redington and Houston for games.

4. Student Council Representative Report - **William Deaton** was in the audience, so he spoke for Student Council - he said they will be having officer elections in January (14-15), there will also be a survey conducted concerning the Wednesday schedule. He reported that student council had a holiday party, "deck the halls" was fun at the high school this year, the Junior Class won.

G. Approval of Consent Calendar

5. Resolution 12-18-37 A resolution of the City Council of the City of Cordova, Alaska, approving the final plat of 'Cabin Lake SLUP Lot'

Vote on the approval of the consent calendar: 7 yeas, 0 nays. Meyer-yes; Allison-yes; Wiese-yes; Schaefer-yes; Guard-yes; Burton-yes and Jones-yes. Consent calendar was approved.

H. Approval of Minutes

M/Schaefer S/Guard to approve the minutes.

6. Minutes of the 11-21-18 Council Public Hearing

7. Minutes of the 11-21-18 Regular Council Meeting

8. Minutes of the 12-5-18 Council Public Hearing

8a. Minutes of the 12-5-18 Regular Council Meeting

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

I. Consideration of Bids - none

J. Reports of Officers

9. Mayor's Report - **Mayor Koplin** had no report to give.

10. Manager's Report - City Manager **Alan Lanning** reported 1) the draft audit is in and was sent by email to council - when we get CCMC's final, it will get wrapped into ours - then we will have the auditors come here to present; 2) on page 17 is the contract he signed with the recruiting firm GovTemps to get us a finance director for 6 months; 3) Attorney memo re fish tax implementation - the finance director that is coming may have Alaska fish tax experience, **Lanning's** hope is to bring Council a couple of options for fish tax implementation maybe in January.

a. Contract with GovTempsUSA for Interim Finance Director

b. Attorney email re Fish Tax implementation

Meyer said she was concerned about that contract being half of what was budgeted. She wondered if they could be kept aware of the budget over time. **Lanning** said the allotment for Finance Director in the budget was \$160K for the year and this is costing us \$91K for 6 months. So we are \$11K over, we'll make adjustments over the rest of the year. **Guard** asked if that was the budget for the whole department for personnel or just the one position - **Lanning** said just the Director position. **Burton** asked if this was required to have been approved by Council - because this is a signed contract in here and he didn't recall approving it. He was unsure if we missed a step here. **Lanning** said he was assured by the City Attorney that since it was filling a personnel slot and it was appropriated in the budget, it did not require Council action.

11. City Clerk's Report - **Bourgeois** had no report.

K. Correspondence

12. 11-27-18 Email from J. Reynolds re FY19 City Budget requests

13. 11-29-18 Letter from USFS re New Regional Forester for Southeast and Southcentral Alaska

14. 12-04-18 Mayor letter re support for Alaska Air and Essential Air Service

15. 12-05-18 Email from Superintendent A. Russin re Secure Rural Schools Funds

16. 12-07-18 Mayor letter to Alaska Air re Cargo Service in Cordova

L. Ordinances and Resolutions

17. Resolution 12-18-33 a resolution of the City Council of the City of Cordova, Alaska, adopting an operating and capital budget for fiscal year 2019 and appropriating the amount of ~~\$15,181,260~~ **\$15,288,342** as summarized pursuant to the following table

M/Jones S/Schaefer to approve Resolution 12-18-33 a resolution of the City Council of the City of Cordova, Alaska, adopting an operating and capital budget for fiscal year 2019 and appropriating the amount of ~~\$15,181,260~~ **\$15,288,342** as summarized pursuant to the following table

Jones said he would be open to an amendment for more funding to the schools, either using the permanent fund to pay some of the bond debt or raise the fish tax revenue by whatever amount we want to increase the school contribution to.

Guard opined that we were using a Ouija board with money by just raising fish tax, he thought the only way to really do it would be via the permanent fund. Council asked **Bourgeois** about permanent fund usage in that way. **Bourgeois** said you can approve the budget via resolution tonight using permanent fund transfer as part of the revenue then you would have to approve an ordinance moving the money from the permanent fund, later, via 7 yes vote (either all 7 council or 6 council plus the Mayor), 2 readings, public hearing, as usual. **Burton** offered kudos to the Cordova School District, mentioned his pride and gratefulness of having graduated from there. He had been hoping to get back to the pre-2017 contribution levels of \$1.7 - \$1.8 million. He thinks \$1.75 is doable and he hopes Council will agree. **Burton** said he asked the City Manager some questions today and didn't get the answers he wanted, actually, didn't get the answers at all - questions related to fish tax, because when we held strategic planning we discussed budgeting at \$800K knowing that if we received excess it would go into the permanent fund or into the general fund reserve - he has asked where the excess went this year and to the best of his knowledge that hasn't happened and he hasn't received an answer as to where that excess money is. He now would suggest upping the raw fish tax revenue line from \$800,000 to \$1,050,000 and give the \$250,000 to the Cordova School District.

M/Burton S/Jones to raise the raw fish tax revenue amount by \$250,000 and raise the contribution to the Cordova Schools by the same amount in the 2019 budget and for staff to adjust the numbers in the resolution as required.

Jones said the 10-year average fish tax is \$1.1 million and the last 2 years have been over that \$1.16 million and \$1.48 million - so he believes we are at a better cash position now than what we were a year ago. He thinks this is a good way to use the extra. **Schaefer** asked if we have seen a copy of the school's budget including the \$400,000 deficit? **Allison** said he thinks they don't finalize that budget until May. **Allison** said he would support \$250,000 not any more. **Guard** said he will support this, but he is not comfortable using the Fish Tax line-item as monopoly money. **Meyer** said she will support the amendment up to the \$250,000.

Vote on the motion to amend: 7 yeas, 0 nays. Meyer-yes; Jones-yes; Schaefer-yes; Guard-yes; Allison-yes; Wiese-yes and Burton-yes. Amendment was approved.

Vote on the main motion as amended: 7 yeas, 0 nays. Wiese-yes; Jones-yes; Meyer-yes; Schaefer-yes; Allison-yes; Burton-yes and Guard-yes. Motion was approved.

18. Resolution 12-18-34 A resolution of the City Council of the City of Cordova, Alaska, adopting City service fees, rates and charges for the 2019 calendar budget

M/Jones S/Schaefer to approve Resolution 12-18-34 a resolution of the City Council of the City of Cordova, Alaska, adopting City service fees, rates and charges for the 2019 calendar budget

Jones said he feels the pain of everyone in the audience about fees and rates going up, but repairs and maintenance costs have not been factored in adequately in the past and these enterprise funds need to cover their own costs. **Schaefer** agreed and said she will support this.

Vote on the motion: 7 yeas, 0 nays. Allison-yes; Schaefer-yes; Guard-yes; Meyer-yes; Wiese-yes; Burton-yes and Jones-yes. Motion was approved.

19. Resolution 12-18-35 A resolution of the City Council of the City of Cordova, Alaska, designating Capital Improvement Projects

M/Jones S/Wiese to approve Resolution 12-18-35 a resolution of the City Council of the City of Cordova, Alaska, designating Capital Improvement Projects

M/Jones S/Wiese to amend the resolution to make the list as follows:

1. Port and Harbor Renovations
 - a. South Harbor replacement (G, H & J floats priority)
 - b. Shipyard fill expansion
 - c. Harbor basin expansion
 - d. South Fill and Sawmill Avenue extension
 - e. General upgrades (north harbor sidewalks, waste oil building, harbor crane)
2. School Repairs
3. Large vessel maintenance facility (aka shipyard building)
4. Public Safety Building
5. Road Improvements / ADA Sidewalk Improvements
 - a. Cordova Center staircase
 - b. Adams, 6th & 7th Streets sidewalk/drainage project

c. Ferry Trail

6. Hospital Upgrades

M/Burton S/Guard to delete “and Sawmill Ave extension” from 1.d.

After some discussion, this motion was withdrawn by the maker and the withdrawal was agreed to by the second.

Vote on the motion to amend: 7 yeas, 0 nays. Amendment was approved.

Vote on the main motion as amended: 7 yeas, 0 nays. Motion was approved.

20. Resolution 12-18-36 A resolution of the City Council of the City of Cordova, Alaska, reinstating the E-911 surcharge implemented in Resolution 08-10-49 and repealing Resolution 03-12-20, which suspended the surcharge pending the acquisition and activation of an enhanced 911 system

M/Schaefer S/Jones to approve Resolution 12-18-36 a resolution of the City Council of the City of Cordova, Alaska, reinstating the e-911 surcharge implemented in Resolution 08-10-49 and repealing Resolution 03-12-20, which suspended the surcharge pending the acquisition and activation of an enhanced 911 system

Schaefer said she is supportive of getting this system up and running especially in collaboration with public safety, CTC, etal. She wondered if you get charged for cell phones and landlines or is there a way around multiple charges for one person or household. **Lanning** said he thinks it will be a per line charge and maybe there are waivers that can be applied for. **Guard** asked if we are coordinating with CTC on this; **Alan** said yes, we will approach all the entities and we will work together. **Meyer** asked **Lanning** why the \$2 per line, couldn't we start lower. **Lanning** said we'd like to collect the full amount to start, get the critical system components running then it could be adjusted later. **Allison** said he will not support this because there is no associated plan with this resolution, there is no budget, we've kept the public's money for 6 years and done absolutely nothing with it. He said he'd like to hear from **Bitney** maybe or someone else about what he's heard about the state developing a state-wide E-911 system.

M/Guard S/Meyer to refer to staff

Vote on the motion to refer: 7 yeas, 0 nays. Motion was approved.

M. Unfinished Business

21. PWS Borough Formation, Economic Feasibility Phase 1, informational for discussion

Barb Jewell as a representative of the committee came to speak to Council – she appreciated the staff that assisted with the committee, Leif and Susan. She said the committee met 3 times and based on the information that was presented they have determined that: in some instances a PWS Borough appears to be able to pay for itself and in certain circumstances it could lessen the tax burden for Cordova tax payers. The group felt like there were a lot of intangibles not accounted for in this first look and that didn't allow us to make any firm recommendations. A lot of unanswered questions still. The phase 1 deliverable was the excel spreadsheet that allows you to change out parameters to investigate economic viability. Phase 2 hasn't been funded yet, that would have to be decided among the groups as to who pays for what and how much. The Committee will next await Council's direction. **Jewell** said the committee had been directed to stick to the impact that this would have on Cordova.

N. New & Miscellaneous Business

22. Council approval of City Manager bonus and amendments to City Manager's contract

Vice Mayor Allison said for clarification we are just voting on the amendment to the City Manager's contract, after the last executive session, we directed the Mayor to handle the other items, the bonus and the leave adjustment so tonight we are voting only on the amended contract.

M/Wiese S/Schaefer to approve the bonus and the amendments to the City Manager's contract.

Vote on the motion: 7 yeas, 0 nays. Wiese-yes; Burton-yes; Meyer-yes; Schaefer-yes; Allison-yes; Jones-yes and Guard-yes. Motion was approved.

23. Council action to declare a City owned property as available re CoHo, Lots 3 & 4, Block 6, Original Townsite

M/Guard S/Jones to declare the CoHo Lots as available on the City Land Disposal Maps.

Guard said get it in somebody else's hands. **Jones** said sell it.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

24. Council action on disposal and method of disposal re CoHo, Lots 3 & 4, Block 6, Original Townsite

M/Schaefer S/Guard to dispose of Lots 3 & 4, Block 6, Original Townsite as outlined in Cordova Municipal Code 5.22.060 B by method 2. requesting sealed proposals to lease or purchase the property.

Schaefer said, just like what we said a minute ago – sell it. **Guard** said I am concurring with Planning Commission's recommendation.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

25. Council direction to Manager regarding Mike Smith request re Polar Bear

Mike Smith approached the table and was requesting that Council would allow him to move the Polar Bear back and the sticking point has been that he hasn't shown proof of insurance. He wanted to self-insure the vessel. After much

discussion, the Council direction that was given was that the Manager should stick to the rules and continue this course, i.e. requiring insurance of any vessel that would moor in the Cordova Harbor or on City owned tidelands. Council advocated for compliance to the existing rules.

26. Pending Agenda, Calendar and Elected & Appointed Officials lists

Jones said he would like to direct staff to come back with a resolution opposing a PWS borough. **Wiese** said he would be the second on that. **Burton** said he would like a sin tax and bed tax discussion. There will not be a quorum and there won't be much staff, so Council opted to not hold the January 2 regular meeting and so January 16 will be the next regular meeting.

O. Audience Participation

Barb Jewell neglected to report that Robotics will also be going to state having won best design which is great considering the program has only been in existence for 2 years. Also, congratulations to **William Deaton** who was nominated to be a page in DC and will be going there for second semester. She appreciated the conversation about school funding and the increase.

Tammy Altermott thanked council for the budget adjustment to the schools and said that all the budget work session had no actual agendas and no place for public comment, so this was the first opportunity for that. She also said she is not in favor of a borough.

Chris Bolin of 607 Birch Street said he agrees that deferred maintenance is why the fleet is where it is at, we are happy to get the maintenance money budgeted to work on what we have.

Katrina Hoffman of 301 South Second Street thanked Council for upholding standards for vessel owners in Cordova. She thanked Council for having good policies that protect the marine environment.

Mark Frohnafel of 813 Woodland Drive opined that the City needs to pursue addressing, that is a gigantic first step that we need to move forward and that may take funding, if so he encourages Council to fund it.

Mike Smith said his point about hydrocarbons was that it is a smaller amount than a seiner and he keeps his boat above the high tide line.

P. Council Comments

Burton commented that it was nice to hear from the audience tonight and he wished everyone a Merry Christmas and Happy New Year.

Wiese thanked the audience for attending, it helps the process. He especially called out **Wendy Ranney** for encouraging citizen involvement at all levels.

Mayor Koplín said that CEC is the 4th Wednesday of the month so if we do a special in January can we do it on the 5th Wednesday.

Jones thanked the citizens for their attendance, he appreciates it suggested they come more often, encouraged them to vote come March, he encouraged support for the Harbor efforts and wished everyone happy holidays.

Schaefer echoed the attendance thanks and encouraged people to fill out the comprehensive plan survey online and comment on the interactive map.

Meyer echoed all the remarks and said the deadline for the comp plan survey is 31st and the map is a good thing to look at with friends to get some ideas tossed around.

Guard echoed most of what was said and encouraged people to continue to stay involved not just last minute.

Allison said we should give door prizes at the end of Council comments as three quarters of the attendees are gone now - we are helped when there is input from people. Also said Merry Christmas and Happy New Year.

Q. Adjournment

Hearing no objection Vice Mayor Allison adjourned the meeting at 10:15 pm.

Approved: February 6, 2019

Attest: _____
Susan Bourgeois, CMC, City Clerk

City of Cordova
Mayor's Report
January 31, 2019

It has been a busy first month to 2019. Between participating in a Borough assessment, pursuing fisheries development opportunities, striving to protect our ferry service, comprehensive planning efforts, and medical services collaboration meetings between NVE and the City of Cordova, there has been plenty to keep busy with.

I will be travelling on business the week of February 4th and will miss Wednesday the 6th regular meeting. Just a couple of items:

Alaska command has been in touch regarding Northern Edge 2019 and are planning a visit/presentation to the City. We are scheduling them for the March 6 work session and there will be an opportunity for public comment.

The March Elections are close, please consider serving your community as Mayor, City Councilman, School Board Member, or CCMC Authority Board member positions. There will be 2 ballot measures, a bond package for renovating the south harbor and a ½% raw fish tax to help make the bond payments. The current City budget does not have room to accommodate a \$5,000,000 harbor bond that would bring in a \$5,000,000 state match to replace G, H, and I floats, and I encourage the community to support these measures to renovate our harbor, the economic core of our community.

I have been in correspondence and with Alaska Department of Fish and Game to help shape a Prince William Sound Tanner Crab commissioner's permit that we feel will better measure the resource and provide opportunities to assess the stock for commercial viability. There is a City Fisheries Development Committee meeting tonight, January 31, to discuss the 2019 shrimp fishery, the revised tanner crab permit, and other fisheries opportunities with shellfish biologist Jan Rumble giving a presentation on shrimp history and commercial fishery in Prince William Sound.

The collaborative process between the City and NVE is starting to uncover some real underlying concerns for working more closely to improve health services that I believe is a very important, positive step and I strongly encourage City Staff, City Council, CCMC Authority Board and leadership, NVE, Ilanka Clinic Staff, and Tribal Council to support this process and continue to engage in good faith for the good of the community.

Respectfully,

Mayor Clay Koplin

To: Mayor and City Council
Through: Alan Lanning, City Manager
From: Paul Trumblee, Fire Marshal
Date: January 4th 2019

CORDOVA VOLUNTEER FIRE DEPARTMENT
Quarterly Report

In this 4th quarter of 2018. The Cordova Volunteer Fire Department responded to 25 calls for Fire, Rescue and EMS with a total of 154-member hours. YTD 178 Calls for service.

Including emergency calls, the volunteers of the fire department participated in the regular Thursday night meetings, public education and other activities for a total of 1706 member hours. YTD 5549-member hours.

Please see detail monthly activity sheets attached for more information on fire department activities.

October 2017 ACTIVITIES		Attendance	Hours	Total People Hours
Date	Thursday Meetings			
10/5	Lifting & Moving Drill	13	2	26
10/12	Ambulance Inventory	5	1	5
10/12	Business Meeting	15	2	30
10/19	Run Reviews	5	1	5
10/19	Pediatric Webinar	15	2	30
10/26	Ambulance Inventory	8	1	8
10/26	Halloween Drill Setup	21	3	63
	Total			167
Date	Public Education Taught			
10/6	CPR for Teachers	4	4	16
10/10	1st Grade Visit	2	1	2
10/11	Kindergarten Visit	2	1	2
10/18	Open House	10	5	50
10/19	Preschool Visit	3	1	3
10/23	Preschool Visit	3	1	3
10/24	Preschool Visit	3	1	3
	Total			79
Date	Other Activities			
10/6	ETT Class	6	4	24
10/7	ETT Class	6	4	24
10/8	ETT Class	6	8	48
10/13	ETT Class	6	4	24
10/14	ETT Class	6	4	24
10/15	ETT Class	5	4	20
10/15	ETT Class Scenario	10	4	40
10/20	EVOC Class	5	4	20
10/21	EVOC Class	6	8	48
10/28	Girls on the run	2	3	6
10/31	Halloween Drill	10	4	40
	Total			318
Date	Fire Runs			
10/5	Automated Alarm Trident North	9	1	9
10/6	Boat Stove Fire	10	1	10
10/13	Fuel Smell	1	1	1
10/14	Fuel Spill	1	1	1
10/15	Vehicle Roll Over	16	1	16
10/19	Automated Alarm Ocean Beauty	10	1	10
	Total			47
Date	Ambulance Runs			
10/5	Difficulty Breathing	4	1	4
10/13	Seizure	3	1	3
10/14	Convulsions	5	1	5
10/15	MVA	4	1	4
10/26	Medical Transport	4	2	8
10/28	Difficulty Breathing	3	2	6
	Total			30
<u>Total hours for the month of October</u>				641

November 2017 ACTIVITIES		Attendance	Hours	Total People Hours
Date	Thursday Meetings			
11/2	Search & Rescue Class	15	4	60
11/9	Medic 7 Inventory	4	2	8
11/9	Search & Rescue Class	14	4	56
11/16	Run Review & Symposium Review	9	3	27
11/16	Apparatus Maintenance	8	3	24
11/29	Business Meeting	24	2	48
	Total			223
Date	Public Education Taught			
11/22	CHS Career Fair	2	4	8
	Total			8
Date	Other Activities			
11/3	SAR Tech 2	13	4	52
11/4	SAR Tech 2	13	4	52
11/5	SAR Tech 2	13	8	104
11/7	SAR Tech Study Session	5	2	10
11/9	Emergency Pediatric Care	1	16	16
11/10	SAR Tech 2	13	4	52
11/11	SAR Tech 2	12	8	96
11/12	SAR Tech 2	12	8	96
11/16	LDH Removal	1	1	1
11/26	EMT 1 Skill Checkoff	3	3	9
11/27	EMT 2 Skill Checkoff	6	3	18
	Total			506
Date	Fire Runs			
11/9	Motor Vehicle Rollover	8	1	8
11/16	Alarm at Station	7	1	7
	Total			15
Date	Ambulance Runs			
11/3	Medical Transport	3	1	3
11/3	Confused Woman	3	1	3
11/4	Medical Transport	3	1.5	4.5
11/9	Motor Vehicle Rollover	4	1	4
11/21	Vertigo	4	2	8
	Total			23
<u>Total hours for the month of November</u>				775

December 2018 ACTIVITIES		Attendance	Hours	Total People Hours
Date	Thursday Meetings			
12/6	Hazmat Tabletop	13	2	26
12/6	Geriatric Training	6	2	12
12/13	Ambulance Inventory	6	1	6
12/13	Business Meeting	20	2	40
12/20	Run Review	16	1	16
12/20	Code Practice	19	2	38
12/20	E3 Chains	6	2	12
12/27	Ambulance Inventory	7	1	7
12/27	Games Night	22	2	44
	Total			201
Date	Public Education Taught			
12/1	Ski Patrol Refresher	2	10	20
12/2	CPR Refresher	1	4	4
12/12	ETT Class	1	2	2
12/13	Life Skills Class	1	8	8
12/19	ETT Class	1	2	2
	Total			36
Date	Other Activities			
12/2	House Captain	1	5	5
12/21	Party Setup	3	2	6
12/26	Substaion Maintenance	1	3	3
	Total			14
Date	Fire Runs			
12/3	Vehicle Rollover	1	3	2.5
	Total			3
Date	Ambulance Runs			
12/2	Medical Transport	3	2	6
12/15	Unresponsive Diabetic	4	2	8
12/17	Incoherent Female	3	2	6
12/19	Lacerations	4	2	8
12/31	Deceased Person	4	2	8
	Total			36
<u>Total hours for the month of December</u>				290



City of Cordova
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Web: www.cityofcordova.net

CITY OF CORDOVA

Office of Chief of Police

From: Michael Hicks, Chief
To: Mayor and Council
Via: Alan Lanning, City Manager
Subject: 4th Quarter 2018 Police Report
Date: January 9, 2019

PERSONNEL:

Officer Goss, who has been with the department for a short time has decided to pursue other interests. He did a very good job during his short tenure and we wish him well in his new endeavors. We are starting the new year with two open positions and one prospective candidate. Officer Steele (our other new officer) is scheduled to attend the 2.5 week Department of Public Safety recertification Academy in Sitka, Alaska in February.

PATROL:

The Cordova Police Department received a total of 400 calls for service during the 4th Quarter of 2018. This is down by 15% from the 485 we had in FY17. Of those 400 calls, 44 were turned into investigative cases resulting in 10 arrests so far. There were 34 citations for moving, equipment, parking, and other violations. 11 warnings were also issued. Investigations for the same period in FY17 were slightly lower except for number of arrests. (1 last year, 10 this year). A 90% increase.

Dispatch:

We are looking at ways forward for an enhanced 911 system. This is a project that has been going on for the past 20+ years. We have contracted with the City of Whittier to perform dispatch services for both Whittier and Girdwood. Should we get the project moving again we may be able to capture some of the surcharge revenues from those communities to help pay for it. Our dispatch staff is gaining a great amount of knowledge and training from this effort.

Dispatcher Blake Reece is scheduled to attend the three-week Municipal Corrections Officer Academy in Palmer, AK. this month. Upon completion he will be certified as a Municipal Corrections Officer as is the rest of our dispatch team.

JAIL:

We have been working closely with the Department of Corrections Pretrial Enforcement Division. The new monitoring and diversion programs we have been working on have caused the state to reinstate over \$19,000.00 back into our state jail contract so far.

The department made 10 arrests which accounted for 27-man days in the jail facility this quarter. Last year we had 1 arrest which accounted for 10.5-man days in the jail facility.

TRAINING:

We have been conducting inhouse training at no cost wherever we can and continue to look for any cost-effective opportunities that are out there.

DMV:

The DMV office had 491 paid transactions this quarter by 490 customer's totaling \$23,456.50. \$6,837.50 of that was the city's share.

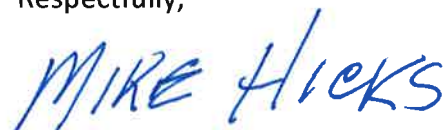
PROJECTS / EQUIPMENT:

We are still searching for police officers to fill the 2 vacant positions with 1 possible candidate going through the process.

We were able to replace one of our aging police vehicles this quarter by purchasing a used police vehicle from the U.S. Forest Service at a greatly reduced cost.

Our team is continuing to pursue unpaid traffic and vehicle impound citations, for costs owed to the city. This is an ongoing effort.

Respectfully,



Mike Hicks
Chief

TO: City Manager
 FROM: Harbormaster Schinella
 DATE: 12/31/2018
 RE: Quarterly Activity Report Oct-Dec 2018

Exclusive Slips Assigned	619 out of 711 Total Slips			85% Occupancy (as of 12/31/18)
	Oct	Nov	Dec	Total
Vessels Charged Daily Rate	5	1	1	7
Vessels Charged Monthly Rate	5	1	1	7
Vessels In Impound Status	4	4	4	4

Port Arrivals:

Shoreside	1	2	1	4
Samson	1	1	1	3

Used Oil Collected (Oct-Dec)	3365 Gals
Used Oil Collected(Jan-Dec)	19535 Gals
Used Oil Delivered (Jan-Dec)	4250 Gals
Used oil shipped out (Jan-Dec)	15800Gals

Vessels Towed	2
Vessels Pumped	1
Vessel Bilges Pumped	3

Vessel Haul outs Oct-Dec 2018	13
Vessel Haul outs for 2018	119

GENERAL ACTIVITIES

Transferred used oil from sorting tank to storage tank
 Removed sections of floating dock at North ramp
 Re-installed 5 electrical pedestal and meter bases
 Rebuilt and installed two finger floats on J float
 Replaced shed roof on airplane float
 Received new ladder for loading dock from Trident North
 Installed four tie up cleats
 Disposed of old skiff that floated into harbor
 Repaired 4 electrical issues with electrical pedestals in harbor
 Ordered new parts and pedestals for North harbor
 Received 2 harbor carts from CHS welding class
 Refurbished 50 slips this year
 Electrical repairs in North harbor
 Serviced frozen hoists
 Replace pile hoop and bracket on H float
 Conducted security duties Samson offload, expended 15 man hours
 Inventoried North harbor pedestal parts
 Constructed new parts shelf in shop
 Started constructing dock stabilizing devise, that should allow us to repair docks completely in house

Monthly bills for vessel moorage and storage
Repaired water leak at new grid
Winterized water system throughout the facility
Ordered 60 walers and 5 bullrail lengths for dock repairs
Conducted dock rounds daily
Cleaned restrooms
Pumped and cleaned oil collection sumps
Completed 3 Smartash burner cycles
Cleaned EVOS room
Picked trash out of the water throughout the harbor
Swept and picked up net clipping throughout the harbor
Winterized EVOS room
Picked up trash around dumpster areas
Sent out annual and monthly invoices
PND Engineering with Build Grant preps
Sent two employees to Harbormaster conference in Seward
Attended the Seattle Marine Expo

**UBS Financial Services Inc.**

3000 A Street, Suite 100
Anchorage, Alaska 99503

Chad Adams, CFP®
Portfolio Manager
chad.adams@ubs.com
Direct: (907) 261-5971

January 11, 2019

City Council Members and Staff
City of Cordova, Alaska
602 Railroad Avenue
Cordova, Alaska 99574

Dear Council Members and Staff,

The City had a total of **\$8,842,091** (including accrued interest), on deposit with UBS, distributed among five funded accounts as of **December 31st, 2018**. Three of these accounts are under active investment management, utilizing the UBS Portfolio Management Program (one Moderate Conservative World Allocation Portfolio within the Permanent Fund, as well as a Quality Fixed Income portfolio in both the Central Treasury and Permanent Fund). Both the Permanent Fund and Central Treasury also contain an additional account, primarily used for cash management.

Normally, we would have called the 4th Quarter a bumpy ride for the stock market, but in order to have bumps, you need some ups. The global equity market sold off just under 17% from peak, 09/21, to trough, 12/24, with the market starring as the Grinch on the worst Christmas Eve on record. Fortunately, the City experienced only a 4.95% drawdown over that same period. While not fully insulated, it helps to illustrate why we focus on risk management and diversification. The drawdown was primarily driven by concerns about the US's Trade Spat with China, the Fed's continued interest rate increases and last, but not least, the political turmoil in Washington. **For the year, the broad global stock market finished down 9.42%, while the City's portfolio declined by 3.28%. This was comprised by the combination of the Permanent Fund's - 3.80% and the Central Treasury's positive return of 0.65%.** During the first 8 trading days of the new year, the City's portfolio has recovered approximately \$92,000 in value.

The downside protection was primarily driven by the City's bond holdings, which appreciated on the year, despite the fact the broad bond market was flat for the year. The Alternative Investment's allocation, which is designed to provide diversification to stocks and bonds, struggled for the first half of the year. However, Alternatives provided some diversification benefits in the second half of the year.

With the current volatility in the market, it is reasonable to ask, do we see a recession in the near future? Not yet, primarily due the recent selloff curbing risk taking and bringing equity and bond market valuations back in line with normal valuations. As we have mentioned in prior letters, despite cracks beginning to appear, the economy still has room to grow. None-the-less, economic growth is starting to slow down, which we are considering in your portfolio, as we make decisions in how and where we position and allocate assets.

A logical question would be, if a recession is not on the horizon, and the stock market is more attractively priced, should we increase our allocation to stocks? Apart from fine tuning some of the portfolio holdings, our recommendation is to maintain our current positioning. It is best to save those big decisions for when valuations are at extremes. While the markets are less expensive than they were a year ago, they can always get cheaper. For now, we advise staying the course.

We look forward to personally attending the Council in early February and to again providing the personalized financial planning advice to the City's employees.

As always, we greatly appreciate the opportunity to continue to serve the city and the community.

Sincerely,

Chad Adams, CFP® and Buck Adams, CFP®, ChFC®

Enc: COC, Total portfolio, Central Treasury, Permanent Fund reports



Branch office:
3000 "a" Street
Suite 100
Anchorage, AK 995034040

Financial Advisor:
AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

as of January 7, 2019

Prepared for

CoC - CT

Accounts included in this review

^ performance and account start dates differ (see disclosures)

Account	Name	Type
UX XX046	• CT-Quality Inc	• Portfolio Management Program
UX XX543	• CT-BSA - Cash	• Business Service Account
UX XX542^	• CT	• Basic Investment Account - Business

What's inside

Asset allocation review.	2
Sources of portfolio value.	3
Expected cash flow.	4
Important information about this report.	5

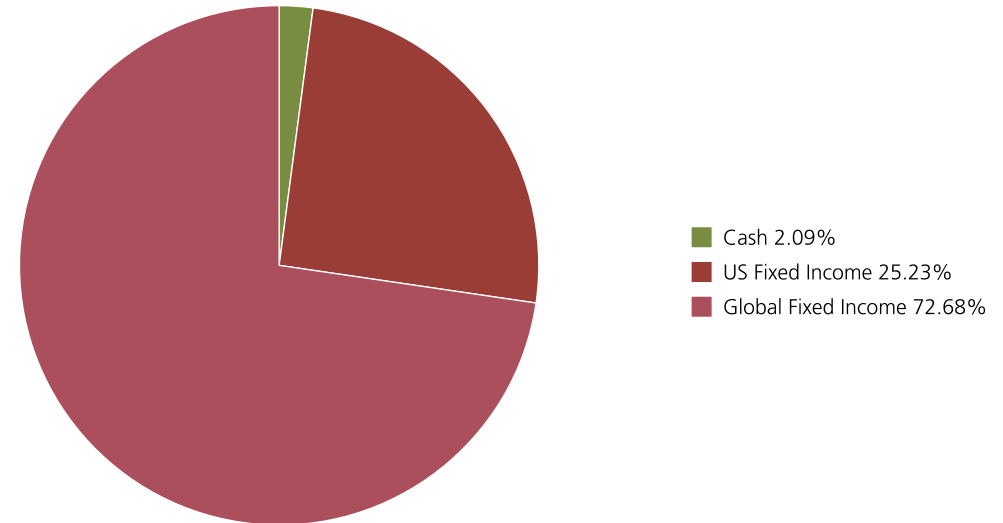
Asset allocation review

as of January 07, 2019

Summary of asset allocation

	Market value (\$)	% of Portfolio
Cash	22,508.17	2.09
Cash	22,508.17	2.09
Fixed Income	1,052,553.41	97.91
US	271,210.95	25.23
Global	781,342.46	72.68
Equity	0.00	0.00
Commodities	0.00	0.00
Non-Traditional	0.00	0.00
Other	0.00	0.00
Total Portfolio	\$1,075,061.58	100%

Balanced mutual funds are allocated in the 'Other' category



Sources of portfolio value

as of December 31, 2018

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	09/17/2009 to 12/31/2009	12/31/2009 to 12/31/2010	12/31/2010 to 12/31/2011	12/31/2011 to 12/31/2012	12/31/2012 to 12/31/2013	12/31/2013 to 12/31/2014	12/31/2014 to 12/31/2015	12/31/2015 to 12/31/2016	12/31/2016 to 12/31/2017	12/31/2017 to 12/31/2018
Opening value	800,000.00	5,794,545.62	7,612,402.78	7,570,835.68	5,061,769.65	5,089,543.21	3,953,951.65	6,725,752.69	2,801,972.02	1,065,025.29
Net deposits/withdrawals	5,041,732.88	1,601,067.36	-246,375.06	-2,650,150.00	49,875.00	-1,200,150.00	2,791,258.16	-3,979,951.03	-1,807,017.12	0.00
Investment return	-47,187.26	216,789.80	204,807.96	141,083.97	-22,101.44	64,558.43	-19,457.11	56,170.36	70,070.39	6,905.81
Closing value	5,794,545.62	7,612,402.78	7,570,835.68	5,061,769.65	5,089,543.21	3,953,951.65	6,725,752.69	2,801,972.02	1,065,025.29	1,071,931.10
Net Time-weighted ROR	-0.87	4.27	3.13	2.58	-0.28	1.68	-0.25	1.80	4.60	0.65

Performance returns are annualized after 1 year. Investment return is the sum of dividends and interest income, change in accrued interest, change in market value and fees.

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.02	0.13	0.07	0.08	0.05	0.02	0.03	0.26	0.82	1.82
Barclays US Ag Gov/Crd A+	-0.11	6.10	8.63	3.76	-2.42	5.54	0.81	1.94	3.17	0.18
Citigroup WGBI(USD)	-1.41	5.17	6.35	1.65	-4.00	-0.48	-3.57	1.60	7.49	-0.84

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

Report created on: January 08, 2019

Page 3 of 7

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Expected cash flow

from 02/01/2019 to 01/31/2020

Summary of expected cash flows

	2019											2020	
	February	March	April	May	June	July	August	September	October	November	December	January	Total (\$)
Total Portfolio	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	41,877
Taxable	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	41,877
Taxable U.S. income	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	
Dividends	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	3,351	3,351	3,766	41,877

Includes all fixed income securities in the selected portfolio.



Disclosures applicable to accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS accounts statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports. You should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

In our attempt to provide you with the highest quality information available, we have compiled this report using data obtained from recognized statistical sources and authorities in the financial industry. While we believe this information to be reliable, we cannot make any representations regarding its accuracy or completeness. Please keep this guide as your Wealth Review.

Please keep in mind that most investment objectives are long term. Although it is important to evaluate your portfolio's performance over multiple time periods, we believe the greatest emphasis should be placed on the longer period returns.

Please review the report content carefully and contact your Financial Advisor with any questions.

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account

performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your accounts records.

Performance: This report presents account activity and performance depending on which inception type you've chosen. The two options are: (1) All Assets (Since Performance Start): This presents performance for all assets since the earliest possible date; (2) Advisory Assets (Advisory Strategy Start) for individual advisory accounts: This presents Advisory level performance since the Latest Strategy Start date; If an account that has never been managed is included in the consolidated report, the total performance of that unmanaged account will be included since inception.

Time-weighted Returns for accounts / SWP sleeves (Monthly periods): The report displays a time weighted rate of return (TWR) that is calculated using the Modified Dietz Method. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal based upon the day the cash flow occurred. Periods greater than one month are calculated by linking the monthly returns. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. All periods shown which are greater than 12 months are annualized. This applies to all performance for all assets before 09/30/2010, Advisory assets before 12/31/2010 and SWP sleeves before 04/30/2018.

Time-weighted Returns for accounts / SWP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after

09/30/2010, Advisory assets on or after 12/31/2010, SWP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure returns on a portfolio.

Annualized Performance: All performance periods greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance: Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance. It should also be noted that where gross returns are compared to an index, the index performance also does not reflect any transaction costs, which would lower the performance results. Market index data maybe subject to review and revision.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors

cannot invest directly in the indices. Market index data maybe subject to review and revision. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Benchmark 1 - For Advisory accounts, Benchmark 1 is designed to reflect the asset categories in which your account is invested. For Brokerage accounts, you have the option to select any benchmark from the list.

Benchmark 2 - 8 - are optional indices selected by you which may consist of a blend of indexes. For advisory accounts, these indices are for informational purposes only. Depending on the selection, the benchmark selected may not be an appropriate basis for comparison of your portfolio based on its holdings.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. When fees are shown separately, net deposits / withdrawals does not include program fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement. When shown on Client summary and/or Portfolio review report, program fees (including wrap fees) may not be included in net deposits/withdrawals.

Deposits: When shown on a report, this information represents the net value of all cash and securities contributions added to your accounts from the first day to the last day of the period. On Client Summary Report and/or Portfolio Review Report, this may exclude the Opening balance. For security contributions, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

Withdrawals: When shown on a report, this information represents the net value of all cash and securities withdrawals subtracted from your accounts from the first day to the last day of the period. On Client summary and/or portfolio review report Withdrawals may not include program fees (including wrap fees). For security withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest. Change in Value may include programs fees (including wrap fees) and other fees.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report.

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the

inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio / Total" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS. accounts statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Asset Allocation: Your allocation analysis is based on your current portfolio. The Asset Allocation portion of this report shows the mix of various investment classes in your account. An asset allocation that shows a significantly higher percentage of equity investments may be more appropriate for an investor with a more aggressive investment strategy and higher tolerance for risk. Similarly, the asset allocation of a more conservative investor may show a higher percentage of fixed income investments.

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a daily basis to UBS FS based on data supplied by the fund which may not be current. Mutual funds change their portfolio holdings on a regular (often daily) basis. Accordingly, any analysis that includes mutual funds may not accurately reflect the current composition of these funds. If a fund's underlying holding data is not available, it will be classified based on its corresponding overall Morningstar classification. All data is as of the date indicated in the report.

All pooled investment vehicles (such as mutual funds, closed end mutual funds, and exchange traded funds) incorporate internal management and operation expenses, which are reflected in the performance returns. Please see relevant fund prospectus for more information. Please note, performance for mutual funds is inclusive of multiple share classes.

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the

inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

Equity Style: The Growth, Value and Core labels are determined by Morningstar. If an Equity Style is unclassified, it is due to non-availability of data required by Morningstar to assign it a particular style.

Equity Capitalization: Market Capitalization is determined by Morningstar. Equity securities are classified as Large Cap, Mid Cap or Small Cap by Morningstar. Unclassified securities are those for which no capitalization is available on Morningstar.

Estimated Annual Income: The Estimated Annual Income is calculated by summing the previous four dividend rates per share and multiplying by the quantity of shares held in the selected account(s) as of the End Date of Report.

Accrued Interest: Interest that has accumulated between the most recent payment and the report date may be reflected in market values for interest bearing securities.

Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal,



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Cash Flow: This Cash Flow analysis is based on the historical dividend, coupon and interest payments you have received as of the Record Date in connection with the securities listed and assumes that you will continue to hold the securities for the periods for which cash flows are projected. The attached may or may not include principal paybacks for the securities listed. These potential cash flows are subject to change due to a variety of reasons, including but not limited to, contractual provisions, changes in corporate policies, changes in the value of the underlying securities and interest rate fluctuations. The effect of a call on any security(s) and the consequential impact on its potential cash flow(s) is not reflected in this report. Payments that occur in the same month in which the report is generated -- but prior to the report run ("As of") date -- are not reflected in this report. In determining the potential cash flows, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Although UBS FS generally updates this information as it is received, the Firm does not provide any assurances that the information listed is accurate as of the Record Date. Cash flows for mortgage-backed, asset-backed, factored, and other pass-through securities are based on the assumptions that the current face amount, principal pay-down, interest payment and payment frequency remain constant. Calculations may include principal payments, are intended to be an estimate of future projected interest cash flows and do not in any way guarantee accuracy.

Expected Cash Flow reporting for Puerto Rico

Income Tax Purposes: Expected Cash Flow reporting may be prepared solely for Puerto Rico income tax purposes only. If you have received expected cash flow reporting for Puerto Rico income tax purposes only and are NOT subject to Puerto Rico income taxes, you have received this reporting in error and you should contact your Financial Advisor immediately. Both the Firm and your Financial Advisor will rely solely upon your representations and will not make the determination of whether you are subject to Puerto Rico income taxes. If you have received this reporting and you are NOT subject to Puerto Rico income taxes, the information provided in this reporting is inaccurate and should not be relied upon by you or your advisers. Neither UBS FS nor its employees provide tax or legal advice. You should consult with your tax and/or legal advisors regarding your personal circumstances.

The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Account name(s) displayed in this report and labels used for groupings of accounts can be customizable "nicknames" chosen by you to assist you with your recordkeeping or may have been included by your financial advisor for reference purposes only. The names used have no legal effect, are not intended to reflect any strategy, product, recommendation, investment objective or risk profile associated with your accounts or any group of accounts, and are not a promise or guarantee that wealth, or any financial results, can or will be achieved. All investments involve the risk of loss, including the risk of loss of the entire investment.

For more information about account or group names, or to make changes, contact your Financial Advisor.

Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:

- 1) Have there been any changes to your financial situation or investment objectives?
 - 2) Would you like to implement or modify any restrictions regarding the management of your account?
- If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and

McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or

warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.

Performance History prior to the account's inception at UBS Financial Services, Inc. may have been included in this report and is based on data provided by third party sources. UBS Financial Services Inc. has not independently verified this information nor does UBS Financial Services Inc. guarantee the accuracy or validity of the information.

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Financial Advisor:
AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

as of January 7, 2019

Prepared for

CoC - PF

Accounts included in this review

^ performance and account start dates differ (see disclosures)

Account	Name	Type
UX XX546	• PF-Mod-Con	• Portfolio Management Program
UX XX545^	• PF-Quality Inc	• Portfolio Management Program
UX XX544	• PF-Mkt Linkd CD	• Business Service Account
UX XX458	• PF-Moderate	• Business Service Account

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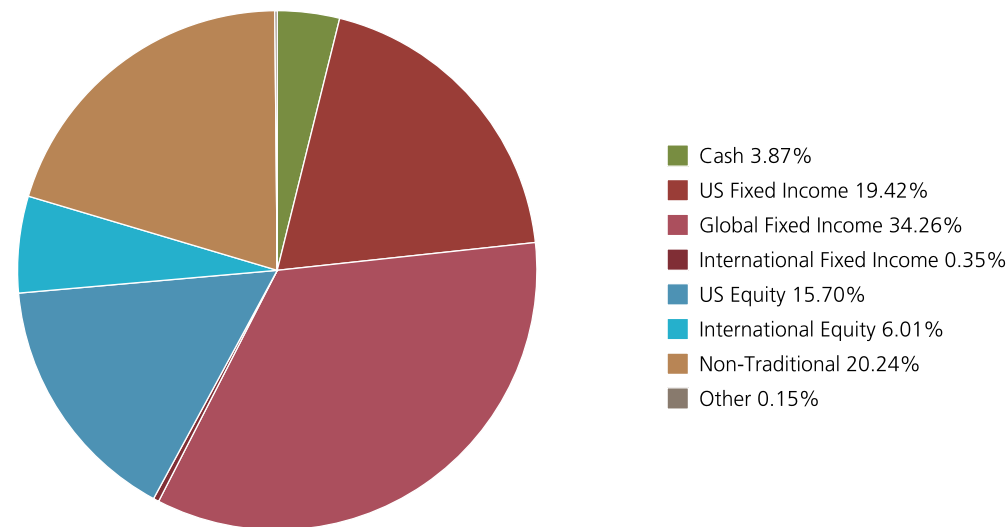
Asset allocation review

as of January 07, 2019

Summary of asset allocation

	Market value (\$)	% of Portfolio
Cash	302,498.69	3.87
Cash	302,498.69	3.87
Fixed Income	4,221,293.49	54.03
US	1,517,017.69	19.42
Global	2,676,988.53	34.26
International	27,287.27	0.35
Equity	1,696,032.00	21.71
US	1,226,146.22	15.70
International	469,885.78	6.01
Commodities	0.00	0.00
Non-Traditional	1,581,060.88	20.24
Non-Traditional	1,581,060.88	20.24
Other	11,393.79	0.15
Other	11,393.79	0.15
Total Portfolio	\$7,812,278.85	100%

Balanced mutual funds are allocated in the 'Other' category


Pooled investment cash allocation: **\$105,878.54**

Sources of portfolio value

as of December 31, 2018

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	09/21/2009 to 12/31/2009	12/31/2009 to 12/31/2010	12/31/2010 to 12/31/2011	12/31/2011 to 12/31/2012	12/31/2012 to 12/31/2013	12/31/2013 to 12/31/2014	12/31/2014 to 12/31/2015	12/31/2015 to 12/31/2016	12/31/2016 to 12/31/2017	12/31/2017 to 12/31/2018
Opening value	16,384,107.34	8,560,297.33	3,758,471.31	4,774,731.38	6,652,800.94	9,859,714.58	10,194,351.69	9,531,245.01	8,593,822.33	8,077,168.30
Net deposits/withdrawals	-7,794,834.92	-5,175,499.82	901,341.06	1,700,000.00	2,569,672.38	0.00	0.00	-1,300,000.00	-1,368,966.96	0.00
Investment return	-28,975.09	373,673.80	114,919.01	178,069.55	637,241.26	334,637.11	-663,106.68	362,577.31	852,312.93	-307,008.19
Closing value	8,560,297.33	3,758,471.31	4,774,731.38	6,652,800.94	9,859,714.58	10,194,351.69	9,531,245.01	8,593,822.33	8,077,168.30	7,770,160.11
Net Time-weighted ROR	-0.78	4.54	2.92	3.33	9.04	3.39	-6.50	3.82	11.07	-3.80

Performance returns are annualized after 1 year. Investment return is the sum of dividends and interest income, change in accrued interest, change in market value and fees.

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.02	0.13	0.07	0.08	0.05	0.02	0.03	0.26	0.82	1.82
Barclays Agg Bond	0.86	6.54	7.84	4.21	-2.02	5.97	0.55	2.65	3.54	0.01
Citigroup WGBI(USD)	-0.55	5.17	6.35	1.65	-4.00	-0.48	-3.57	1.60	7.49	-0.84
MSCI AC World - NR	4.45	12.67	-7.35	16.13	22.80	4.16	-2.36	7.86	23.97	-9.42
DJ UBS Commodity	11.19	16.83	-13.32	-1.06	-9.52	-17.01	-24.66	11.77	1.70	-11.25
HFRX Global Hedge Fund	2.77	5.19	-8.87	3.51	6.72	-0.58	-3.64	2.50	6.00	-6.72

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

Report created on: January 08, 2019

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Expected cash flow

from 02/01/2019 to 01/31/2020

Summary of expected cash flows

	2019											2020	
	February	March	April	May	June	July	August	September	October	November	December	January	Total (\$)
Total Portfolio	13,000	17,901	15,460	13,000	19,411	15,460	13,000	17,901	15,460	13,000	38,128	15,460	207,182
Taxable	13,000	17,901	15,460	13,000	19,411	15,460	13,000	17,901	15,460	13,000	38,128	15,460	207,182
Taxable U.S. income	13,000	17,901	15,460	13,000	19,411	15,460	13,000	17,901	15,460	13,000	38,128	15,460	
Dividends	13,000	17,901	15,460	13,000	19,411	15,460	13,000	17,901	15,460	13,000	38,128	15,460	207,182

Includes all fixed income securities in the selected portfolio.



Disclosures applicable to accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS accounts statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports. You should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

In our attempt to provide you with the highest quality information available, we have compiled this report using data obtained from recognized statistical sources and authorities in the financial industry. While we believe this information to be reliable, we cannot make any representations regarding its accuracy or completeness. Please keep this guide as your Wealth Review.

Please keep in mind that most investment objectives are long term. Although it is important to evaluate your portfolio's performance over multiple time periods, we believe the greatest emphasis should be placed on the longer period returns.

Please review the report content carefully and contact your Financial Advisor with any questions.

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account

performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your accounts records.

Performance: This report presents account activity and performance depending on which inception type you've chosen. The two options are: (1) All Assets (Since Performance Start): This presents performance for all assets since the earliest possible date; (2) Advisory Assets (Advisory Strategy Start) for individual advisory accounts: This presents Advisory level performance since the Latest Strategy Start date; If an account that has never been managed is included in the consolidated report, the total performance of that unmanaged account will be included since inception.

Time-weighted Returns for accounts / SWP sleeves (Monthly periods): The report displays a time weighted rate of return (TWR) that is calculated using the Modified Dietz Method. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal based upon the day the cash flow occurred. Periods greater than one month are calculated by linking the monthly returns. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. All periods shown which are greater than 12 months are annualized. This applies to all performance for all assets before 09/30/2010, Advisory assets before 12/31/2010 and SWP sleeves before 04/30/2018.

Time-weighted Returns for accounts / SWP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after

09/30/2010, Advisory assets on or after 12/31/2010, SWP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure returns on a portfolio.

Annualized Performance: All performance periods greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance: Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance. It should also be noted that where gross returns are compared to an index, the index performance also does not reflect any transaction costs, which would lower the performance results. Market index data maybe subject to review and revision.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors

cannot invest directly in the indices. Market index data maybe subject to review and revision. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Benchmark 1 - For Advisory accounts, Benchmark 1 is designed to reflect the asset categories in which your account is invested. For Brokerage accounts, you have the option to select any benchmark from the list.

Benchmark 2 - 8 - are optional indices selected by you which may consist of a blend of indexes. For advisory accounts, these indices are for informational purposes only. Depending on the selection, the benchmark selected may not be an appropriate basis for comparison of your portfolio based on its holdings.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. When fees are shown separately, net deposits / withdrawals does not include program fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement. When shown on Client summary and/or Portfolio review report, program fees (including wrap fees) may not be included in net deposits/withdrawals.

Deposits: When shown on a report, this information represents the net value of all cash and securities contributions added to your accounts from the first day to the last day of the period. On Client Summary Report and/or Portfolio Review Report, this may exclude the Opening balance. For security contributions, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

Withdrawals: When shown on a report, this information represents the net value of all cash and securities withdrawals subtracted from your accounts from the first day to the last day of the period. On Client summary and/or portfolio review report Withdrawals may not include program fees (including wrap fees). For security withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest. Change in Value may include programs fees (including wrap fees) and other fees.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report.

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the

inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio / Total" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS. accounts statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Asset Allocation: Your allocation analysis is based on your current portfolio. The Asset Allocation portion of this report shows the mix of various investment classes in your account. An asset allocation that shows a significantly higher percentage of equity investments may be more appropriate for an investor with a more aggressive investment strategy and higher tolerance for risk. Similarly, the asset allocation of a more conservative investor may show a higher percentage of fixed income investments.

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a daily basis to UBS FS based on data supplied by the fund which may not be current. Mutual funds change their portfolio holdings on a regular (often daily) basis. Accordingly, any analysis that includes mutual funds may not accurately reflect the current composition of these funds. If a fund's underlying holding data is not available, it will be classified based on its corresponding overall Morningstar classification. All data is as of the date indicated in the report.

All pooled investment vehicles (such as mutual funds, closed end mutual funds, and exchange traded funds) incorporate internal management and operation expenses, which are reflected in the performance returns. Please see relevant fund prospectus for more information. Please note, performance for mutual funds is inclusive of multiple share classes.

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the

inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

Equity Style: The Growth, Value and Core labels are determined by Morningstar. If an Equity Style is unclassified, it is due to non-availability of data required by Morningstar to assign it a particular style.

Equity Capitalization: Market Capitalization is determined by Morningstar. Equity securities are classified as Large Cap, Mid Cap or Small Cap by Morningstar. Unclassified securities are those for which no capitalization is available on Morningstar.

Estimated Annual Income: The Estimated Annual Income is calculated by summing the previous four dividend rates per share and multiplying by the quantity of shares held in the selected account(s) as of the End Date of Report.

Accrued Interest: Interest that has accumulated between the most recent payment and the report date may be reflected in market values for interest bearing securities.

Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal,



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Cash Flow: This Cash Flow analysis is based on the historical dividend, coupon and interest payments you have received as of the Record Date in connection with the securities listed and assumes that you will continue to hold the securities for the periods for which cash flows are projected. The attached may or may not include principal paybacks for the securities listed. These potential cash flows are subject to change due to a variety of reasons, including but not limited to, contractual provisions, changes in corporate policies, changes in the value of the underlying securities and interest rate fluctuations. The effect of a call on any security(s) and the consequential impact on its potential cash flow(s) is not reflected in this report. Payments that occur in the same month in which the report is generated -- but prior to the report run ("As of") date -- are not reflected in this report. In determining the potential cash flows, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Although UBS FS generally updates this information as it is received, the Firm does not provide any assurances that the information listed is accurate as of the Record Date. Cash flows for mortgage-backed, asset-backed, factored, and other pass-through securities are based on the assumptions that the current face amount, principal pay-down, interest payment and payment frequency remain constant. Calculations may include principal payments, are intended to be an estimate of future projected interest cash flows and do not in any way guarantee accuracy.

Expected Cash Flow reporting for Puerto Rico

Income Tax Purposes: Expected Cash Flow reporting may be prepared solely for Puerto Rico income tax purposes only. If you have received expected cash flow reporting for Puerto Rico income tax purposes only and are NOT subject to Puerto Rico income taxes, you have received this reporting in error and you should contact your Financial Advisor immediately. Both the Firm and your Financial Advisor will rely solely upon your representations and will not make the determination of whether you are subject to Puerto Rico income taxes. If you have received this reporting and you are NOT subject to Puerto Rico income taxes, the information provided in this reporting is inaccurate and should not be relied upon by you or your advisers. Neither UBS FS nor its employees provide tax or legal advice. You should consult with your tax and/or legal advisors regarding your personal circumstances.

The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Account name(s) displayed in this report and labels used for groupings of accounts can be customizable "nicknames" chosen by you to assist you with your recordkeeping or may have been included by your financial advisor for reference purposes only. The names used have no legal effect, are not intended to reflect any strategy, product, recommendation, investment objective or risk profile associated with your accounts or any group of accounts, and are not a promise or guarantee that wealth, or any financial results, can or will be achieved. All investments involve the risk of loss, including the risk of loss of the entire investment.

For more information about account or group names, or to make changes, contact your Financial Advisor.

Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:

- 1) Have there been any changes to your financial situation or investment objectives?
 - 2) Would you like to implement or modify any restrictions regarding the management of your account?
- If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and McDonald Investments clients:

As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or

warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.

Performance History prior to the account's inception at UBS Financial Services, Inc. may have been included in this report and is based on data provided by third party sources. UBS Financial Services Inc. has not independently verified this information nor does UBS Financial Services Inc. guarantee the accuracy or validity of the information.

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Financial Advisor:
AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

as of January 7, 2019

Prepared for

CoC - Total

Accounts included in this review

* excluded from performance exhibits ^ performance and account start dates differ (see disclosures)

Account	Name	Type
UX XX546	• PF-Mod-Con	• Portfolio Management Program
UX XX545^	• PF-Quality Inc	• Portfolio Management Program
UX XX046	• CT-Quality Inc	• Portfolio Management Program
UX XX544	• PF-Mkt Linkd CD	• Business Service Account
UX XX543	• CT-BSA - Cash	• Business Service Account
UX XX542^	• CT	• Basic Investment Account - Business
UX XX458	• PF-Moderate	• Business Service Account
5X XX092*	• LOC	• Premier Variable Credit Line

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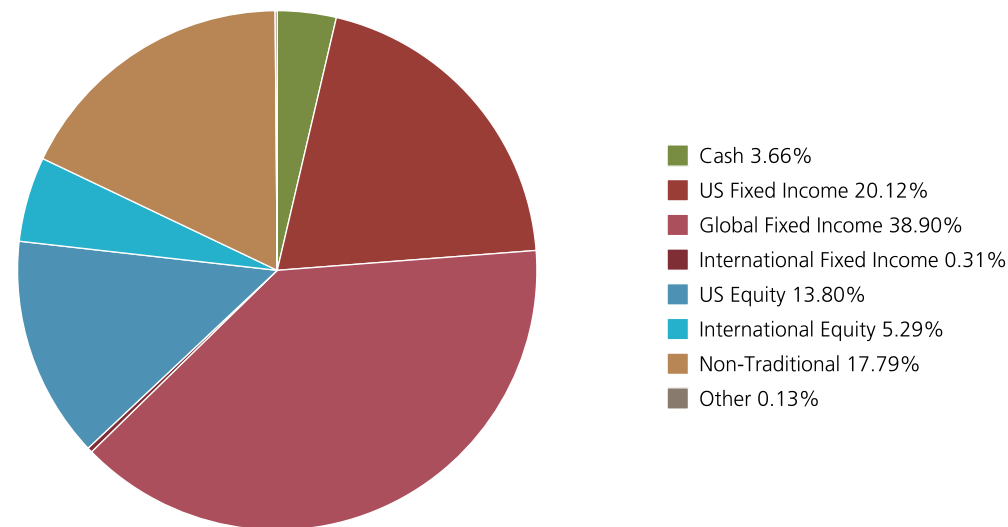
Asset allocation review

as of January 07, 2019

Summary of asset allocation

	Market value (\$)	% of Portfolio
Cash	325,006.86	3.66
Cash	325,006.86	3.66
Fixed Income	5,273,846.91	59.34
US	1,788,228.64	20.12
Global	3,458,331.00	38.91
International	27,287.27	0.31
Equity	1,696,032.00	19.08
US	1,226,146.22	13.79
International	469,885.78	5.29
Commodities	0.00	0.00
Non-Traditional	1,581,060.88	17.79
Non-Traditional	1,581,060.88	17.79
Other	11,393.79	0.13
Other	11,393.79	0.13
Total Portfolio	\$8,887,340.44	100%

Balanced mutual funds are allocated in the 'Other' category


Pooled investment cash allocation: **\$105,878.54**

Sources of portfolio value

as of December 31, 2018

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	09/17/2009 to 12/31/2009	12/31/2009 to 12/31/2010	12/31/2010 to 12/31/2011	12/31/2011 to 12/31/2012	12/31/2012 to 12/31/2013	12/31/2013 to 12/31/2014	12/31/2014 to 12/31/2015	12/31/2015 to 12/31/2016	12/31/2016 to 12/31/2017	12/31/2017 to 12/31/2018
Opening value	800,000.00	14,354,842.95	11,370,874.09	12,345,567.07	11,714,570.59	14,949,257.80	14,148,303.33	16,256,997.71	11,395,794.35	9,142,193.59
Net deposits/withdrawals	13,631,005.30	-3,574,432.46	654,966.00	-950,150.00	2,619,547.38	-1,200,150.00	2,791,258.16	-5,279,951.03	-3,175,984.08	0.00
Investment return	-76,162.35	590,463.60	319,726.97	319,153.52	615,139.83	399,195.54	-682,563.79	418,747.67	922,383.32	-300,102.38
Closing value	14,354,842.95	11,370,874.09	12,345,567.07	11,714,570.59	14,949,257.80	14,148,303.33	16,256,997.71	11,395,794.35	9,142,193.59	8,842,091.21
Net Time-weighted ROR	-0.83	4.43	3.02	3.01	5.46	3.04	-3.92	3.73	9.98	-3.28

Performance returns are annualized after 1 year. Investment return is the sum of dividends and interest income, change in accrued interest, change in market value and fees.

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.02	0.13	0.07	0.08	0.05	0.02	0.03	0.26	0.82	1.82
Barclays Agg Bond	0.59	6.54	7.84	4.21	-2.02	5.97	0.55	2.65	3.54	0.01
Citigroup WGBI(USD)	-1.41	5.17	6.35	1.65	-4.00	-0.48	-3.57	1.60	7.49	-0.84
MSCI AC World - NR	3.41	12.67	-7.35	16.13	22.80	4.16	-2.36	7.86	23.97	-9.42
DJ UBS Commodity	7.97	16.83	-13.32	-1.06	-9.52	-17.01	-24.66	11.77	1.70	-11.25
HFRX Global Hedge Fund	2.70	5.19	-8.87	3.51	6.72	-0.58	-3.64	2.50	6.00	-6.72

Expected cash flow

from 02/01/2019 to 01/31/2020

Summary of expected cash flows

	2019											2020	
	February	March	April	May	June	July	August	September	October	November	December	January	Total (\$)
Total Portfolio	16,352	21,253	19,226	16,352	22,763	19,226	16,352	21,253	19,226	16,352	41,479	19,226	249,059
Taxable	16,352	21,253	19,226	16,352	22,763	19,226	16,352	21,253	19,226	16,352	41,479	19,226	249,059
Taxable U.S. income	16,352	21,253	19,226	16,352	22,763	19,226	16,352	21,253	19,226	16,352	41,479	19,226	
Dividends	16,352	21,253	19,226	16,352	22,763	19,226	16,352	21,253	19,226	16,352	41,479	19,226	249,059

Includes all fixed income securities in the selected portfolio.



Disclosures applicable to accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS accounts statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports. You should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

In our attempt to provide you with the highest quality information available, we have compiled this report using data obtained from recognized statistical sources and authorities in the financial industry. While we believe this information to be reliable, we cannot make any representations regarding its accuracy or completeness. Please keep this guide as your Wealth Review.

Please keep in mind that most investment objectives are long term. Although it is important to evaluate your portfolio's performance over multiple time periods, we believe the greatest emphasis should be placed on the longer period returns.

Please review the report content carefully and contact your Financial Advisor with any questions.

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account

performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your accounts records.

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Time-weighted Returns for accounts / SWP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after

09/30/2010, Advisory assets on or after 12/31/2010, SWP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure returns on a portfolio.

Annualized Performance: All performance periods greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance: Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance. It should also be noted that where gross returns are compared to an index, the index performance also does not reflect any transaction costs, which would lower the performance results. Market index data maybe subject to review and revision.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors

cannot invest directly in the indices. Market index data maybe subject to review and revision. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Benchmark 1 - For Advisory accounts, Benchmark 1 is designed to reflect the asset categories in which your account is invested. For Brokerage accounts, you have the option to select any benchmark from the list.

Benchmark 2 - 8 - are optional indices selected by you which may consist of a blend of indexes. For advisory accounts, these indices are for informational purposes only. Depending on the selection, the benchmark selected may not be an appropriate basis for comparison of your portfolio based on its holdings.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. When fees are shown separately, net deposits / withdrawals does not include program fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement. When shown on Client summary and/or Portfolio review report, program fees (including wrap fees) may not be included in net deposits/withdrawals.

Deposits: When shown on a report, this information represents the net value of all cash and securities contributions added to your accounts from the first day to the last day of the period. On Client Summary Report and/or Portfolio Review Report, this may exclude the Opening balance. For security contributions, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

Withdrawals: When shown on a report, this information represents the net value of all cash and securities withdrawals subtracted from your accounts from the first day to the last day of the period. On Client summary and/or portfolio review report Withdrawals may not include program fees (including wrap fees). For security withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest. Change in Value may include programs fees (including wrap fees) and other fees.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report.

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the

inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio / Total" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS. accounts statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Asset Allocation: Your allocation analysis is based on your current portfolio. The Asset Allocation portion of this report shows the mix of various investment classes in your account. An asset allocation that shows a significantly higher percentage of equity investments may be more appropriate for an investor with a more aggressive investment strategy and higher tolerance for risk. Similarly, the asset allocation of a more conservative investor may show a higher percentage of fixed income investments.

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a daily basis to UBS FS based on data supplied by the fund which may not be current. Mutual funds change their portfolio holdings on a regular (often daily) basis. Accordingly, any analysis that includes mutual funds may not accurately reflect the current composition of these funds. If a fund's underlying holding data is not available, it will be classified based on its corresponding overall Morningstar classification. All data is as of the date indicated in the report.

All pooled investment vehicles (such as mutual funds, closed end mutual funds, and exchange traded funds) incorporate internal management and operation expenses, which are reflected in the performance returns. Please see relevant fund prospectus for more information. Please note, performance for mutual funds is inclusive of multiple share classes.

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the

inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

Equity Style: The Growth, Value and Core labels are determined by Morningstar. If an Equity Style is unclassified, it is due to non-availability of data required by Morningstar to assign it a particular style.

Equity Capitalization: Market Capitalization is determined by Morningstar. Equity securities are classified as Large Cap, Mid Cap or Small Cap by Morningstar. Unclassified securities are those for which no capitalization is available on Morningstar.

Estimated Annual Income: The Estimated Annual Income is calculated by summing the previous four dividend rates per share and multiplying by the quantity of shares held in the selected account(s) as of the End Date of Report.

Accrued Interest: Interest that has accumulated between the most recent payment and the report date may be reflected in market values for interest bearing securities.

Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal,



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Cash Flow: This Cash Flow analysis is based on the historical dividend, coupon and interest payments you have received as of the Record Date in connection with the securities listed and assumes that you will continue to hold the securities for the periods for which cash flows are projected. The attached may or may not include principal paybacks for the securities listed. These potential cash flows are subject to change due to a variety of reasons, including but not limited to, contractual provisions, changes in corporate policies, changes in the value of the underlying securities and interest rate fluctuations. The effect of a call on any security(s) and the consequential impact on its potential cash flow(s) is not reflected in this report. Payments that occur in the same month in which the report is generated -- but prior to the report run ("As of") date -- are not reflected in this report. In determining the potential cash flows, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Although UBS FS generally updates this information as it is received, the Firm does not provide any assurances that the information listed is accurate as of the Record Date. Cash flows for mortgage-backed, asset-backed, factored, and other pass-through securities are based on the assumptions that the current face amount, principal pay-down, interest payment and payment frequency remain constant. Calculations may include principal payments, are intended to be an estimate of future projected interest cash flows and do not in any way guarantee accuracy.

Expected Cash Flow reporting for Puerto Rico

Income Tax Purposes: Expected Cash Flow reporting may be prepared solely for Puerto Rico income tax purposes only. If you have received expected cash flow reporting for Puerto Rico income tax purposes only and are NOT subject to Puerto Rico income taxes, you have received this reporting in error and you should contact your Financial Advisor immediately. Both the Firm and your Financial Advisor will rely solely upon your representations and will not make the determination of whether you are subject to Puerto Rico income taxes. If you have received this reporting and you are NOT subject to Puerto Rico income taxes, the information provided in this reporting is inaccurate and should not be relied upon by you or your advisers. Neither UBS FS nor its employees provide tax or legal advice. You should consult with your tax and/or legal advisors regarding your personal circumstances.

The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Account name(s) displayed in this report and labels used for groupings of accounts can be customizable "nicknames" chosen by you to assist you with your recordkeeping or may have been included by your financial advisor for reference purposes only. The names used have no legal effect, are not intended to reflect any strategy, product, recommendation, investment objective or risk profile associated with your accounts or any group of accounts, and are not a promise or guarantee that wealth, or any financial results, can or will be achieved. All investments involve the risk of loss, including the risk of loss of the entire investment.

For more information about account or group names, or to make changes, contact your Financial Advisor.

Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:

- 1) Have there been any changes to your financial situation or investment objectives?
 - 2) Would you like to implement or modify any restrictions regarding the management of your account?
- If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and McDonald Investments clients:

As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or

warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.

Performance History prior to the account's inception at UBS Financial Services, Inc. may have been included in this report and is based on data provided by third party sources. UBS Financial Services Inc. has not independently verified this information nor does UBS Financial Services Inc. guarantee the accuracy or validity of the information.

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1/14/19 9:16 AM

Good morning Susan,

Is it possible to add the attached PWS Borough opposition letters to the meeting packet? I just had the Chugach School district finish their letter late last week.

I appreciate it.

Matthew McDaniel
(907) 382-0056



Chugach School District

9312 Vanguard Drive, Suite 100

Anchorage, AK 99507-5355

(907) 522-7400 Phone

(907) 522-3399 Fax

chugachschools.com

January 16, 2019

Chugach School District School Board

9312 Vanguard Drive

Anchorage, Alaska, 99507

The Chugach School District School Board writes this letter as a clear and strong statement of its opposition to the formation of a borough in Prince William Sound, and particularly one that includes the town of Girdwood that has no cultural, geographic, or economic connection with the Sound or its people.

The Chugach School District is nationally known for its innovative and successful practices over the course of the last two decades. We have been driven by the needs of our students and the desires and voices of our communities of Whittier, Tatitlek, and Chenega. We are successful because of the close connections that we have to our stakeholders. To ensure an equitable voice for each community, we have recently added a section within our school district to dedicate at least one school board seat from each community.

Each of our communities represents different and unique cultures. Our educational model is to provide strong place-based learning that is taught within the culture of each community to best meet the needs of our students. This letter of opposition coincides with the voice of each of our communities and honors their input in this matter.

We have extensively reviewed the potential impacts of borough formation on our school district. We have looked for positive outcomes for our students and communities and have only found concerns. We have yet to find anyone who can quantify how a borough formation will have a positive impact on the education or the quality of life of our students. What we have determined causes great concern:

- Statute only allows for one school district in a borough. Our unique and effective educational model is at great risk when absorbed into the larger communities of Girdwood, Cordova, and potentially Valdez.
- The local voice of our communities-especially those of Tatitlek and Chenega because of our small size, will be diminished.
- Control of our district will move from the communities we now serve to distant communities not easily accessed by our stakeholders.



Whittier Community School
(907) 472-2575

Tatitlek Community School
(907) 325-2252

Chenega Bay Community School
(907) 573-5123

Valdez FOCUS
Homeschool
(907) 835-5528

Anchorage FOCUS
Homeschool
(907) 522-7400

Fairbanks FOCUS
Homeschool
(907) 457-2545

Voyage to
Excellence
(907) 222-2712





Chugach School District

9312 Vanguard Drive, Suite 100

Anchorage, AK 99507-5355

(907) 522-7400 Phone

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chugachschoools.com

- Through the statutory process, we have recently dedicated a school board seat in Chenega. Our board now has two seats in Whittier, two seats in Tatitlek, and one seat in Chenega. Being absorbed into a large borough, and based on population, our district will lose all but potentially one seat in Whittier.
- Small communities deserve a responsive and similarly sized district to serve them well. The Chugach School District has shown that it can do that. To move the leadership of the school district to a larger unconnected city would be extremely prejudicial to our local and native populations.
- Effective government should function and be performed at the lowest level of government that can function effectively. Our governing school board functions extremely effectively without an additional layer of borough government added.

The formation of a borough in Prince William Sound offers no positive outcomes for our school district, but rather puts our innovative and effective practices at risk. A loss of voice, a loss of control, and a potential loss of our culturally embedded education are all risks that we are unwilling to take. As of yet, no betterment of life or education has been offered our students and our families in consideration of a borough formation. As such, the Chugach School District School Board stands resolutely in strong opposition to borough formation in Prince William Sound.

Signed,

The Chugach School District School Board

Board Chair

Board Vice Chair

Board Member

Board Member

Board Member



Whittier Community School
(907) 472-2575

Valdez FOCUS
Homeschool
(907) 835-5528

Tatitlek Community School
(907) 325-2252

Anchorage FOCUS
Homeschool
(907) 522-7400

Chenega Bay Community School
(907) 573-5123

Fairbanks FOCUS
Homeschool
(907) 457-2545

Voyage to
Excellence
(907) 222-2712





October 23, 2018

Chairman Lamar Cotton
State of Alaska
Local Boundary Commission
550 W. 7th Avenue, Suite 1640
Anchorage, AK 99501

VIA ELECTRONIC MAIL

Re: Proposed Prince William Sound Borough

Dear Chairman Cotton:

The Eyak Corporation (Eyak) is the Alaska Native Village Corporation for the Eastern Prince William Sound, Cordova and Copper River area established pursuant to the Alaska Native Claims Settlement Act. We have 550 shareholders, with approximately 100 living in Cordova. This letter is to express our concerns with the current efforts to establish a new Prince William Sound borough, whose boundaries would include: Chenega; Cordova; Girdwood; Tatitlek; and Whittier.

Based on our review of the relevant criteria to establish a borough, we think it is extremely unlikely that the proposed borough would be approved. For example, Article X, Section 3 of the Alaska State Constitution requires that “[e]ach borough shall embrace an area and population with common interests to the maximum degree possible.” It is beyond debate that the communities of Chenega and Tatitlek are remarkably different than the communities of Girdwood and Whittier in terms of: culture; geography; population; demographics; and economics.

We note the strong opposition from the communities of Chenega and Tatitlek to the proposed borough. In addition to being divisive, the current efforts in furtherance of the proposed borough seem to be an inefficient use of effort and financial resources.

Sincerely,
The Eyak Corporation

Rod Worl
Chief Executive Officer

Nancy C. Barnes
President

Martin Parsons
Board Chairman



January 11, 2019

Mr. Lamar Cotton, Chairman
Local Boundary Commission
State of Alaska
550 West 7th Avenue, Suite 1640
Anchorage, Alaska 99501-3510

Dear Chairman Cotton:

We appreciate the opportunity to provide comments on the draft *Local Boundary Commission's 2018 Annual Report to the First Session of the Thirty-First Alaska State Legislation* on boundary proposals in the State of Alaska and related activities. Specifically, we appreciate the opportunity to comment on the account pertaining to the discussions involving Prince William Sound, specifically its residents and communities.

In our opinion, the account on pages 14-16 represented in the LBC report is a misleading account of the views and interests of the residents, communities and property owners of Prince William Sound. The LBC account is biased toward the interests of a splinter group of residents in Girdwood who wish to "use any means available" to disassociate from the Anchorage borough. Those individuals, operating through the "Girdwood Governance Association" and their contractors, do not represent the views of the residents and communities of Prince William Sound. We strongly recommend that the LBC revise its report and correct the errors as well as provide a more balanced and accurate account of all of the entities, activities and opinions involved to date. To help in that effort, I am writing to express our strong support of the views and recommendations expressed in the joint letter to the Local Boundary Commission sent by Chenega Corporation and Chenega IRA Council dated January 10, 2019.

We recommended that the LBC make corrections to the draft *Local Boundary Commission's 2018 Annual Report to the First Session of the Thirty-First Alaska State Legislation* to ensure that the document accurately represents the pertinent entities involved, the activities and outside interests (such as GGA). For the process to have meaning, it must give voice to the views of the local residents and local communities in Prince William Sound over those of outside commercial interests. The LBC report should include an account of the numerous residents and communities (municipalities, federally recognized Tribes and ANCSA corporations) which have already written letters to the LBC to express their opposition to the formation of a borough, especially one that would promote outside interests over the interests of the local communities. Controversial documents, such as the *Prince William Sound Borough Formation Economic Feasibility, Phase 1* document, produced by Information Insights, Winters & Associates et al., December 7, 2018 should be referenced correctly to be accessible for professional critique. The document does not present a realistic approach or recommendations for addressing the so-called economic viability of a future PWS borough.

Girdwood is not a community in Prince William Sound nor does it share any common bonds or common interests with the residents and communities of Prince William Sound. GGA does not represent Girdwood, nor does GGA or Girdwood represent the communities of Prince William Sound. GGA and Girdwood have never been included in any ideal future Prince William Sound borough.

The communities of Prince William Sound do not have a common history nor a common bond with Girdwood. Girdwood properly belongs within the borough of the Municipality of Anchorage where it shares common interests, highway and telecommunication resources and opportunities with the other wealthy communities in the Anchorage bowl. Prince William Sound communities are vastly different coastal communities and they deserve to determine their own local future, with or without a borough forced upon them.

Finally, cognizant of the continuing recession in Alaska, the State of Alaska has identified the priority of reducing government and reducing the cost of government - not increasing it by adding yet another level of government. We share that view. Thank you for the opportunity to express our concerns and the concerns of many small communities within Prince William Sound.

Sincerely,



Sheri Buretta, Chairman
Chugach Alaska Corporation

cc: The Honorable Lisa Murkowski, United States Senate
The Honorable Dan Sullivan, United States Senate
The Honorable Don Young, United States House of Representatives
The Honorable Mike Shower, Alaska State Senate
The Honorable Gary Stevens, Alaska State Senate
The Honorable George Rauscher, Alaska House of Representatives
The Honorable Louise Stutes, Alaska House of Representatives



January 10, 2019

Mr. Lamar Cotten
Chairman
Local Boundary Commission
State of Alaska
550 West 7th Avenue, Suite 1640
Anchorage, Alaska 99501-3510

Dear Chairman Cotten:

The Chenega Corporation and the Chenega IRA Council have reviewed the Draft Report to the Legislature from the State of Alaska Local Boundary Commission (LBC) on boundary proposals, including the efforts by the Girdwood Governance Association (GGA) to create a Prince William Sound (PWS) borough. We would appreciate the opportunity to comment on the draft, and to point out several inaccuracies. Unfortunately, the collective result of these inaccuracies will give Legislators an incorrect and misleading view of the facts regarding the PWS borough proposal. These errors are significant, and we would appreciate your review and correction before the final report is sent to the Legislature.

- 1) First, the section on Girdwood detachment and city incorporation incorrectly says that the “community of Girdwood has formed the Girdwood Governance Association.” This statement is factually incorrect, implying that the entire community is fully behind the effort. At best, that statement should read that “a small group of residents in the community of Girdwood have formed the Girdwood Governance Association (GGA)” or “certain interests in the community of Girdwood have formed the Girdwood Governance Association (GGA).” It should also note that the community’s elected representatives on the Girdwood Board of Supervisors do not support the effort.
- 2) Second, and more important, the section on PWS Borough formation downplays the opposition within the Prince William Sound region to the proposal by saying that “the Chenega Corporation, the Chenega IRA Council, Tatitlek Corporation, Native Village of Tatitlek, Chugach Alaska Corporation, Eyak Corporation, and the Girdwood Board of Supervisors have expressed some level of either opposition or ambivalence” to the PWS borough effort. (Emphasis added.) This is inaccurate. It should be revised to indicate the actual positions taken by each community – which would demonstrate the strong opposition proclaimed by most of the entities in the Prince William Sound region. As written, it implies that there is only “some level of opposition or ambivalence” from these communities, which downplays the unqualified opposition from each of the organizations identified above. In fact, letters of opposition have been sent to the LBC by the Chenega Corporation, the Chenega IRA Council, Tatitlek Corporation, the Tatitlek Village IRA

Council, the Chugach Alaska Corporation, the Eyak Corporation, and Chugachmiut, a nonprofit representing all the Native communities in the Chugach region. Additionally, the lack of support for the proposal from the City of Valdez and the Girdwood Board of Supervisors highlights that nearly all of the primary community-based organizations that would be swept up in the GGA effort have not expressed support for the proposal. The Prince William Sound Economic Development District, representing the communities of Prince William Sound, also voted in November 2018 to oppose the GGA's borough formation effort.

Moreover, while singling out Valdez and its opposition, this section lumps the opinions of all of the Native communities in Prince William Sound together, as though each individual Native Community doesn't have the right to its own voice in the process, and ascribes to all of them a single, muted point of view opposed by nearly all of them. That should be changed.

- 3) Finally, the LBC report also outlines the draft economic feasibility report on the GGA proposal, with a paragraph noting that economic feasibility reports in 1988 and 1997 "also recommended Prince William Sound Borough incorporation," and also reporting that a 2003 study "identified the PWS model borough as financially feasible and potentially meeting all of the standards." This compares apples to oranges and is grossly misleading. First, the current feasibility study does NOT recommend borough formation, it merely assesses feasibility under a particular, and very dubious, set of assumptions – chiefly that the new borough would be able to take tax revenue away from the state on the TAPS pipeline and commercial fisheries in the region. Second, this section of the draft report strongly implies that the previous, favorable feasibility reports were assessing the same proposal as this one – they were not. Those studies were looking at a PWS borough along the lines of the State of Alaska's Model PWS borough, which importantly INCLUDES the City of Valdez but does NOT include Girdwood within the boundaries. In fact, the Model PWS borough leaves Girdwood where it belongs, within the boundaries of the Municipality of Anchorage.

This entire paragraph comparing economic studies is misleading. The combined effect is to overstate economic feasibility of the proposed PWS borough and to lead readers to believe that the current draft economic feasibility study concurs with previous studies. The earlier studies looked at fundamentally different proposals with very different boundaries and considerations. These errors need to be corrected, or the entire paragraph needs to be removed.

Further, it must be noted in this section that the draft economic feasibility report relies on two assumptions that would be highly controversial and unlikely to be successful: that the proposed PWS borough will be able to annex the 12-to-44-mile section of the TAPS pipeline for the purpose of receiving the full value of the oil and gas property tax, currently being taxed by the state at a 20-mill rate pursuant Alaska Statute 43.56. These proceeds are currently received by the State. With tax from the revenue already down sharply in recent years, the State will certainly fight to retain that badly needed revenue. Similarly, the study assumes that the PWS borough would be able to take revenue away from the State and the region from regional commercial fishing activity. The outcome of this revenue source too is highly doubtful.

We recognize that reports on issues like this are difficult, especially when the issues are complex and people have strong views on both sides. But that is exactly why it is so important that the LBC ensure that

Mr. Cotten
January 10, 2019
Page 3

the report is both fair to the Native Communities and the opinions they have clearly expressed to the LBC -- and is also factually accurate. We look forward to a final report that corrects these errors.

Thank you for allowing Chenega to express our opinions on the Draft Report to the Legislature. If you have any questions on our views on the Draft Report -- or on the GGA's PWS borough proposal -- please let us know.

Sincerely,



Charles W. Totemoff
President and Chief Executive Officer
Chenega Corporation



Larry Evanoff
President
Chenega IRA Council

cc: The Honorable Lisa Murkowski, United States Senate
The Honorable Dan Sullivan, United States Senate
The Honorable Don Young, United States House of Representatives
The Honorable Mike Shower, Alaska State Senate
The Honorable Gary Stevens, Alaska State Senate
The Honorable George Rauscher, Alaska House of Representatives
The Honorable Louise Stutes, Alaska House of Representatives



Tatitlek Village IRA Council

"God's Country, USA"

Chairman Lamar Cotton
State of Alaska
Local Boundary Commission
550 W. 7th Avenue, Suite 1640
Anchorage, AK 99501-3510

Dear Chairman Cotton:

I am writing on behalf of The Village of Tatitlek IRA Council and wish to express our strong opposition to Girdwood's proposed Prince William Sound borough government. Their proposed boundaries would include the Village of Tatitlek, as well as Girdwood, Eyak/Cordova and Chenega. The Village of Tatitlek does NOT wish to be included in such a borough, and will oppose any such efforts.

We are a small native coastal community, with subsistence roots and native traditions of self-reliance and empowerment. We would receive no benefit – nor provide any benefit – to Girdwood, a community with little in common with our Village. We also do not wish to give up local control to a borough government that does not share our vision or concerns.

Thank you for hearing our community's concerns and we hope you will assist us to oppose Girdwood's borough proposition.

Sincerely,

Nanci Lee Robart,
IRA Council President
Native Village of Tatitlek



The Tatitlek
CORPORATION
A TRADITION OF EXCELLENCE

561 East 16th Avenue, Ste 400 • Anchorage, Alaska 99503
Phone: (907) 278-4000 • Fax: (907) 278-4050
www.tatitlek.com

TATITLEK CONSTRUCTION SERVICES INC • TATITLEK FEDERAL SERVICES INC • TATITLEK TRAINING SERVICES INC • TATITLEK GOVERNANCE SERVICES INC • GEONORTH INFORMATION SYSTEMS LLC
MICHIGAN CHIEF PARTNERS • TATITLEK PROPERTIES INC • INDIAN CREEK COMMUNITIES • ALASKAN DATA LLC • TATITLEK BUSINESS SERVICES INC • GLENDALE LLC
TATITLEK RESPONSE SERVICES INC • TATITLEK SUPPORT SERVICES INC • TATITLEK TECHNOLOGIES INC • PORT FIDALGO CONSTRUCTORS INC

September 13, 2018

Chairman Lamar Cotten
State of Alaska
Local Boundary Commission
550 W. 7th Avenue - Suite 1640
Anchorage, AK 99501

Dear Chairman Cotten,

I am writing on behalf of The Tatitlek Corporation to express our deep opposition to Girdwood's attempts to create a new Prince William Sound borough government. Their proposed boundaries would include the Village of Tatitlek, as well as Girdwood, Valdez, Eyak/Cordova, Whittier and Chenega. The Village of Tatitlek and The Tatitlek Corporation have no desire to be included in such a borough, and we oppose any such efforts. I refer your attention to the enclosed letter from the Village of Tatitlek IRA Council.

Aside from the many legal grounds by which we feel this proposed borough would be in conflict, we are committed to the vision of Native community self-determination and empowerment, and find no benefit or purpose in a large borough that would administrate over our Prince William Sound communities. Our small coastal community is self-reliant and has no commonalities with Girdwood and does not wish to give up local control to a borough government that has no connectivity or perception of our Village.

We appreciate the opportunity to express our community's concerns and our opposition to Girdwood's proposition. If you need any further information please feel free to contact me directly.

Respectfully Submitted,

Roy Totemoff, CEO
The Tatitlek Corporation

cc: The Honorable Lisa Murkowski, US Senate
The Honorable Dan Sullivan, US Senate
The Honorable Don Young, US House of Representatives
The Honorable Mike Shower, Alaska State Senate
The Honorable Gary Stevens, Alaska State Senate
The Honorable George Rauscher, Alaska House of Representatives
The Honorable Louise Stutes, Alaska House of Representatives
Julie Kitka, Alaska Federation of Natives



Native Village of Chenega

Post Office Box 8079 Chenega, Alaska 99574-8079
Phone: (907) 573-2032 Cell: (907) 573-2094

September 11, 2018

Mr. Lamar Cotten, Chair
State of Alaska
Local Boundary Commission
550 W. 7th Avenue, Suite 1640
Anchorage AK 99501-3510

Dear Chairman Cotten:

I write on behalf of the Chenega IRA Council, the State-recognized Appropriate Village Entity for the Village of Chenega, in strong opposition to the recent, ill-advised proposal to create a new Prince William Sound Borough government. Under the proposal, the boundaries of the new borough would include the Village of Chenega, along with Girdwood, Valdez, Tatitlek, Cordova, and Whittier. The Village of Chenega has no desire to be a part of such a borough, and would vigorously oppose the effort to create one.

To cite just one major and fatal flaw in the proposal, Girdwood is not in the Prince William Sound region, and has almost nothing in common with the small coastal communities of the Sound. Article X, Section 3 of the Alaska State Constitution requires that "[e]ach borough shall embrace an area and population with common interests to the maximum degree possible." That is obviously not the case between Girdwood and the Prince William Sound coastal communities.

Further, state law (AS 29.05.031(a)) requires the following for creation of a borough:

(a) An area that meets the following standards may incorporate as a home rule, first class, or second class borough, or as a unified municipality:

- (1) the population of the area is interrelated and integrated as to its social, cultural, and economic activities, and is large and stable enough to support borough government;
- (2) the boundaries of the proposed borough or unified municipality conform generally to natural geography and include all areas necessary for full development of municipal services;
- (3) the economy of the area includes the human and financial resources capable of providing municipal services; evaluation of an area's economy includes land use, property values, total economic base, total personal income, resource and commercial development, anticipated functions, expenses, and income of the proposed borough or unified municipality;

(4) land, water, and air transportation facilities allow the communication and exchange necessary for the development of integrated borough government.

Those criteria simply do not apply with the proposed new borough. Girdwood is an affluent, well populated, suburban Anchorage community, situated inland and on a major highway. Home to a ski resort, a major hotel, and many restaurants, it is well known as a commuter neighborhood for Anchorage, and is connected to that Municipality by geography, demography, culture, politics, and business.

By contrast, Prince William Sound has small, coastal, communities – many of them Native Villages. The Chugach Region, much of which would be subsumed into the new borough under this proposal, includes traditional Native communities such as Valdez, Tatitlek, Eyak/Cordova and Chenega in the Sound. But the region also includes Qutekcak in Seward, Port Graham and Nanwalek along the coastal Kenai Peninsula, and these communities would be excluded from the new borough. In fact, the Chugach Region spans the coastline of the Gulf of Alaska, from Icy Bay through along the Prince William Sound on to the end of the outer Kenai Peninsula, and has nothing whatsoever to do with the inland area of the Cook Inlet region (CIRI) in which Anchorage and Girdwood are both located.

We are deeply committed to the ideal of Native community self-determination and empowerment. This proposal by some in Girdwood to engulf our communities into a huge borough against our will flies in the face of that principle.

Even Whittier, which is not a Native community, is a small, coastal fishing and port community with almost nothing in common with Girdwood. In fact, the road and rail line connecting Whittier to the Cook Inlet region needs to go through the nation's longest highway tunnel – 2.5 miles under an arm of the Chugach Mountain range – to do so. No roads or rails connect most of the other communities in the region.

Our communities are independent, proud, and self-reliant. We are unlike Girdwood in geography, population, culture, demographics, and economics. We have no desire to cede local control to any borough government, let alone one that will be heavily skewed toward a community like Girdwood with a large population, a fatter budget, and different economic, cultural, and regional objectives.

It is for these reasons that the state regulations promulgated to direct agency action on borough formation or boundary modification require a political, cultural, and economic nexus between communities to be included. The regulations require that geographic boundaries be used as guides, along with boundaries for Alaska Native regions, federal census areas, and the Model Borough maps of the State Department of Commerce. All of these methods keep Girdwood where it is – within the Municipality of Anchorage. Indeed, the Model Borough boundaries promulgated by the State specifically for a potential Prince William Sound Borough do not include Girdwood, which sits on the other side of the mountains from the Sound.

It appears that some members of the Girdwood community are in disagreement with some of the regulatory and zoning policies of the Municipality of Anchorage and view this effort as some

sort of solution. We strongly encourage them to focus their efforts on rectifying those local problems, instead of trying to create a huge new Borough with gerrymandered boundaries. We oppose that effort.

Thank you for the opportunity to express my community's deep concerns about this proposal. I am grateful for the chance to voice our strong opposition.

Sincerely,



Larry Evanoff
President
Chenega IRA Council

cc: The Honorable Lisa Murkowski, United States Senate
The Honorable Dan Sullivan, United States Senate
The Honorable Don Young, United States House of Representatives
The Honorable Mike Shower, Alaska State Senate
The Honorable Gary Stevens, Alaska State Senate
The Honorable George Rauscher, Alaska House of Representatives
The Honorable Louise Stutes, Alaska House of Representatives
Ms. Julie Kitka, Alaska Federation of Natives
Mr. John Echohawk, Native American Rights Fund



September 10, 2018

Mr. Lamar Cotten, Chair
State of Alaska
Local Boundary Commission
550 W. 7th Avenue, Suite 1640
Anchorage AK 99501-3510

Dear Chairman Cotten:

I write on behalf of the Chenega Corporation, in strong opposition to the recent proposal to create a new Prince William Sound Borough government, the boundaries of which would include the Village of Chenega, along with Girdwood, Valdez, Tatitlek, Cordova, and Whittier. The Village of Chenega has no desire to be a part of such a borough, and would vigorously oppose the effort to create one.

To cite just one major and fatal flaw in the proposal, Girdwood is not in the Prince William Sound region, and has almost nothing in common with the small coastal communities of the Sound. Article X, Section 3 of the Alaska State Constitution requires that "[e]ach borough shall embrace an area and population with common interests to the maximum degree possible." That is obviously not the case between Girdwood and the Prince William Sound coastal communities.

Further, state law (AS 29.05.031(a)) requires the following for creation of a borough:

- (a) An area that meets the following standards may incorporate as a home rule, first class, or second class borough, or as a unified municipality:
- (1) the population of the area is interrelated and integrated as to its social, cultural, and economic activities, and is large and stable enough to support borough government;
 - (2) the boundaries of the proposed borough or unified municipality conform generally to natural geography and include all areas necessary for full development of municipal services;
 - (3) the economy of the area includes the human and financial resources capable of providing municipal services; evaluation of an area's economy includes land use, property values, total economic base, total personal income, resource and commercial development, anticipated functions, expenses, and income of the proposed borough or unified municipality;
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Those criteria simply do not apply with the proposed new borough. Girdwood is an affluent, well populated, suburban Anchorage community, situated inland and on a major highway. Home to a ski resort, a major hotel, and many restaurants, it is well known as a commuter neighborhood for Anchorage, and is connected to that Municipality by geography, demography, culture, politics, and business.

By contrast, Prince William Sound has small, coastal, communities – many of them Native Villages. The Chugach Region, much of which would be subsumed into the new borough under this proposal, includes traditional Native communities such as Valdez, Tatitlek Eyak/Cordova and Chenega in the Sound. But the region also includes Qutekcak in Seward, Port Graham and Nanwalek along the coastal Kenai Peninsula, and these communities would be excluded from the new borough. In fact, the Chugach Region spans the coastline of the Gulf of Alaska, from Icy Bay through along the Prince William Sound on to the end of the outer Kenai Peninsula, and has nothing whatsoever to do with the inland area of the Cook Inlet region (CIRI) in which Anchorage and Girdwood are both located.

We are deeply committed to the ideal of Native community self-determination and empowerment. This proposal by some in Girdwood to engulf our communities into a huge borough against our will flies in the face of that principle.

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It appears that some members of the Girdwood community are in disagreement with some of the regulatory and zoning policies of the Municipality of Anchorage and view this effort as some sort of solution. We strongly encourage them to focus their efforts on rectifying those local

problems, instead of trying to create a huge new Borough with gerrymandered boundaries. We oppose that effort.

Thank you for the opportunity to express my community's deep concerns about this proposal. I am grateful for the chance to voice our strong opposition.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Totemoff".

Charles W. Totemoff
President and Chief Executive Officer
The Chenega Corporation

cc: The Honorable Lisa Murkowski, United States Senate
The Honorable Dan Sullivan, United States Senate
The Honorable Don Young, United States House of Representatives
The Honorable Mike Shower, Alaska State Senate
The Honorable Gary Stevens, Alaska State Senate
The Honorable George Rauscher, Alaska House of Representatives
The Honorable Louise Stutes, Alaska House of Representatives
Ms. Julie Kitka, Alaska Federation of Natives
Mr. John Echohawk, Native American Rights Fund



Chugachmiut

Board of Directors Resolution Number 18-24

To oppose the uninvited annexation of the Native Village of Chenega, the Native Village of Tatitlek, the Native Village of Eyak (Cordova), and members of the Valdez Native Tribe in a proposed "Prince William Sound Borough".

WHEREAS, Chugachmiut is a tribal organization, incorporated as a non-profit under the laws of the State of Alaska to serve the seven Native communities of the Chugach Region; and

WHEREAS, Chugachmiut has a Board of Directors whose members represent each of the Chugach Region's tribal governments; and

WHEREAS, The Native Villages and Tribes within the region have very small populations and smaller numbers of adult voters; and

WHEREAS, It is flagrantly prejudicial to allow larger, unconnected communities acting in their own interests to blindly impact the well-being of the residents in smaller communities; and

WHEREAS, **Under the American system of Democracy,** every citizen has certain basic rights that the state cannot take away from them. These rights are internationally recognized and guaranteed. Americans including the First Americans has the right to have their own beliefs, including their religious beliefs, and to say and write what they think. Americans has the right to seek different sources of information and ideas. **Americans have the right to associate with other people, and to form and join organizations of their own choice;** and

WHEREAS, **Under the American system of Democracy,** each government function should be performed by the lowest level of government that is capable of performing that function effectively; and

WHEREAS, Each Native Village in the Prince William Sound has an active and effective Tribal Governance structure in place; and

WHEREAS, The Native Village of Chenega is on record opposing unilateral incorporation of their village into the proposed borough – it chooses not to join this organization; and

WHEREAS, The Native Village of Tatitlek, Valdez Native Tribe, and the Native Village of Eyak made it known to the Chugachmiut board that it too will soon be on record

opposing unilateral incorporation of their village into a government entity for which they will have no influence, has no cultural similarities, and different goals for its residents; and

WHEREAS, Every Tribal Government in the Prince William Sound vehemently denies common interest with the City of Girdwood or the City of Whittier; and


WHEREAS, Chugachmiut strongly opposes the recent proposal by a special interest group in Girdwood, Alaska to create a new Prince William Sound Borough.

NOW THEREFORE LET IT BE RESOLVED THAT that Chugachmiut joins the Native Village of Chenega and the Chugach Alaska Corporation in opposing the formation of the proposed Prince William Sound Borough.

BE IT FURTHER RESOLVED that should the State of Alaska move forward with the formation of this ill-conceived proposal, the Native Villages of Chenega, Tatitlek, Eyak and Valdez must be given the opportunity to decline entry into the undesirable borough.

Adopted this 24th day of September, 2018

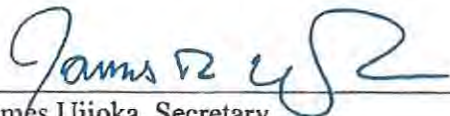
THIS IS TO CERTIFY THAT I, Francis Norman, am the Chairperson of the Chugachmiut Board of Directors; AND that the Board consists of seven duly elected Tribal representatives; AND that this Resolution No. 18-23 was considered and adopted by poll vote of the Board for which a quorum was present and voting; AND that the vote taken was 7 for and 0 against and 0 abstain/absent.



Francis Norman, Chairperson

9/24/18

Date



James Ujioka, Secretary

9/24/18

Date



September 10, 2018

Mr. Lamar Cotton, Chair
State of Alaska
Local Boundary Commission
550 W. 7th Avenue, Suite 1640
Anchorage AK 99501-3510

Dear Chairman Cotton:

I write on behalf of Chugach Alaska Corporation in strong opposition to the recent efforts by Girdwood regarding an attempt to create a new Prince William Sound borough government. The boundaries include our traditional Chugach communities of Prince William Sound in Valdez, Tatitlek, Chenega, Eyak/Cordova, non-Chugach communities of Whittier and Girdwood, as well as Alaska Native Claims Settlement Act (ANCSA) lands belonging to Chugach Alaska Corporation and the village ANCSA corporations of our Chugach region.

I write in support of the recent letter sent by Charles W. Totemoff, President and Chief Executive Officer, The Chenega Corporation dated September 10, 2018 (attached.)

Thank you for the opportunity to express Chugach Alaska Corporation's deep concerns about the Girdwood proposal and to voice our strong opposition.

Sincerely,

Sheri Buretta, Chairman
Chugach Alaska Corporation

Attachment: Letter from Charles W. Totemoff, President and Chief Executive Officer, The Chenega Corporation, dated September , 2018

cc: The Honorable Lisa Murkowski, United States Senate
The Honorable Dan Sullivan, United States Senate
The Honorable Don Young, United States House of Representatives
The Honorable Mike Shower, Alaska State Senate
The Honorable Gary Stevens, Alaska State Senate
The Honorable George Rauscher, Alaska House of Representatives
The Honorable Louise Stutes, Alaska House of Representatives
Ms. Julie Kitka, Alaska Federation of Natives
Mr. John Echohawk, Native American Rights Fund



City of Cordova
PO Box 1210
Cordova, AK 99574

January 15, 2019

Cordova Chamber of Commerce
PO Box 99
Cordova, AK 99574
907-424-7260
cordovachamber.com

Board of Directors

Lisa Koker, Cordova Telephone Cooperative
Scot Mitchell, Cordova Community Medical Center
Katrina Hoffman, Prince William Sound Science Center/OSRI
Osa Schultz, Seaview Condo/Pet Projects
Clay Koplin, Cordova Electric Cooperative
Teal Barmore, Cordova Creative Media
Natasha Casciano, Cordova Gear
LCDR Collin R. Bronson, US Coast Guard
Seawan Gehlbach, Alaska Marine Response/Seastar Suites
Jim Kacsh, Individual
Kerin Kramer, Native Village of Eyak
Alan Lanning, Cordova City Manager
Pete Mickelson, Individual
Stephen Phillips, Cordova Computers
Ryan Schuetze, Commercial Fisherman/Crow's Nest Printing
Theresa Tanner, Chugach National Forest - Cordova Ranger District

Dear Mr. Lanning, Mayor Koplin and City Council Members,

The Cordova Chamber of Commerce board of directors and I would like to thank you for your continued support of our organization. 2018 has been a banner year for us; and we feel confident our work has multiplied the City's \$70,000 grant investment by increasing economic impact and growing a more resilient, diversified economy in Cordova.

Today we are writing to request the **2018 4th Quarter** installment of the City's grant to the Chamber in the amount of **\$17,500.**

Producing high quality events that create a desire to visit and live in Cordova is a key tool we use to support continual economic growth in every sector. Our efforts increase sales tax, bed tax and property tax revenue for the City, create opportunities for local businesses, and enhance quality of life for residents. The 28th annual Copper River Delta Shorebird Festival broke records for attendance **and** economic impact. With unprecedented levels of business support and the volunteer efforts of over 150 citizens, our annual Old Time Downtown 4th of July Celebration also saw its biggest turn-out ever. As a key partner in Copper River Salmon Jam, we were happy to see participation numbers as well as the amount and variety of value-adding free educational events increase. Cordova Fungus Festival was also a hit this year, engaging hundreds of local residents and out of town guests and encouraging them to explore and utilize the natural world around them in new ways! Lastly, we would like to thank our local partners and the City of Cordova for helping us put on our most successful Holiday Kick-off, Tree Lighting, and Moonlight Madness ever; through which our Shop Cordova First Passport program encouraged over \$60,000 in local spending over the holidays! Media coverage and word of mouth for all these events also grew, adding perceived value to all businesses, organizations, and individuals based in Cordova as well as to the community and region as a whole. With our increase in funding to \$90,000 for 2019, we look forward to continuing this destination marketing and quality of life work while growing our programming in the areas of Small Business Development Support and Targeted Tour & Meeting Group Outreach.

Some of the ongoing ways we are working to enhance quality of life while supporting Cordova's economic base and strategizing for future growth include: providing business promotion and Visitor Center services in Cordova; maintaining a state of the art destination marketing and local resource website at cordovachamber.com; offering logistical support to Cordova Center and outside event/meeting groups; and developing supporting materials like the Cordova Coupon Book, Cordova Shopping & Dining Guide, and several Cooperative Advertising campaigns. We also provide platforms for residents and stakeholders to get involved and help the community through events like the Cordova Economic Summit, participation on planning committees, and organizing citizens to fight for Alaska Marine Highway and Essential Air service. We could not do any of this without your financial support. On behalf of all our members and Cordova's citizens – Thank you!

Sincerely,
Cathy Renfeldt
Executive Director



THE STATE
of **ALASKA**

GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF PARKS & OUTDOOR RECREATION

Office of History & Archaeology

550 West 7th Avenue, Suite 1310

Anchorage, AK 99501-3565

907.269.8721

<http://dnr.alaska.gov/parks/oha>

January 18, 2019

Re: 3330-3 Reception Building, Cordova

Clay Koplin, Mayor
City of Cordova
P.O. Box 12100
Cordova, Alaska 99574

Rodney and Remedios Johnson
P.O. Box 1150
Cordova, Alaska 99574

Dear Mayor Koplin and Mr. & Mrs. Johnson:

I was very sorry to learn the Reception Building at the corner of 2nd Street and Browning Avenue, Cordova, was torn down last week.

Because the building no longer stands it has ceased to meet the criteria for listing in the National Register of Historic Places. The empty lot does not exhibit an association with Link Wahn and commerce in Cordova between 1908 and 1924, the associations made in the National Register documentation for the building. This letter is to advise you that in accord with the National Historic Preservation Act and 36 CFR 60.15, I am writing to the Keeper of the National Register asking that the property be removed from the list.

If you wish to comment on this proposed action, your notarized written comments must be submitted to me within fifteen days of receipt of this letter. I will forward any comments received to the Keeper of the National Register of Historic Places.

If you have any questions regarding this proposed action, please write to me at the address above, at jo.antonson@alaska.gov, or call 907.269.8714.

Sincerely,

A handwritten signature in blue ink that reads "Joan M. Antonson".

Joan M. Antonson
Deputy State Historic Preservation Officer

Cc: Cordova Historic Preservation Commission, Nancy Bird, nbird5800@gmail.com

CITY OF CORDOVA



January 25, 2019

Douglas Vincent-Lang
Acting Commissioner, Alaska Department of Fish and Game
PO Box 115526
Juneau, Alaska, 99811-5526

Dear Commissioner,

On behalf of the fish processors, fishing families, and community of Cordova at large, I want to extend my sincerest appreciation for the quick, collaborative, and positive response of Forrest Bowers and Jan Rumble to our request for a reconsideration of the parameters for a Prince William Sound commissioner's permit for tanner crab. I was particularly impressed that they met in person to consider suggestions that might improve the permit for those participating while meeting the Department's primary objectives and addressing several legitimate concerns. I qualify this as nothing less than exceptional service and heard the same from most of those in attendance.

We also appreciated the administrative guidance and support that Jan Rumble offered to return in summer to streamline our suggestions in a manner that can facilitate consideration by the Department and Board of Fisheries. She also provided guidance for improving the quality of data that is collected and presented by the fleet and cautioned about not following the legal requirements of the permit. When Jan became aware of it, she offered to call in to a Cordova Fisheries meeting next Thursday after hours to provide personal insights into what has become a very successfully managed fishing opportunity as processors and fishermen prepare to participate. Thank You.

Forrest reminded us that the funding for surveys that allow the commissioner's permit expires soon and is necessary to keep the opportunity open. We look forward to working with you to seek funding to renew fisheries that keep Alaskans working and State general fund revenues flowing.

Respectfully,

Clay Koplin, Mayor
City of Cordova

CC: Representative Louise Stutes, House District 32
Forrest Bowers, Acting Director of Division of Commercial Fisheries, ADF&G
Jan Rumble, Fishery Biologist III, ADF&G
Mckenna O'Toole - Shellfish Seat, Gerry McCune Lobbyist, CDFU
Alan Lanning - Manager, John Bitney - Lobbyist, City of Cordova
Kerin Kramer, Executive Director, Native Village of Eyak

From: Kerin Kramer <Kerin.Kramer@eyak-nsn.gov>

Sent: Wednesday, January 30, 2019 8:47 AM

Subject: Native Village of Eyak opinion regarding borough formation in Prince William Sound

Hi Everyone,

After much thought and participation in the borough formation process, the Native Village of Eyak Traditional Council has decided in opposition of a PWS borough.

Please see attached letter that was sent to the boundary commissioner. If you have any questions or would like more information, please email or call me.

Respectfully,

Kerin Kramer
Executive Director
Native Village of Eyak
907-424-7738

Native Village of Eyak
110 Nicholoff Way
P.O. Box 1388
Cordova, Alaska 99574-1388
P (907) 424-7738 * F (907) 424-7739
www.eyak-nsn.gov



10,000 years in our Traditional Homeland, Prince William Sound, the Copper River Delta, and the Gulf of Alaska

January 28, 2019

Mr. Lamar Cotton, Chair
State of Alaska
Local Boundary Commission
550 W. 7th Avenue, Suite 1640
Anchorage AK 99501-3510

Dear Chairman Cotton:


As Tribal Council Chairman, I am writing on behalf of the Native Village of Eyak regarding our position regarding borough formation. After much deliberation and observation of the process, we are opposing the formation of the PWS borough.

The Native Village of Eyak has kept an open mind and has participated in the process to learn more about the pros and cons of a Prince William Sound borough.

There are too many unanswered questions to determine profitability of the borough. With State economy and rural community pressure, it's easy to paint too rosy of a picture, finding out too late that the reality is not sustainable. The calculator tool is helpful in creating possibilities, but not in defining outcomes. The risk of putting added tax pressure and the real possibility of less services may substantially impact our small roadless communities' population. Currently the cost of living is incredibly high and our commercial fishing economies are inherently risky. Adding increased burdens without guarantee of same levels of service or control, may be the deciding factor for many families to relocate.

We find that the known costs far outweigh the possible benefits. Tribal Villages, as sovereign nations, do not benefit from increased governmental rule. Property taxes and other borough regulations are not indicative for the sustainability of a traditional way of life. In fact, boroughs diminish the concept and practice of self-determination and self-governance afforded Alaska Native and Native American tribes under the Indian Self Determination and Education Assistance Act of 1975.

Respectfully,


Darrel Olsen
Tribal Council Chairman
907-424-7738



Agenda Item # 19
City Council Meeting Date: 2/6/2019
City Council Communication Form

FROM: Susan Bourgeois, CMC, City Clerk

DATE: 01/29/2019

ITEM: Ordinance 1173

ACTION: Approval of 2nd reading

☒ Ordinance
☐ Resolution

☐ Motion
☐ Information

- I. **REQUEST OR ISSUE:** approval at second reading of ordinance 1173
- II. **RECOMMENDED ACTION:** motion and second to approve then roll call vote, 4 yeas required for second read ordinances
- III. **FISCAL IMPACTS:** \$500
- IV. **BACKGROUND INFORMATION:** The City Attorney has provided staff with an advisory opinion written by the staff at APOC reiterating that Cordova is exempt from campaign disclosure law (AS 15.13) based on voter approval in 1975. This APOC staff advisory opinion still needs to be ruled upon by the Commission which will not meet again until April 19, 2019. Therefore, attorney advice is to still approve this ordinance as a back up plan. The ordinance was approved in the consent calendar at first reading on January 16, 2019.
- V. **LEGAL ISSUES:** see background info above, AS 15.13 and Cordova Municipal Code 3.10.040
- VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** none
- VII. **SUMMARY AND ALTERNATIVES:** Council could reject the ordinance

**CITY OF CORDOVA, ALASKA
ORDINANCE 1173**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA
APPROPRIATING \$500 FROM THE GENERAL FUND RESERVE TO ADVOCATE AND
PROVIDE PUBLIC INFORMATION REGARDING A PROPOSITION TO LEVY A .5%
RAW FISH TAX ON FISH LANDED IN CORDOVA AND A PROPOSITION APPROV-
ING THE ISSUANCE OF A HARBOR REVENUE BOND IN THE PRINCIPAL AMOUNT
NOT TO EXCEED \$5,000,000 BOTH APPEARING ON THE BALLOT OF THE MARCH
5, 2019 REGULAR CITY ELECTION, INCLUDING WITHOUT LIMITATION ADVOCACY AND THE DISSEMINATION OF INFORMATION THAT MAY INFLUENCE THE
OUTCOME OF THE ELECTION ON THE PROPOSITIONS**

WHEREAS, City Council has placed two propositions on the March 5, 2019 regular election ballot, one of which involves the implementation of a .5% tax on the value of raw fish landed in the City of Cordova ("City") and the other of which involves the issuance of a Harbor Revenue Bond in the principal amount up to \$5,000,000 to finance the planning, design, construction, and acquisition of harbor and related capital improvements in the City; and

WHEREAS, the City may choose to advocate for the implementation of the fish tax and approval of the issuance of the Harbor Revenue Bond; and

WHEREAS, the City has exempted itself from the Alaska Public Offices Commission disclosure and filing requirements but if the City was subjected to these requirements, AS 15.13.145(c)(2) permits the City to provide the public with nonpartisan information about a ballot proposition, but AS 15.13.145(b) prohibits the use of funds to influence the outcome of an election concerning a ballot proposition unless a city subject to the statutes appropriates the funds for that purpose by ordinance.

NOW, THEREFORE, BE IT ORDAINED by City Council of the City of Cordova, Alaska, as follows:

Section 1. The planned expenditures for the City are increased in the amount of \$500 for the purpose of supporting the adoption of the proposed raw fish tax and issuance of the Harbor Revenue Bond, including without limitation advertisements in print and broadcast media, brochures and posters, and including without limitation the provision of information that may influence the outcome of the election.

Section 2. This ordinance shall be effective immediately after its passage but shall be published within ten days of passage in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska.

1st reading: January 16, 2019

2nd reading and public hearing: February 6, 2019

PASSED AND APPROVED THIS 6th DAY OF FEBRUARY 2019.

Clay R. Koplin, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



AGENDA ITEM # 20
City Council Meeting Date: 2/6/19
CITY COUNCIL COMMUNICATION FORM

FROM: Planning Staff
DATE: 1/30/19
ITEM: Proposal for Lot 1, USS 4606 (Power Creek Lot)
NEXT STEP: Review Proposal and Possibly Award Property

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

Following this memo is an attachment that was provided to City Council on 9/19/18, when council decided to dispose of the property by requesting sealed proposals. This attachment contains a timeline of past action and discussion concerning the access easement and maps showing the discussed access easement, topographic lines, and the Land Disposal Map of the area. At the 9/19/18 meeting, council made a motion to amend to require an access easement, which failed.

In summary, both the Planning Commission and the City Council were provided with all of the background information on the access easement when they considered the method of disposal. Both council and the commission discussed the easement and both decided to dispose of the property without the easement. The property was advertised, and the city received one proposal for the property. The Planning Commission recommended City Council approve that proposal.

Over the past three years, a significant amount of city funds has been expended on consulting a contractor, surveying the property, attorney review of RFP, advertising and publishing RFP, and time spent by city staff, commission, and council. If the council decides to not approve the proposal, council needs to provide clear direction to staff and the Planning Commission their desire to amend the Land Disposal Maps to indicate that the lot will not be disposed of separately from the larger city-owned area surrounding it.

I. REQUEST OR ISSUE:

Requested Actions: Review proposal
Legal Description: Lot 1, USS 4606
Property Address: Power Creek Road
Area: 22,651 sq. ft.
Zoning: Low Density Residential
Attachments: Proposal Packet (The packet distributed to potential proposers)
Proposal from Tania Harrison

The request for proposals for this property began November 21st and ended December 28th at 10 AM. The city received one proposal for the property. Attached is the full proposal packet and the proposal. The proposed purchase price is \$45,000.

Per the Request for Proposals for the property: “The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept and negotiate with any proposer deemed most advantageous to the City of Cordova.”

II. RECOMMENDED ACTION / NEXT STEP:

“I move to approve the proposal from Tania Harrison for Lot 1, USS 4606.”

III. FISCAL IMPACTS:

The city would get lease revenue from disposal.

IV. BACKGROUND INFORMATION:

9/4/18 – Tania Harrison submitted a letter of interest for Lot 1, USS 4606.

9/11/18 – The Planning Commission recommended disposing the lot by requesting sealed proposals. From the approved minutes of the meeting:

M/Pegau S/Bolin to recommend to City Council to dispose of Lot 1, USS 4606 as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Pegau said the lot had come up before and by putting it out for proposals, they will get an idea of the level of interest. He knows that there is concern about access to the surrounding land, but he is convinced there are other ways of access. *Bolin* said that there seems to be controversy about access, but he thinks that where there is a will there is a way. If someone wants to invest in Cordova and build a home, it's a good idea. *Bird* said she was in favor of the motion and she would be open to including the access easement, but they could leave it to City Council to decide. *McGann* said he agreed with the motion. He verified with *Greenwood* that the cost for advertising is \$600, but the purchaser pays for that amount.

Upon voice vote, motion passed 4-0.

Yea: McGann, Pegau, Bird, Bolin

Absent: Baenen, Roemhildt

9/19/18 – City Council moved to request sealed proposals for the property. From the approved minutes:

M/Allison S/Jones to dispose of Lot 1, USS 4606 as outlined in Cordova Municipal Code 5.22.060 B by 4. Requesting sealed proposals to lease or purchase the property.

Allison said this has been discussed for a while and last we left it we would put it out if someone started the process with a letter of interest. He is in favor of advertising for proposals. *Jones and Burton and others*

(Meyer, Guard, Allison) discussed the merits of an easement, as had come up in the past that this lot has been said to be the best means to access a large City owned lot behind it.

M/Wiese S/Meyer to amend the motion by requiring an access easement within the RFP.

Jones was not in favor, wants to grow the pie, increase our taxable value.

Vote on the motion to amend: 3 yeas (Burton, Wiese, Meyer), 3 nays (Jones, Allison, Guard), 1 absent (Schaefer). Motion fails.

Vote on the main motion: 5 yeas, 1 nay, 1 absent. Meyer-yes; Allison-yes; Wiese-yes; Schaefer-absent; Guard-yes; Burton-no; and Jones-yes. Motion was approved.

1/8/19 – The Planning Commission recommended City Council approve the proposal from Tania Harrison. The following is a summary of the meeting:

M/Roemhildt S/Bird to recommend City Council approve the proposal from Tania Harrison for Lot 1, USS 4606.

Roemhildt said that he would like to see the land go to someone who wants to build, so he is in favor of the proposal. **Bird** said she found the proposal complete and she sees no reason not to go forward. She understands that the proposer is going to have to figure out access through the lot in front. She said that **Stavig** informed her that the final timeframes in the lease agreement get negotiated with the proposer once the proposal is approved, so that the align with what the proposal's timeframes are. **Bolin** said the proposal looks good to him, and if someone wants to build a house and invest in the community, he is all for it.

Baenen said he was also in favor, but he is still a little concerned about access to the larger lot behind Lot 1. **McGann** said he thought the lot in front could probably get worked out. **McGann** said with the criteria, his total came low, but that was due to the fact that some of the criteria don't apply to residential development. **Bird** said that for "value of improvements," "importance to community," "enhanced architectural design," and "consistency with the comprehensive plan" the proposal ranks high. **Baenen** said that the more houses in town, the better. **Roemhildt** said that the "proposal price" was spot on and the "value of improvements" would be high since the land is currently not being used. **McGann** said that housing is important to the community and the five-year plan seemed doable. The proposal was consistent with the comprehensive plan as he has always heard they need more housing.

Stavig said that if the commission passes the motion, it goes to City Council. If council approves the proposal, then the staff and proposer negotiate the lease and it goes to City Council for final approval. **Stavig** said the section line easement is owned by the state and that there is a way of getting it vacated.

Upon voice vote, motion passed 5-0.

Yea: McGann, Baenen, Roemhildt, Bird, Bolin

Absent: Pegau, Lohse

1/16/19 – At the City Council Regular Meeting, the council referred the item back to staff. The following is an excerpt from the unapproved minutes:

23. Land Disposal for Power Creek Lot 1, USS4606

M/Jones S/Allison to approve the proposal from Tania Harrison for Lot 1, USS 4606.

Jones commented that at the last meeting he spoke heavily in favor of disposal of this lot but now having looked at the lot and having talked to several contractors around town he might not be so in favor of the disposal at this time, without disposing of the larger piece with it due to the access that has been brought up many times. He would like to grow the pie and increase the development of lots in town, but he'd hate to see us block the development of six lots in favor of the one. **Meyer** asked if the RFP was clear that the proposer would have to work with the City on an easement. **Greenwood** approached to respond to questions; she said no, that was not in the RFP. She agreed with the member of the public that spoke earlier that the last time this lot went through the land disposal process that was included in the RFP but this time, P&Z did not include language like that when they recommended that City Council put the lot out

for proposals, and she cannot remember but she assumes Council agreed because the RFP went out without such language this time. *Jones* said he had another issue too with this proposal, that the lot in front of it is needed to gain access to the proposed house and this proposal is not to purchase both lots, just the one behind. *Greenwood* replied that the lot in front is not owned by the City. She said the RFP included the requirement to work that logistic out; the lot in question is believed to be owned by DoT. *Meyer* asked if we could amend this to include a requirement for working with Planning to establish an easement. *Greenwood* said her opinion would be that that would possibly void the RFP, as it was advertised. She thought we could bring back the information and the map with the easement drawn in as was included last time within the RFP for Council to see; she said that really does change the look of this lot. *Meyer* said she would not be in favor of the disposal without understanding why the RFP didn't include the easement this time.

M/Meyer S/Wiese to refer to staff for that information to be brought back to Council and so that it can be voted upon by a fuller council presence.

Vote on the motion: 4 yeas, 0 nays, 3 absent (Burton, Guard and Schaefer). Motion was approved.

Applicable Code:

Section 5.22.060 – REVENUE AND FINANCE – DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

D. A request for proposals to lease or purchase city real property shall specify the criteria upon which proposals will be evaluated and the minimum rent or purchase price. All proposals submitted in response to a request for proposals shall be reviewed by the planning commission, which shall make a recommendation to the city council to accept or decline any or all of the proposals. The city council shall review the proposals and the planning commission's recommendation and accept or decline any of the proposals.

Section 18.20.010 – ZONING – R LOW DENSITY RESIDENCE DISTRICT – Permitted uses.

The following uses are permitted in the R low-density district:

- A. One-family, two-family and three-family dwellings;*
- B. Boardinghouses;*
- C. Truck gardening, the raising of bush and tree crops, flower gardening, and the use of greenhouses;*
- D. Home occupations;*
- E. Accessory buildings and uses not used or operated for gain and not including guest houses or accessory living quarters;*
- F. Required off-street parking.*

A single-family home is a permitted use in the district.

V. LEGAL ISSUES: N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES: N/A

VII. SUMMARY AND ALTERNATIVES:

City Council could choose to not approve the proposal.

TIMELINE OF DISCUSSED ACCESS EASEMENT

5/5/16 – The city received a letter of interest from Adam Tschappat for Lot 1, USS 4606.

6/6/16 – From the Planning Commission Regular Meeting minutes:

M/McGann S/Pegau to recommend to City Council to dispose of Lot 1, U.S.S. 4606 by requesting sealed proposals to lease or purchase the property.

McGann said that the city had a large tract of land around the lot that is available. Looking at it, there are several access points to the large tract, and he does not think the lot is the only access point. If this encourages development on that side of the hill, he is in favor of it. **Frohnappfel** verified that this lot was the last lot that is subdivided and available. **Bailer** said he was familiar with the lot as he had put a proposal in for it years ago. He has walked it several times with **Don Sjostedt** and they had roads and six to eight lots figured out, but the access was right through this lot. His concern is land-locking the larger tract of land. His solution is to have the Public Works Director walk the property with a contractor. Even if access was through the lot, they could still sell it with an easement. **McGann** said he was okay with holding off on requesting sealed proposals, but he does believe there are multiple access points as it is a large parcel.

M/McGann S/Roemhildt to refer the motion back to staff.

Upon voice vote, motion to refer passed 7-0.

Yea: **Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnappfel, Kocan**

Following this meeting, the city hired a surveyor to survey the property. Planning and public works staff walked the property with Don Sjostedt of Eagle Contracting to determine if part of the lot would be necessary for future road development. The attachment shows a portion of the lot that may be advantageous for the city to retain by easement or other method for future road development through the property.

7/12/16 - From the Planning Commission Regular Meeting minutes:

M/Pegau S/McGann to recommend to City Council to dispose of Lot 1, U.S.S. 4606 by requesting sealed proposals to lease or purchase the property.

Pegau said that there had been discussion about potential road access through the lot. It's hard to see why that corner is any better than any other area. **Stavig** said that there are several access points off of Power Creek, but if you were to come from the lower right side of Lot 1, the easiest to develop road would go through the area identified in the packet. There is potential access all along Power Creek road, but in terms of developing a road with minimal excavation, that route may be the best. **McGann** said he is okay with the easement, but he doesn't think it really helps someone who wants to develop the larger area. **Bailer** said he is very familiar with the area and he thinks it is the best access. There is no place else that facilitates access to all of the surrounding area.

Bailer asked why the item is even considered quasi-judicial. **Stavig** said it comes down to the way the commission talks and approaches the issue. The commission and staff should be very conservative about what they consider quasi-judicial to avoid any errors. If the commission talks about the agenda item in a general way and does not consider the person who submitted a letter of interest, then it is probably okay. **Greenwood** said that their decision is affecting one person.

Bailer said the waterline, electricity, and road needs to be developed through the property so that someone could develop the rest of the subdivision later. **McGann** said if he was a subdivision developer, he would put in the utilities to meet the needs of the subdivision. If someone adjacent to him were to develop another subdivision, that developer would need to put in the utilities to meet the needs of that subdivision. **Bailer** said the person who develops Lot 1 should put in road and utility access to the larger area so when someone

wants to develop a subdivision, it is ready to go. **Greenwood** verified that what **Bailer** wanted was a condition in the request for proposals that the proposer develop a 25 foot wide road on the easement area. **Bailer** said someone could buy the lot and excavate the whole thing out and eliminate the access. **McGann** said that someone has an excavator in town currently excavating a goat trail; there are plenty of other possibilities for access to the upper land. **Frohnappfel** said he was concerned they were going to stop future development by disposing of Lot 1. He is interested in the city platting out a subdivision to sell the lots. **Greenwood** said she wasn't sure if he was talking about a subdivision plat or actually developing an entire subdivision on the ground. **McGann** said he is okay selling the lot and if the corner needs to get knocked off, he is okay with that too. **Frohnappfel** says he wants to be clear that he supports land development, but they can't sell one lot and block future development.

Upon roll call vote, motion passed 3-2.

Yea: **McGann, Pegau, Kocan**

Nay: **Bailer, Frohnappfel**

Absent: **Baenen, Roemhildt**

8/3/16 - From the City Council Regular Meeting minutes:

20. Council action on disposal method for City owned Lot 1, USS 4606

M/Beedle S/Joyce to direct the City Manager to dispose of Lot 1, USS 4606 by requesting sealed proposals to lease or purchase the property with the city retaining an easement for future road development.

Beedle said he thinks it is great to see another home-site developed, he is glad to see the option with the easement to allow for future development behind this lot. **Bailer** said he is not in favor of selling this lot, even with the easement. He said he had commented at the Planning and Zoning meeting that he would prefer this go out to RFP in conjunction with the other lots as a suggested subdivision. He prefers a plan to develop the larger piece, not just carving out the prime home-site lot. **Joyce** and **Hallquist** agreed with **Bailer's** opinion.

M/Bailer S/Joyce to refer to staff - and give direction.

After input from the Planner, the motion to refer was withdrawn with agreement from the second. **Greenwood** said that a letter of interest was received regarding this specific lot. If Council wants to go out to RFP for a different plan, including more of the City owned land, then this should probably first be either approved or rejected.

Bailer and **Joyce** (the maker of the motion and the second) concurred to withdraw the motion to refer.

Mayor Koplin advised that Council was back to the main motion. **Bailer** said he does not support the motion.

Vote on the motion: 0 yeas, 7 nays. Wiese-no; Joyce- no; Beedle- no; Hallquist- no; Allison- no; Burton- no and Bailer- no. Motion failed.

Mayor Koplin stated for the record that staff has been given direction to go out to RFP for the larger lot, as was discussed.

2/1/17 – From the City Council Regular Meeting minutes:

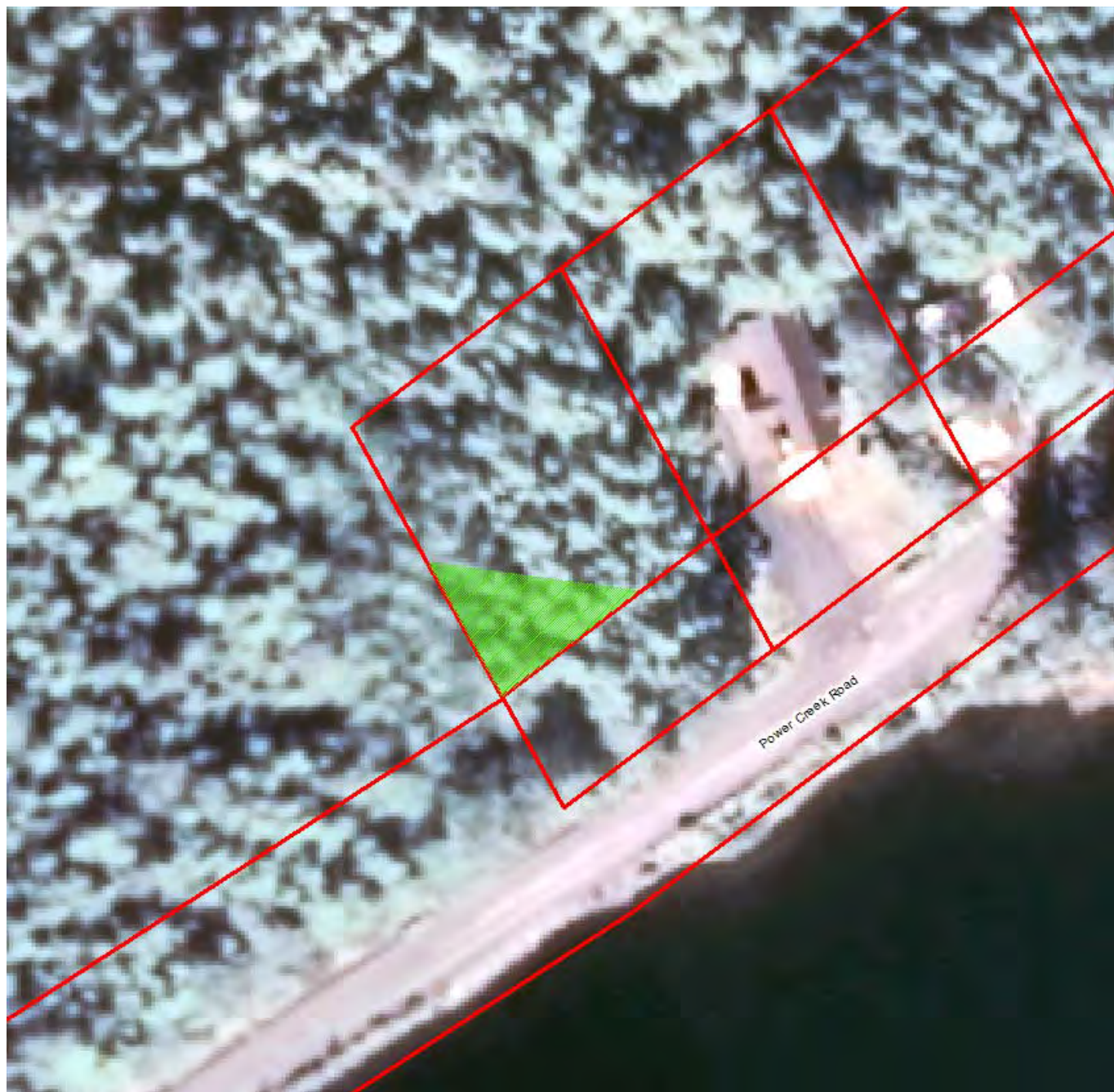
13. Council direction regarding RFP for ASLS 79-259 and Lot 1 USS 4606

M/Joyce S/Burton to move forward with advertising the RFP.

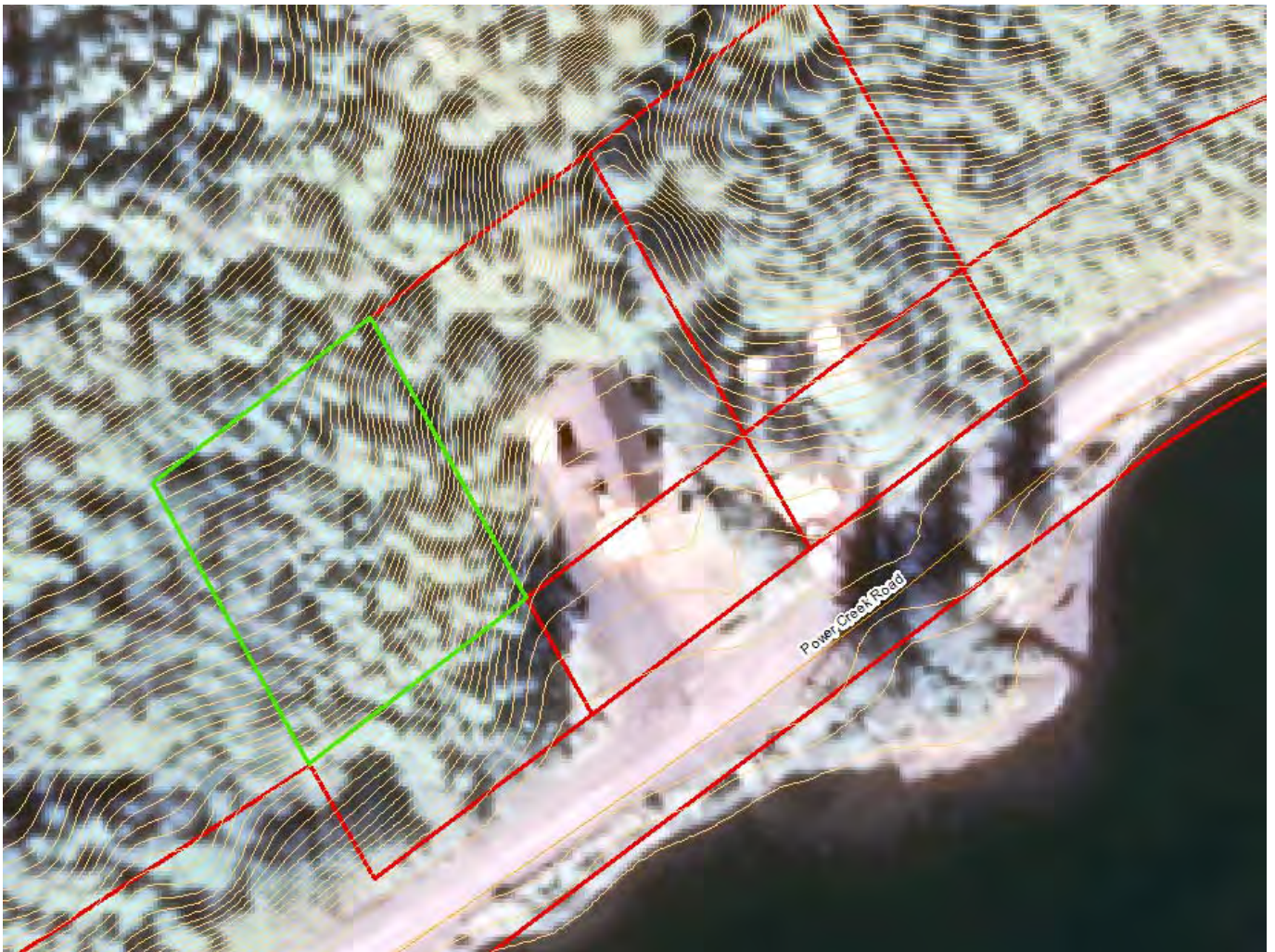
Staff assisted Council in understanding the item. Staff has no budget this year for advertising such an RFP and was of the opinion that if a developer is interested in the lot, he can come in and start the process with a letter. No such person has expressed an interest as of yet. A smaller lot which is the access to this larger lot had been the subject of a letter of interest in 2016 and Council at that time directed staff to go out for RFP for the smaller lot combined with this larger lot not just the smaller lot. Once Council understood, most were inclined to go with staff's opinion.

Vote on the motion: 0 yeas, 6 nays, 1 absent (Beedle). Motion failed.

Potential Access Easement

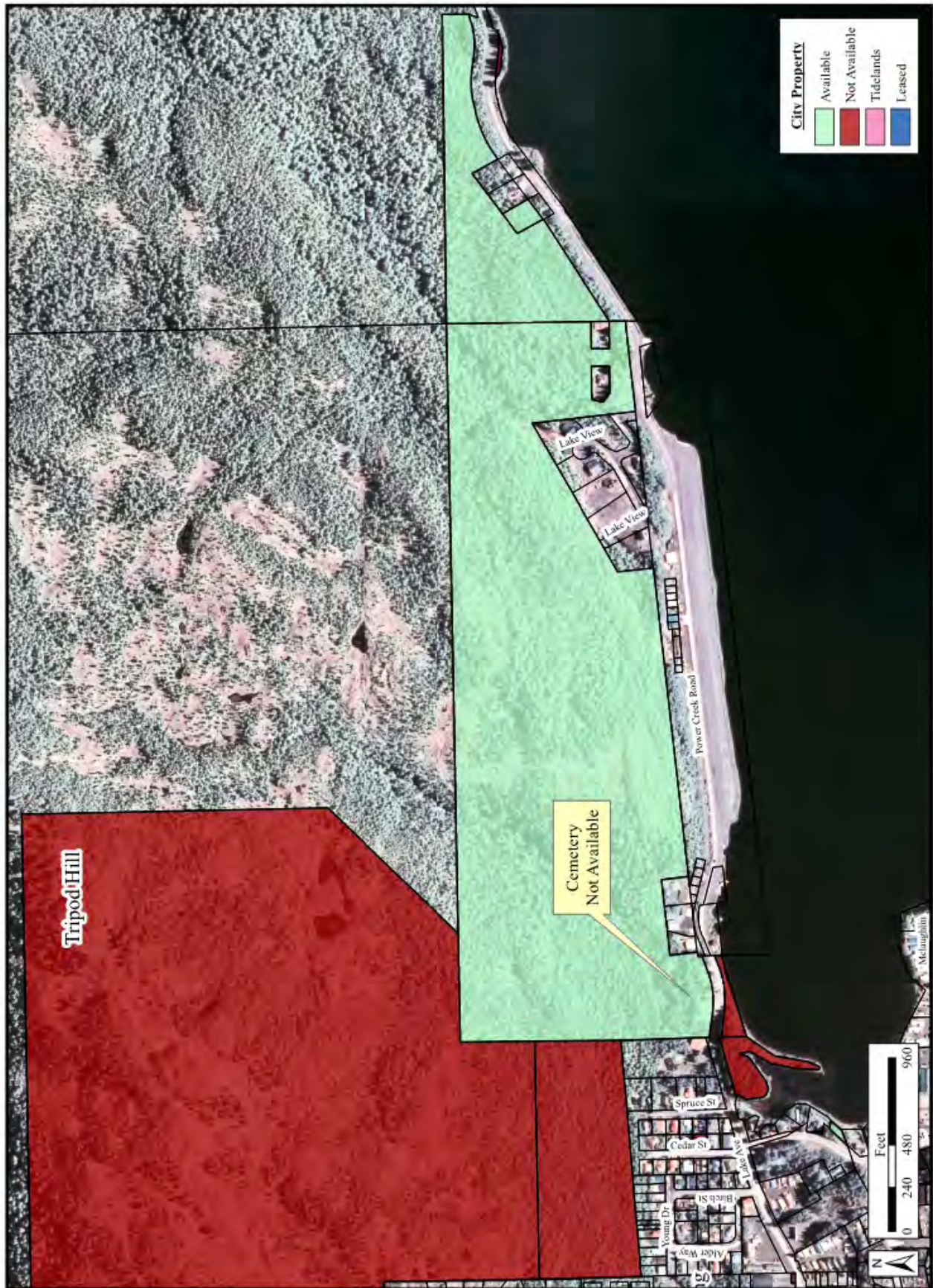


Topographic Maps



Land Disposal Map

Power Creek Road



CITY OF CORDOVA



Request for Proposals (RFP) for Lot 1, USS 4606

The City of Cordova is requesting proposals for Lot 1, USS 4606. The lot is 22,651 square feet and is zoned Low Density Residential. Proposals are due December 28th, 2018 at 10 AM.

INFORMATION TO PROPOSERS

The fair market value for Lot 1, USS 4606 is **\$43,860.00** and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, the proposal amount shall be the amount paid.

All proposals shall include a deposit of **\$1,000.00**. In the event that a proposer is not awarded the property, the city will reimburse the deposit to the proposer. The deposit from the proposer awarded the property will be credited to costs associated with the disposal, even if the disposal is not completed.

The proposer shall be responsible for all fees and costs the city incurred in the transaction, including without limitation costs of appraisal, title reports, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per CMC 5.22.100.

The attached **Lease with Option to Purchase** is a template for the agreement that will be negotiated with the proposer that is awarded the property. The total proposed price will be used to determine the lease rate.

Prior to executing the Lease with Option to Purchase, a title report will be ordered on the property, at the proposer's expense, and will be provided to the proposer. The city is aware of a section line easement on the property as shown in Attachment E. This area may not be developed unless the easement is vacated. The title report may show additional easements or other considerations, which the proposer is responsible for understanding.

The ownership of the lot southeast of Lot 1 that appears in the Power Creek Road right of way is unknown. A title report of this lot will also be ordered at the proposer's expense to determine the ownership of the lot. Proposer is responsible for obtaining legal access through this lot, if needed.

Proposers must comply with the provisions of the attached chapter of City Code for the **Low Density Residence District**. Proposer must comply with all other applicable zoning requirements, such as off-street parking.

Proposer will be required to connect to city water at their expense.

Power Creek Road is a State-owned road. Proposer must comply with all Alaska Department of Transportation requirements, including obtaining a driveway permit.

The city may issue addenda to this RFP. Addenda will be posted on the City Webpage with this RFP. **It is the responsibility of the proposer to ensure receipt of all addenda.**

The city will consider all proposals for the property subject to any applicable laws and regulations, including Chapter 5.22 of the Cordova Municipal Code (CMC).

The Planning Commission will review all submitted proposals. The Planning Commission will then make a recommendation to the City Council. The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept and negotiate with any proposer deemed most advantageous to the City of Cordova.

For additional information or questions about the land disposal process, contact the City Planning Department at 424-6220, planning2@cityofcordova.net, or stop by in person.

ADDITIONAL REQUIRED INFORMATION

Please include with your proposal information that addresses the following items and any additional information which you wish to provide.

1. Describe the proposed development in detail.
2. What is the proposed square footage of the development?
3. Provide a sketch, to scale, of the proposed development in relationship to the lot. (Attachment C)
4. Describe the benefit of the proposed development to the community.
5. What is the value of the proposed improvements (in dollars)?
6. What is your proposed timeline for development?

ATTACHMENTS

Attachment A: Criteria used when evaluating each submitted proposal.

Attachment B: Location maps showing the subject property with a scale.

Attachment C: The property parcel with measurements.

Attachment D: Cordova Municipal Code – R Low Density Residence District

Attachment E: Section Line Easement Drawing

Attachment F: Sample Lease with Option to Purchase Agreement

SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by December 28th, 2018 at 10 AM.

Property: Lot 1, USS 4606

Name of Proposer: _____

Name of Organization: _____

Address: _____ Phone #: _____

_____ Email: _____

Proposed Price \$ _____

SUBMITTAL OF PROPOSAL

Please mail proposals to: City of Cordova
 Attn: Planning Department
 P.O. Box 1210
 Cordova, Alaska 99574

Or email proposals to planning2@cityofcordova.net. The email subject line shall be “Proposal for Lot 1, USS 4606,” and the proposal shall be attached to the email as a PDF file.

Or deliver your proposal to the front desk at City Hall.

Proposals received after December 28th, 2018 at 10 AM will not be considered.

Attachment A

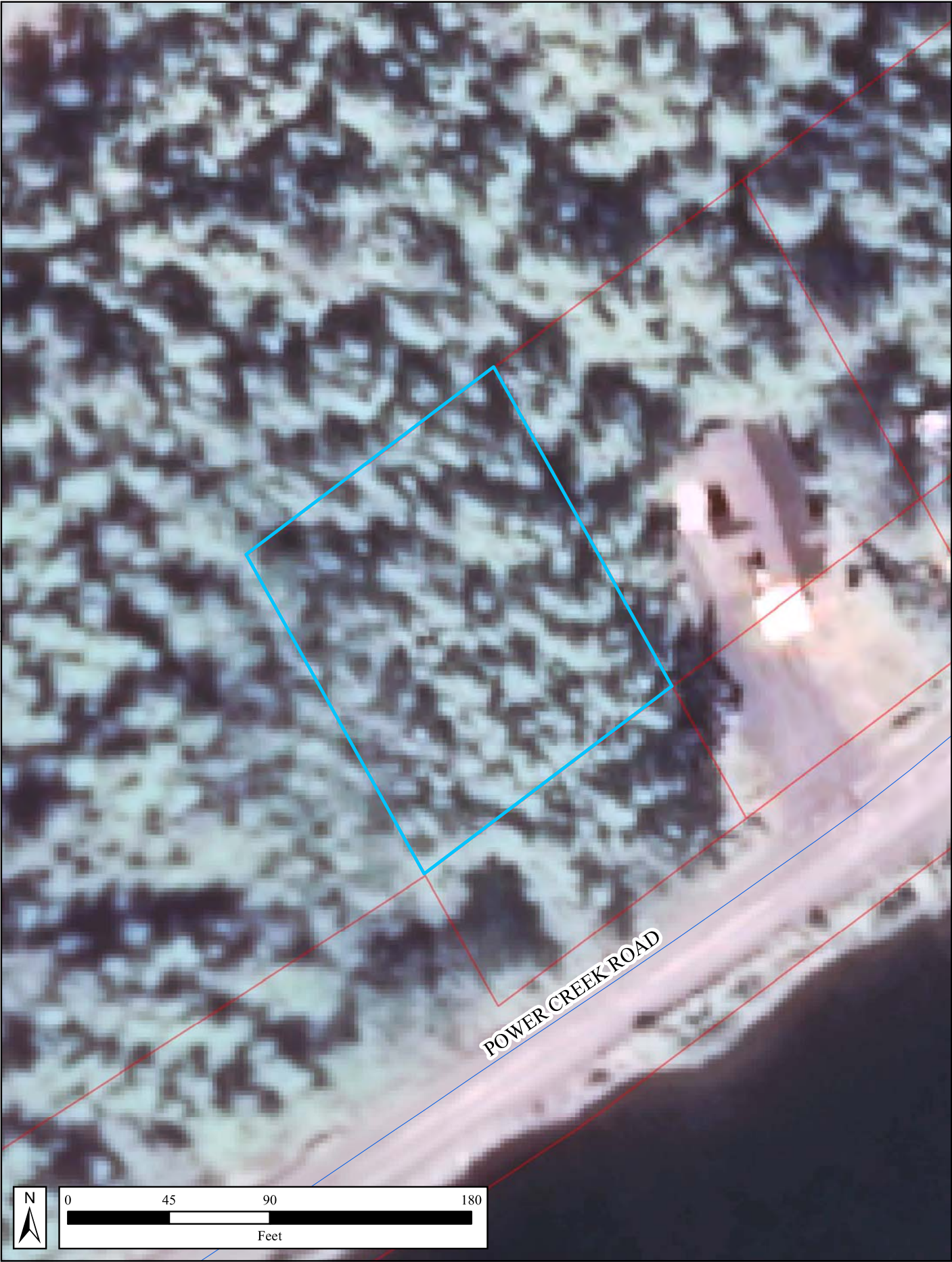
Each proposal will be evaluated on the criteria in the table below. Each criteria will be scored from 1-10. The multiplier will then be applied to the scores to determine a final score.

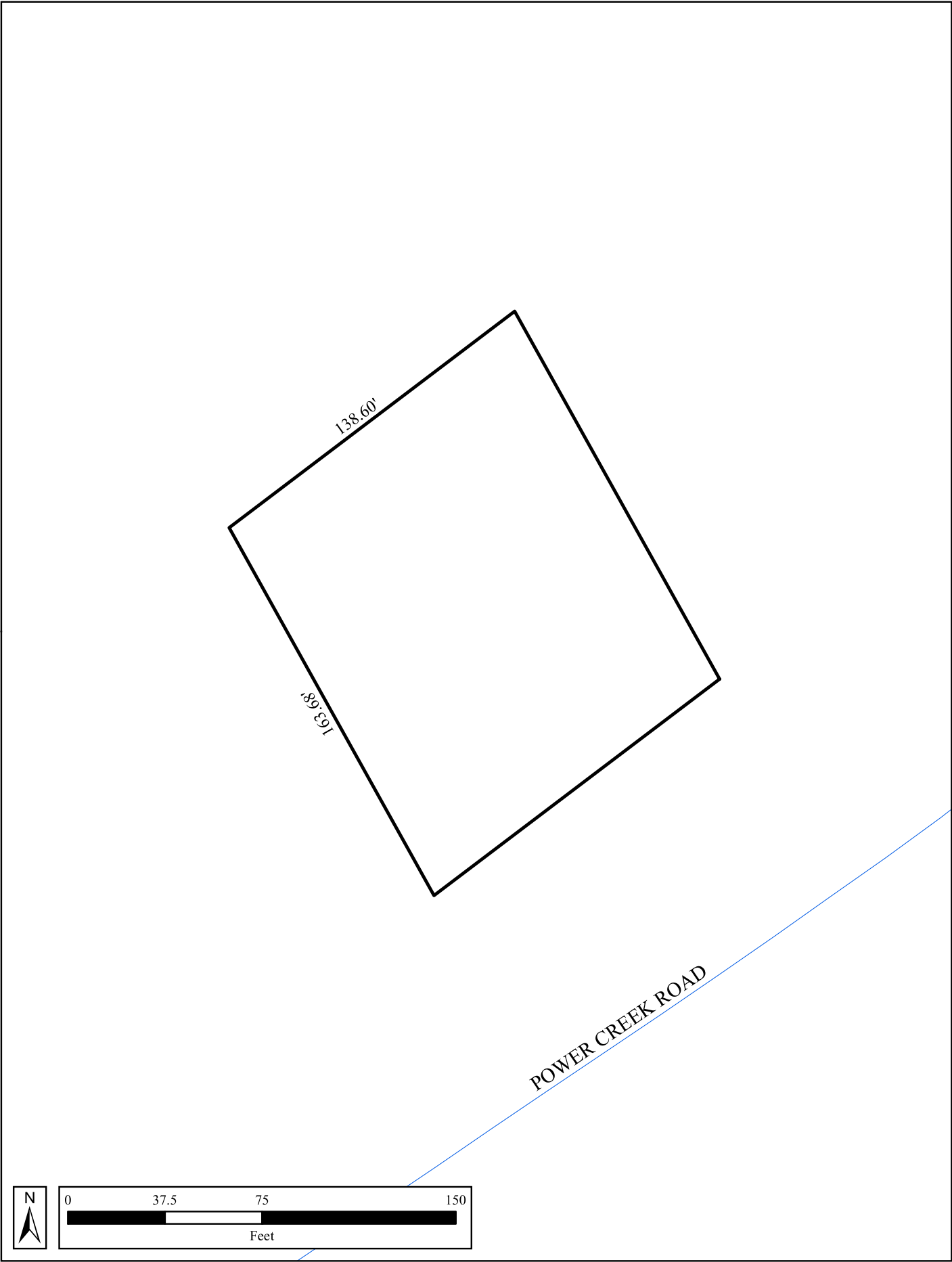
Only criteria applicable to a residential zoning district will be used.

Final Land Disposal Evaluation Criteria

Criteria	Multiplier	Proposal Rank 1-10	Subtotal for Proposal
Value of improvements	1.75		
Number of Employees	1		
Sales Tax Revenue	1		
Importance to Community	1.75		
5yr Business Plan/Timeline	0.75		
Enhanced Architectural Design	1.25		
Proposal Price	1.5		
Consistency with Comprehensive Plan	1		
Total	10		







Attachment D

Chapter 18.20 - R LOW DENSITY RESIDENCE DISTRICT

Sections:

18.20.010 - Permitted uses.

The following uses are permitted in the R low-density district:

- A. One-family, two-family and three-family dwellings;
- B. Boardinghouses;
- C. Truck gardening, the raising of bush and tree crops, flower gardening, and the use of greenhouses;
- D. Home occupations;
- E. Accessory buildings and uses not used or operated for gain and not including guest houses or accessory living quarters;
- F. Required off-street parking.

(Prior code § 15.204.1(A)).

18.20.020 - Building height limit.

The maximum building height in the R low density district shall be two and one-half stories but shall not exceed thirty-five feet.

(Prior code § 15.204.1(B)).

18.20.030 - Lot area.

- A. The minimum lot area in the R low-density district shall be four thousand square feet and the minimum lot width shall be forty feet.
- B. The minimum lot area in the R low density district for dwellings shall be:
 - 1. For a one—family dwelling, four thousand square feet per dwelling unit.
 - 2. For a two-family and three-family dwelling, two thousand square feet per dwelling unit.

(Prior code § 15.204.1(C)).

18.20.040 - Front yard.

There shall be a front yard in the R low density district of not less than ten feet from curb line.

(Prior code § 15.204.1(D)).

18.20.050 - Rear yard.

There shall be a rear yard in the R low density district of not less than twenty-five percent of the depth of the lot, but such yard need not exceed fifteen feet.

Attachment D

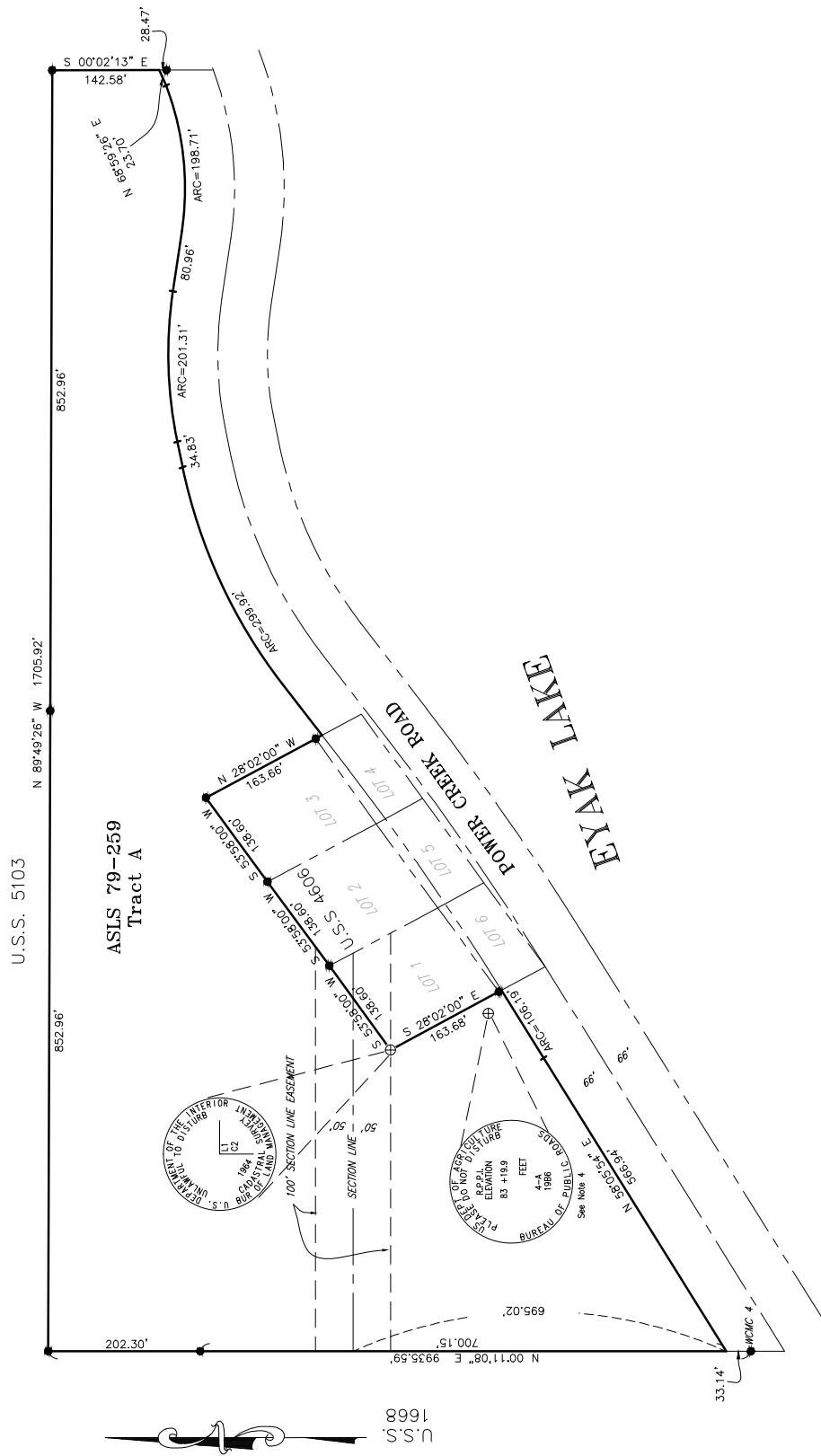
(Prior code § 15.204.1(F)).

18.20.060 - Side yard.

- A. There shall be a side yard in the R low density district of not less than five feet. The minimum side yard on the street side of a corner lot shall be ten feet.
- B. The following additional requirements shall apply to two-family and three-family dwellings in the R low density district:

In case the building is so located on the lot that the rear thereof abuts one side yard and front abuts the other, the side yard along the rear of the building shall have a minimum width of twelve feet and the side yard along the front of the building shall have a minimum width of eighteen feet.

(Prior code § 15.201.1(L)).



NOTES:

1. No field survey was completed for this project.
2. The location of the section monument was ascertained using the 1890 USGS 7.5 minute topographic map of the area (NAD 83). Elevation information was used to establish the township and section lines relative to ASLs 79-259.
3. As shown one known corner and one unknown corner were found in the field. No survey ties were made to these monuments.
4. US Dept. of Agriculture monument shown in the general area in which it was recovered.
5. All bearings and distances shown are record from ASLs 79-259, Tract A.

Legend

⊕ FND. MONUMENT
● Monument not searched for

A PLAT OF
TRACT A ASLS 79-259
&
LOT 1 U.S. SURVEY 46066

SITUATED WITHIN

Farpoint Land Services, LLC

SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 101 Anchorage, AK 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WORK ORDER No:	DATE:	SCALE:		SHEET:
16149	09/28/16	1" = 100'		
	DRAWN BY:	CHECKED BY:	GRID No:	
	MJM	MFE	N/A	
			FB BOOK/PAGE:	
			N/A	
			DRAWING NAME:	
			16149FP	1

Terms Highlighted in Yellow will be negotiated after award and other sections may be considered in the negotiation process.

**CITY OF CORDOVA
Cordova, Alaska**

LEASE WITH OPTION TO PURCHASE

This LEASE WITH OPTION TO PURCHASE ("Lease") is made by and between the CITY OF CORDOVA, a municipal corporation organized and existing under the laws of the State of Alaska (the "City"), and XXXXXXX, an Alaska corporation ("Lessee").

RECITALS

WHEREAS, the City owns that certain unimproved parcel of land in Cordova, Alaska generally described as XXXXXX, located within Cordova Recording District, Cordova Alaska, (referred to hereinafter as the "Premises");

WHEREAS, Lessee desires to lease the Property from the City (the "Premises") from the City and the City desires to lease the Premises to Lessee, on the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the Premises and the parties' mutual covenants, it is agreed as follows:

1. LEASE OF PREMISES

Subject to the terms and conditions set forth herein, the City leases to Lessee, and Lessee leases from the City, the Premises, as described above and illustrated in Exhibit A, attached and incorporated into this Lease.

2. LEASE TERM

The Lease Term will be (XX) years, commencing on _____, 20XX, (the "Commencement Date") and terminating at 11:59 p.m. on _____, 20XX, unless earlier terminated in accordance with the terms of this Lease. The Lease does not provide a lease renewal option.

3. RENT

A. Base Rent. The annual rent for the first ten years of the Lease Term will be XXXX Hundred Dollars and nine cents (\$XXXX) or XXX Dollars (\$XXX) in twelve monthly installments ("Base Rent"). Base Rent is due on the first day of each calendar month during the Lease Term. Base Rent must be paid in lawful money of the United States without abatement, deduction or set-off for any reason whatsoever, at the address set forth in Section 22.E of this Lease, or at any other place the City directs in

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writing. Base Rent shall be paid promptly when due without notice or demand therefore. The parties intend the Base Rent to be absolutely net to the City. All costs, expenses, and obligations of every kind and nature whatsoever in connection with or relating to the Premises shall be the obligation of, and shall be paid by, Lessee.

B. Additional Charges. In addition to the Base Rent, Lessee acknowledges and agrees that Lessee is obligated to pay and will pay, before delinquency and without reimbursement, all costs, expenses, and obligations of every kind and nature whatsoever in connection with or relating to the Premises or the activities conducted on the Premises, including, without limitation, those costs, expenses, and obligations identified in Section 8 and all other sums, costs, expenses, taxes, and other payments that Lessee assumes or agrees to pay under the provisions of this Lease (collectively the "Additional Charges").

Without limiting in any way Lessee's payment obligations, the City will have the right, but not the obligation, at all times during the Lease Term, to pay any charges levied or imposed upon the Premises that remain unpaid after they have become due and payable, and that remain unpaid after reasonable written notice to Lessee. The amount paid by the City, plus the City's expenses, shall be Additional Charges due from Lessee to the City, with interest thereon at the rate of ten percent (10%) per annum from the date of payment thereof by the City until repayment thereof by Lessee.

C. Late Fee. Rent not paid within ten (10) days of the due date shall be assessed a late charge of ten percent (10%) of the delinquent amount; the charge shall be considered liquidated damages and shall be due and payable as Additional Charges. In the event the late charge assessment above exceeds the maximum amount allowable by law, the amount assessed will be adjusted to the maximum amount allowable by law.

D. Adjustment of Base Rent. Beginning on the tenth anniversary of the Commencement Date, Base Rent shall be adjusted annually by the Consumer Price Index (CPI-U) for the Anchorage, Alaska metropolitan area, as computed and published by the United States Bureau of Labor Statistics. Annual Base Rent adjustments will be equal to the percentage change between the then-current CPI-U and the CPI-U published for the same month during the previous year, except the first Base Rent adjustment, which will occur on the tenth anniversary of the Commencement Date, will be equal to the percentage increase in the CPI-U from 2015 to the then-current year. No adjustments to Base Rent shall cause a reduction in the Base Rent. The City is not required to give advance written notice of the increase for the adjustment to be effective.

4. USES AND CONDITION OF PREMISES

A. Authorized Uses. The City and its authorized representatives and agents shall have the right, but not the obligation, to enter the Premises at any reasonable time to inspect the use and condition of the Premises; to serve, post, or keep posted any notices required or allowed under the provisions of this Lease, including notices of non-responsibility for liens; and to do any act or work necessary for the safety or preservation of the Premises. Except in the event of an emergency, the City will give 48-hours' advance written notice of its intent to inspect the Premises. The City shall not be liable in any

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manner for any inconvenience, disturbance, loss of business, nuisance, or other damage arising out of the City's entry onto the Premises, except for damage resulting directly from the acts of the City or its authorized representatives or agents

B. Compliance with Laws. Lessee shall maintain and repair the Premises in compliance with all applicable laws, regulations, ordinances, rules, orders, permits, licenses, and other authorizations. Lessee shall not use or permit the use of the Premises for any purpose prohibited by law or which would cause a cancellation of any insurance policy covering the Premises. Lessee shall not cause or permit any Hazardous Material (as defined in Section 10.B of this Lease) to be brought upon, kept, or used in, on, or about the Premises except for such Hazardous Material as is necessary to conduct Lessee's authorized uses of the Premises. Any such Hazardous Material brought upon, kept, or used in, on, or about the Premises shall be used, kept, stored, and disposed of in a manner that complies with all environmental laws and regulations applicable to Hazardous Material. Lessee shall not cause or allow the release or discharge of any other materials or substances that are known to pose a hazard to the environment or human health.

C. Lessee's Acceptance of Premises. Lessee has inspected the Premises to its complete satisfaction and is familiar with its condition, and the City makes no representations or warranties with respect thereto, including, but not limited to, the condition of the Premises or its suitability or fitness for any use Lessee may make of the Premises. Lessee accepts the Premises AS IS, WHERE IS, WITH ALL FAULTS. No action or inaction by the Council, the City Manager, or any other officer, agent, or employee of the City relating to or in furtherance of the Lease or the Premises shall be deemed to constitute an express or implied representation or warranty that the Premises, or any part thereof, are suitable or usable for any specific purpose whatsoever. Any such action or inaction shall be deemed to be and constitute performance of a discretionary policy and planning function only, and shall be immune and give no right of action as provided in Alaska Statute 9.65.070, or any amendment thereto..

5. DEVELOPMENT PLAN AND SUBSTANTIAL COMPLETION

A. Development Plan. The attached site development plan has been approved by the Cordova City Council, and is attached to this Lease as Exhibit B. Any proposed material change to the attached site development plan by Lessee will be treated as an amendment to the Lease, requiring the written consent of both parties in accordance with Section 22.B. The Lease does not confer any approval from the Cordova Planning Commission regarding the site development plan or substitute for any approval process required in Cordova Municipal Code. Rather it is Lessee's responsibility to ensure the site development plan complies with all city code requirements and procedures.

B. Substantial Completion. Lessee must substantially complete construction of the project set forth in the site development plan attached as Exhibit B by _____, 20XX, which is ten (10) years after the Lease's Commencement Date. As used in this Lease, the term "substantially complete" shall mean the stage of construction when the building(s), whose footprint is outlined in the site development plan, including its structure,

façade, windows, roof, heating, and lighting, are sufficiently complete so that Lessee can occupy and use the building and install or cause the installation of all equipment required for the contemplated use thereof, and Lessee has provided to the City certificates of inspection from certified inspectors providing that the above obligations have been met. If Lessee fails to substantially complete the construction of the project set forth in the site development plan by _____, 20XX, Lessee will be in default of this Lease and the City may terminate the Lease and take any other action detailed in Section 13.

6. REPRESENTATIONS AND WARRANTIES

Lessee represents and warrants to the City that Lessee is not delinquent in the payment of any obligation to the City, and that Lessee has not previously breached or defaulted in the performance of a material contractual or legal obligation to the City, which breach or default has not been remedied or cured.

7. ASSIGNMENTS AND SUBLETTING; SUBORDINATION

Lessee shall not assign or otherwise transfer this Lease or any interest herein or sublet the Premises or any portion thereof, or permit the occupancy of any part of the Premises by any other person or entity, without the prior written consent of the City, which consent may be withheld in the City's absolute discretion..

8. OPERATIONS, MAINTENANCE, UTILITIES, TAXES, & ASSESSMENTS

Lessee shall, at Lessee's sole cost and expense, be solely responsible for: (i) maintaining and repairing the Premises and shall not commit or allow any waste upon the Premises; (ii) obtaining any and all permits and approvals necessary for Lessee's use of the Premises; (iii) all utilities and services needed for Lessee's use of the Premises; (iv) all taxes and assessments levied against the Premises, and Lessee agrees to pay all such taxes and assessments when due, including, but not limited to, all utility bills and special assessments levied and unpaid as of the Commencement Date or hereafter levied for public improvements; (v) all licenses, excise fees, and occupation taxes with respect to the business and activities conducted on the Premises; (vi) all real property taxes, personal property taxes, and sales taxes related to the Premises or Lessee's use or occupancy thereof; and (vii) any taxes on the leasehold interest created under this Lease.

9. LIENS

Lessee will suffer no lien or other encumbrance to attach to the Premises, including, without limitation, mechanic's or materialman's liens, sales tax liens under Cordova Municipal Code 5.40.125, or property tax liens under Cordova Municipal Code 5.36.260. If the City posts any notice of non-responsibility on the Premises, Lessee will ensure that the notice is maintained in a conspicuous place.

10. INDEMNIFICATION

A. General Indemnification. Lessee shall defend, indemnify, and hold the City and its authorized representatives, agents, officers, and employees harmless from and

against any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) resulting from, arising out of, or related to Lessee's occupation or use of the Premises or the occupation or use of the Premises by Lessee's employees, agents, servants, customers, contractors, subcontractors, sub-lessees, or invitees, including, but not limited, to all claims and demands arising out of any labor performed, materials furnished, or obligations incurred in connection with any improvements, repairs, or alterations constructed or made on the Premises and the cost of defending against such claims, including reasonable attorneys' fees. In the event that such a lien is recorded against the Premises, Lessee shall, at Lessee's sole expense within ninety (90) days after being served with written notice thereof, protect the City against said lien by filing a lien release bond or causing the release of such lien.

B. Environmental Indemnification. The City makes no representation or warranty regarding the presence or absence of any Hazardous Material (as hereafter defined) on the Premises. Lessee releases the City and its authorized representatives, agents, officers, and employees from any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) arising during or after the Lease Term, that result from the use, keeping, storage, or disposal of Hazardous Material in, on, or about the Premises by Lessee, or that arise out of or result from Lessee's occupancy or use of the Premises or the use or occupancy of the Premises by Lessee's employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees (other than the City), or authorized representatives. This release includes, without limitation, any and all costs incurred due to any investigation of the Premises or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision, or by law or regulation. Lessee agrees that it shall be fully liable for all costs and expenses related to the use, storage, and disposal of Hazardous Material generated, kept, or brought on the Premises by Lessee, its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives.

Lessee shall defend, indemnify, and hold the City and its authorized representatives, agents, officers, and employees harmless from and against any claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) of whatever kind or nature, known or unknown, contingent or otherwise, arising in whole or in part from or in any way related to: (i) the presence, disposal, release, or threatened release of any such Hazardous Material on or from the Premises, soil, water, ground water, vegetation, buildings, personal property, persons, animals, or otherwise; (ii) any personal injury or property damage arising out of or related to such Hazardous Material; (iii) any lawsuit brought or threatened, settlement reached, or government order relating to such Hazardous Material; and (iv) any violation of any laws applicable to such Hazardous Material; provided, however, that the acts giving rise to the claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses arise in whole or in part from the use of, operations on, or activities on

the Premises by Lessee or its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees (other than the City), or authorized representatives.

As used in this Lease, "Hazardous Material" means any substance which is toxic, ignitable, reactive, or corrosive or which is regulated by any federal, state, or local law or regulation, as now in force or as may be amended from time to time, relating to the protection of human health or the environment, as well as any judgments, orders, injunctions, awards, decrees, covenants, conditions, or other restrictions or standards relating to the same. "Hazardous Material" includes any and all material or substances that are defined as "hazardous waste," "extremely hazardous waste," or a "hazardous substance" under any law or regulation.

11. INSURANCE

Lessee shall procure and maintain, at Lessee's sole cost and expense, the following policies of insurance with a reputable insurance company or companies satisfactory to the City:

A. Commercial General Liability. Commercial general liability insurance in respect of the Premises and the conduct of Lessee's business and operations, naming the City as an additional insured, with minimum limits of liability of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate;

B. Property Insurance. Property insurance, insuring against loss or damage by fire and such other risks as are customarily included in the broad form of extended coverage, in an amount of coverage not less than the replacement value of the improvements on the Premises, if any, and on such commercially reasonable terms and consistent with the customary commercial coverages in the city of Cordova;

C. Personal Property Insurance. Personal property insurance covering Lessee's trade fixtures, furnishings, equipment, and other items of personal property, as soon as such items are located on the Premises; and

D. Workers' Compensation Insurance. Workers' compensation insurance and other insurance as required by law.

All insurance required under this Lease shall contain an endorsement requiring thirty (30) days' advance written notice to the City before cancellation or change in the coverage, scope, or amount of any policy. Before commencement of the Lease Term, Lessee shall provide the City with proof of the insurance required by this Section 11, except where noted above.

12. OWNERSHIP AND REMOVAL OF THE FACILITIES

Unless Lessee exercises its Option (defined in Section 21) (in which case all improvements made by Lessee shall continue to be owned by Lessee), the facilities on the Premises are and shall remain the property of Lessee until the expiration or earlier termination of this Lease. Upon expiration or earlier termination of this Lease, at the

option of the City, title to and ownership of the facilities shall automatically pass to, vest in, and belong to the City without further action on the part of either party other than the City's exercise of its option, and without cost or charge to the City. Lessee shall execute and deliver such instruments to the City as the City may reasonably request to reflect the termination of Lessee's interest in this Lease and the facilities and the City's title to and ownership thereof.

But upon expiration or earlier termination of this Lease, Lessee shall remove from the Premises, at Lessee's sole expense, all of the facilities or the portion thereof that the City designates must be removed. In such event, Lessee shall repair any damage to the Premises caused by the removal and return the Premises as near as possible to its original condition as existed on the Commencement Date. All facilities which are not promptly removed by Lessee pursuant to the City's request and in any event within thirty (30) days of the date of expiration or termination of this Lease may be removed, sold, destroyed or otherwise disposed of in any manner deemed appropriate by the City, all at Lessee's sole expense, and Lessee hereby agrees to pay the City for such expenses.

Notwithstanding any provision to the contrary in this Lease, all petroleum, fuel, or chemical storage tanks installed in or on the Premises during the Lease Term will remain Lessee's property and upon expiration or earlier termination of this Lease, Lessee must remove these items and all contaminated soil and other material from the Premises, at Lessee's sole expense.

13. DEFAULT AND REMEDIES

A. Default. The occurrence of any of the following shall constitute a default and a breach of this Lease by the Lessee:

i. The failure to make payment when due of any Base Rent, Additional Charges, or of any other sum herein specified to be paid by the Lessee if such failure is not cured within ten (10) days after written notice has been given to Lessee;

ii. The failure to pay any taxes or assessments due from the Lessee to the City and in any way related to this Lease, the Premises, any improvements, or the Lessee's activities or business conducted thereon, including, but not limited to, any real property, personal property, or sales tax if such failure is not cured within thirty (30) days after written notice has been given to Lessee;

iii. Lessee's failure to substantially complete the site development plan, as required by Section 5;

iv. An assignment for the benefit of Lessee's creditors or the filing of a voluntary or involuntary petition by or against Lessee under any law for the purpose of adjudicating Lessee a bankrupt; or for extending the time for payment, adjustment, or satisfaction of Lessee's liabilities; or for reorganization, dissolution, or arrangement on account of or to prevent bankruptcy or insolvency, unless the assignment or proceeding, and all consequent orders, adjudications, custodies, and supervision are dismissed,

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vacated, or otherwise permanently stated or terminated within thirty (30) days after the assignment, filing, or other initial event;

v. The appointment of a receiver or a debtor-in-possession to take possession of the Premises (or any portion thereof); Lessee's interest in the leasehold estate (or any portion thereof); or Lessee's operations on the Premises (or any portion thereof), by reason of Lessee's insolvency;

vi. The abandonment or vacation of the Premises continues for a period of three (3) months of any consecutive four (4) month period during the Lease Term; notwithstanding the foregoing, leaving the Premises vacant pending development of improvements shall not be deemed abandonment;

vii. Execution, levy, or attachment on Lessee's interest in this Lease or the Premises, or any portion thereof;

viii. The breach or violation of any statutes, laws, regulations, rules, or ordinances of any kind applicable to Lessee's use or occupancy of the Premises if such breach or violation continues for a period of thirty (30) days or longer; or

ix. The failure to observe or perform any covenant, promise, agreement, obligation, or condition set forth in this Lease, other than the payment of rent, if such failure is not cured within thirty (30) days after written notice has been given to Lessee, or if the default is of a nature that it cannot be cured within thirty (30) days, then a cure is commenced within thirty (30) days and diligently prosecuted until completion, weather and *force majeure* permitting. Notices given under this subsection shall specify the alleged breach and the applicable Lease provision and demand that the Lessee perform according to the terms of the Lease. No such notice shall be deemed a forfeiture or termination of this Lease unless the City expressly elects so in the notice.

B. Remedies. If the Lessee breaches any provision of this Lease, in addition to all other rights and remedies the City has at law or in equity, the City may do one or more of the following:

i. Distrain for rent due any of Lessee's personal property which comes into the City's possession. This remedy shall include the right of the City to dispose of Lessee's personal property in a commercially reasonable manner. Lessee agrees that compliance with the procedures set forth in the Alaska Uniform Commercial Code with respect to the sale of property shall be a commercially reasonable disposal;

ii. Re-enter the Premises, take possession thereof, and remove all property from the Premises. The property may be removed and stored at Lessee's expense, all without service of notice or resort to legal process, which Lessee waives, and without the City becoming liable for any damage that may result unless the loss or damage is caused by the City's negligence in the removal or storage of the property. No re-entry by the City shall be deemed an acceptance of surrender of this Lease. No provision of this Lease shall be construed as an assumption by the City of a duty to re-enter and re-let the Premises upon Lessee's default. If Lessee does not immediately

surrender possession of the Premises after termination by the City and upon demand by the City, the City may forthwith enter into and upon and repossess the Premises with process of law and without a breach of the peace and expel Lessee without being deemed guilty in any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenant;

iii. Declare this Lease terminated;

iv. Recover, whether this Lease is terminated or not, reasonable attorneys' fees and all other expenses incurred by the City by reason of the default or breach by Lessee, less any rents received in mitigation of Tenant's default (but City is not under any duty to relet Premises);

v. Recover an amount to be due immediately upon breach equal to the sum of all Base Rent, Additional Charges, and other payments for which Lessee is obligated under the Lease;

vi. Recover the costs of performing any duty of Lessee in this Lease; or

vii. Collect any and all rents due or to become due from subtenants or other occupants of the Premises

14. SUBSIDENCE

The City shall not be responsible for any washout, subsidence, avulsion, settling, or reliction to the Premises or for any injury caused thereby to Lessee's, any sub-lessee's, or any other person's property. The City is not obligated to replace, refill, or improve any part of the Premises during Lessee's occupancy in the event of a washout, subsidence, avulsion, settling, or reliction.

15. VACATION BY LESSEE

Upon the expiration or sooner termination of this Lease, Lessee shall peaceably vacate the Premises and the Premises shall be returned to the City by Lessee together with any alterations, additions, or improvements, unless the City requests that they be removed from the Premises. Upon such vacation, Lessee shall remove from the Premises any items of personal property brought on to the Premises. Any such property not removed from the Premises within thirty (30) days of the expiration or termination of this Lease shall become the property of the City at no cost or charge to the City, and may be removed, sold, destroyed, or otherwise disposed of in any manner deemed appropriate by the City, all at Lessee's sole expense, and Lessee hereby agrees to pay the City for these expenses.

16. RESERVATION OF RIGHTS

The City reserves the right to designate and grant rights-of-way and utility easements across the Premises without compensating Lessee or any other party, including the right of ingress and egress to and from the Premises for the construction,

operation, and maintenance of utilities and access, provided that Lessee shall be compensated for the taking or destruction of any improvements on the Premises, and provided further that the City's designation will not unreasonably interfere with Lessee's improvements or use of the Premises. Lessee shall be responsible for requesting a rental adjustment to reflect any reduction in the value of the Premises.

17. SIGNS

No signs or other advertising symbols, canopies, or awnings shall be attached to or painted on or within the Premises without approval of the City Manager first being obtained; provided, however, that this prohibition shall not apply to standard, directional, informational and identification signs of two square feet or less in size. At the termination of this Lease, or sooner, all such signs, advertising matter, symbols, canopies, or awnings, attached or painted by Lessee shall be removed from the Premises by Lessee at its own expense, and Lessee shall repair any damage or injury to the Premises, and correct any unsightly conditions caused by the maintenance or removal of said signs.

18. HOLDING OVER

If Lessee, with the City's written consent, remains in possession of the Premises after the expiration or termination of the Lease for any cause, or after the date in any notice given by the City to Lessee terminating this Lease, such holding over shall be deemed a tenancy from month to month at the same Base Rent applicable immediately prior to such expiration or termination, subject to adjustment in accordance with Cordova Municipal Code 5.22.090.C, or such successor provision of the code then in effect, and shall be terminable on thirty (30) days' written notice given at any time by either party. All other provisions of this Lease, except those pertaining to term, rent, and purchase option, shall apply to the month-to-month tenancy. If Lessee holds over without the City's express written consent, Lessee is deemed to be a tenant at sufferance and may be removed through a forcible entry and detainer proceeding without service on Lessee of a notice to quit.

19. EMINENT DOMAIN

If the whole or any part of the Premises shall be taken for any public or quasi-public use, under any statute or by right of eminent domain or private purchase in lieu thereof by a public body vested with the power of eminent domain, then the following provisions shall be operative:

A. Total Taking. If the Premises are totally taken by condemnation, this Lease shall terminate;

B. Partial Taking. If the Premises are partially taken by condemnation, then this Lease shall continue and the rent as specified in Section 3 above shall be abated in a proportion equal to the ratio that the portion of the Premises taken bears to the total Premises leased hereunder; and

C. Award. Upon condemnation, the parties shall share in the award to the extent that their interests, respectively, are depreciated, damaged, or destroyed by the condemnation.

20. COSTS

Lessee shall be liable to and shall pay the City for the fees and costs incurred by the City in connection with the negotiation, drafting, preparation, operation, and enforcement of this Lease, including, without limitation, attorneys' fees and costs incurred by the City. All outstanding fees and costs shall be paid in full no later than the time of the City's execution of this Lease.

21. BUYER'S OPTION TO PURCHASE

A. Option. The City hereby grants to Lessee an option (the "Option") to purchase the Premises upon the terms and conditions stated in this Lease.

B. Option Period. The Option will commence upon the Commencement Date of this Lease and terminate the date the Lease terminates (the "Option Period"). If Lessee fails to exercise the Option during the Option Period, neither party shall have any further rights or claims against the other party by reason of the Option.

C. Exercise of Option. To exercise the Option, Lessee must provide written notice ("Notice of Exercise of Option") to the City, delivered or mailed by certified or registered mail, return receipt requested, to the City's address set forth in Section 22.E, at least sixty (60) days prior to the date Lessee intends to exercise the Option.

D. Conditions to Exercise Option. Lessee can only exercise the Option if all of the following conditions are satisfied: (i) no default exists or is continuing under this Lease and (ii) a the building as described in the site development plan attached as Exhibit B.is substantially completed as defined in section 5 B

E. Purchase Price. Lessee shall have the right to purchase the Premises for \$XXXXX ("Purchase Price") until the tenth anniversary of the Commencement Date. If Lessee exercises its Option to purchase the Premises after the tenth anniversary of the Commencement Date, the Purchase Price will be adjusted to the current fair market value, as reasonably determined by the City, excluding all improvements completed by Lessee under this Lease. In the event that Lessee exercises the Option on or before _____, 7 years 20XX, payment due at Closing to the City ("Closing Payment") will equal the Purchase Price reduced by all Base Rent payments paid by Lessee to the City under this Lease. In the event that Lessee exercises the Option after _____, 7 years 20XX, the Closing Payment will equal the Purchase Price, and the Closing Payment will not be reduced by any Base Rent payments paid by Lessee to the City under this Lease.

F. Closing Date. The Closing must occur on a date (the "Closing Date") mutually agreed upon by the parties, but must be within sixty (60) days after the exercise of the Option.

Attachment F

G. Closing. At Closing, the City shall deliver a quitclaim deed, subject to matters of record, including those matters that have arisen out of Lessee's use and occupancy of the Premises, in recordable form, transferring marketable title (subject to Lessee's reasonable approval) and Lessee shall execute and deliver to the City the Closing Payment in full, in immediately available funds. This Lease will terminate upon the Closing of Lessee's purchase of the Premises. All costs and fees (including attorneys' fees) associated with the negotiation, drafting, preparation, and enforcement of a purchase and sale agreement and related documents, the closing of the transaction, and the termination of the leasehold interest in the Premises, including, but not limited to, environmental assessments, appraisal fees, escrow fees, recording fees, and title insurance, will be paid by Lessee.

H. Cooperation for Consummating the Option. If Lessee exercises the Option, the City and Lessee each covenant and agree to sign, execute, and deliver, or cause to be signed, executed, and delivered, and to do or make, or cause to be done or made, upon the written request of the other party, any and all agreements, instruments, papers, deeds, acts, or things, supplemental, confirmatory, or otherwise, as may be reasonably required by either party hereto for the purpose of or in connection with consummating the Option.

I. City's Right of First Refusal. In the event Lessee exercises its Option and subsequently determines to sell or otherwise dispose of the Premises, the City shall have a continuous and exclusive right of first refusal to purchase the Premises. The parties must either include notice of the City's right of first refusal in the deed transferring the Premises to the Lessee, or execute a separate document acceptable to the City and in a recordable form ensuring the City's right of first refusal hereunder. The document must be recorded contemporaneously with the recording of the deed. The City's right of first refusal to purchase the Premises contains the following terms and conditions:

i. Lessee may accept an offer for the sale or other disposition of the Premises only if it is made subject to the City's right of first refusal herein. Upon acceptance of an offer for the sale, disposition, conveyance, or transfer from a third party (the "Purchase Offer"), Lessee will present a copy of the Purchase Offer and acceptance to the City by written notice at the address set forth in Section 22.E. The City will then have sixty (60) days to either agree to purchase the Premises on the same terms and conditions set forth in the Purchase Offer, or decline to exercise its right of first refusal. The City shall give written notice of its decision to exercise or decline to exercise its right of first refusal to Lessee at the address set forth in Section 22.E no later than sixty (60) days after being presented with a copy of the Purchase Offer.

ii. If the City declines to exercise its right of first refusal, Lessee may then sell or otherwise dispose of the Premises to the third party on the same terms and conditions set forth in the Purchase Offer. If the sale or other disposition is completed on the same terms and conditions set forth in the Purchase Offer, then any interest of the City in and to the Premises shall cease and be of no further force and effect and the City shall provide in recordable form a release of its right of first refusal at the closing of the sale to the third party. If the sale or other disposition is not completed on the terms and

conditions in the Purchase Offer, then the City will continue to have its exclusive right of first refusal under the procedures outlined above in this Section, before Lessee may convey or transfer its interest in the Premises to a third party.

22. MISCELLANEOUS

A. Time Is of the Essence. Time is of the essence for this Lease and of each provision hereof.

B. Entire Agreement. This Lease represents the entire agreement between the parties with respect to the subject matter hereof, and may not be amended except in writing executed by the City and Lessee.

C. Governing Law and Venue. This Lease shall be subject to the provisions of the Cordova Municipal Code now or hereafter in effect. This Lease shall be governed by and construed in accordance with Alaska law and any action arising under this Lease shall be brought in a court of competent jurisdiction in Cordova, Alaska.

D. Relationship of Parties. Nothing in this Lease shall be deemed or construed to create the relationship of principal and agent, partnership, joint venture, or of any association between Lessee and the City. Neither the method of computation of rent, nor any other provisions contained in this Lease, nor any acts of the parties shall be deemed to create any relationship between the City and Lessee other than the relationship of lessee and lessor.

E. Notice. All notices hereunder may be hand-delivered or mailed. If mailed, they shall be sent by certified or registered mail to the following respective addresses:

TO CITY:

City of Cordova
Attn: City Manager
P.O. Box 1210
Cordova, Alaska 99574

TO LESSEE:

XXXXX
P.O. Box XXXX
Cordova, Alaska 99574

or to such other address as either party hereto may from time to time designate in advance in writing to the other party. Notices sent by mail shall be deemed to have been given when properly mailed. The postmark affixed by the U.S. Post Office shall be conclusive evidence of the date of mailing. If hand-delivered, notice shall be deemed to have been made at the time of delivery.

Attachment F

F. Captions. Captions herein are for convenience and reference and shall not be used in construing the provisions of this Lease.

G. No Waiver of Breach. No failure by the City to insist upon the strict performance of any term, covenant, or condition of this Lease, or to exercise any right or remedy upon a breach thereof, shall constitute a waiver of any such breach or of such term, covenant, or condition. No waiver of any breach shall effect or alter this Lease, but each and every term, covenant, and condition of this Lease shall continue in full force and effect with respect to any other existing or subsequent breach.

H. Survival. No expiration or termination of this Lease shall expire or terminate any liability or obligation to perform which arose prior to the termination or expiration.

I. Partial Invalidity. If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

J. Successors and Assigns. The terms, covenants, and conditions in this Lease shall inure to the benefit of and shall be binding upon the successors and permitted assigns of the City and Lessee.

K. Estoppel Certificates. Either party shall at any time and from time to time, upon not less than ten (10) days' prior written request by the other party, execute, acknowledge, and deliver to such party a statement certifying that this Lease has not been amended and is in full force and effect (or, if there has been an amendment, that the same is in full force and effect as amended and stating the amendments); there are no defaults existing (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates up to which the Base Rent and Additional Charges have been paid in advance.

L. Recordation of Lease. The parties agree that this Lease shall not be recorded, but upon the request of either party, the other party will join the requesting party in executing a memorandum of lease in a form suitable for recording, and each party agrees that such memorandum shall be prepared and recorded at the requesting party's expense.

M. Authority. Lessee represents that it has all necessary power and is duly authorized to enter into this Lease and carry out the obligations of Lessee. Lessee further represents that Lessee has the necessary power to authorize and direct the officer of Lessee whose name and signature appear at the end of this Lease to execute the Lease on Lessee's behalf.

N. Exhibits. Exhibits A and B to this Lease are specifically incorporated into the Lease.

Attachment F

O. No Third-Party Beneficiaries. Nothing in this Lease shall be interpreted or construed to create any rights or benefits to any parties not signatories, successors, or permitted assigns of signatories to this Lease.

P. Interpretation. The language in all parts of this Lease shall in all cases be simply construed according to its fair meaning and not for or against the City or Lessee as both City and Lessee have had the assistance of attorneys in drafting and reviewing this Lease.

Q. Counterparts. This Lease may be executed in counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

R. Attorneys' Fees. In the event that any suit or action is brought to enforce this Lease or any term or provision hereof, the parties agree that the prevailing party shall recover all attorneys' fees, costs, and expenses incurred in connection with such suit or action to the maximum extent allowed by law.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed as of the Commencement Date.

CITY:

CITY OF CORDOVA

By: _____

Its: _____

LESSEE:

XXXX

By: _____

Its: _____

Attachment F

**Exhibit A
Legal Description**

**Exhibit B
Development Plan**

SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by December 28th, 2018 at 10 AM.

Property: Lot 1, USS 4606

Name of Proposer: TANIA HARRISON

Name of Organization: _____

Address: PO BOX 931

Phone #: 907 - 205 - 7802

CORDOVA AK 99574

Email: taniaharrison90@gmail.com

Proposed Price \$ 45,000

SUBMITTAL OF PROPOSAL

Please mail proposals to: City of Cordova
Attn: Planning Department
P.O. Box 1210
Cordova, Alaska 99574

Or email proposals to planning2@cityofcordova.net. The email subject line shall be "Proposal for Lot 1, USS 4606," and the proposal shall be attached to the email as a PDF file.

Or deliver your proposal to the front desk at City Hall.

Proposals received after December 28th, 2018 at 10 AM will not be considered.

1. Describe the proposed development in detail

The development on Lot 1 will be a residential home. A gravel driveway extending from the road through Lot 6 will curve left to parallel the front of Lot 1. A post-beam frame house will be built on the level part of the lot. The home will be 28' x 34' with a 7' x 23' deck on the front and a 5' x 11' mudroom on the left side. The house will have red metal siding with white trim and a neutral-green metal roof.

The front room of the house will feature an open living-dining room with a sliding glass door and large windows. A U-shaped kitchen will be situated aft of the dining area. A hallway running aft will separate the full bath and laundry on the right and bedroom on the left. A staircase will lead up to the loft. Ceiling heights on the first floor will be 8' except in the living room where the ceiling shall be open to the roofline. The 18'x20' loft will contain a small ¼ bath, master bedroom, and storage closet.

The home will be heated with under floor heat on the first floor, supplemented by a wood-stove. The oil furnace for the under floor heat will also heat the domestic hot water. The house will be connected to city water and a septic will be dug on the property near the right corner of the driveway.

2. What is the proposed square footage of the development

The footprint of the house will be 28' x 34' with a 5' x 11' mudroom and an 18' x 20' loft for a total of 1367 sq. ft.

3. Provide a sketch, to scale, of the proposed development in relationship to the lot.

See attachments.

4. Describe the benefit of the proposed development to the community

The lot will be a private residence for my future family and me. In addition to property tax revenue, the city will benefit from the employment of local contractors and day laborers during construction. I am an active member of the Cordova Volunteer Fire Department and an enthusiastic volunteer at many other organizations and events in town. Having a home in Cordova will enable me to continue to serve my community year-round.

5. What is the value of the proposed improvements

Driveway \$12,000
Septic \$15,000
Water Hook-up \$10,000

Tania Harrison
Proposal for Lot 1 USS 4606

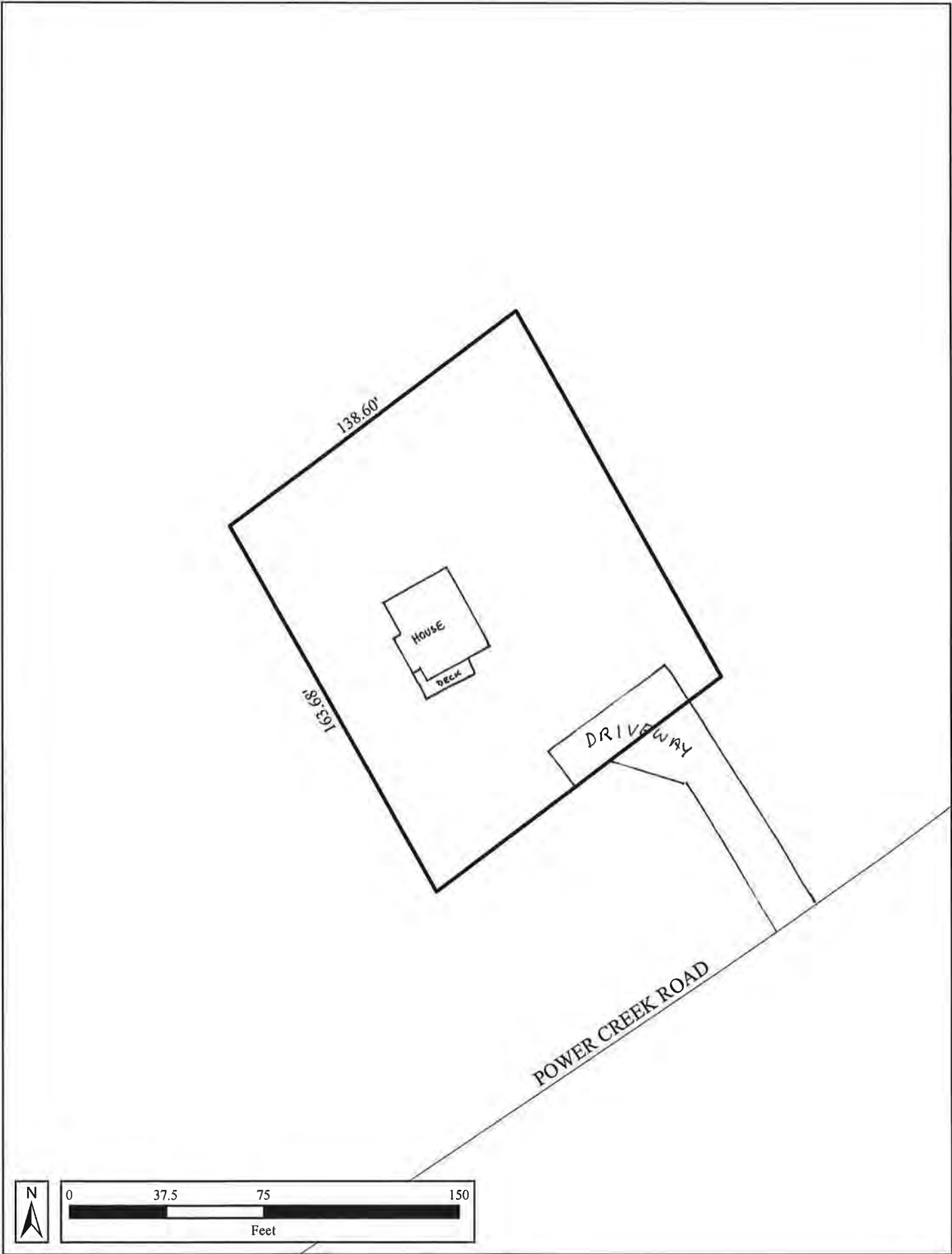
Electricity Hook-up \$10,000
House \$140,000
Total: 187,000

Quotes were obtained verbally on the lot-site from Wilson Construction per my request. CEC would not provide me with a quote to hook up electricity but they said it could cost anywhere from \$0-\$10,000. The quote for house construction is an estimate of the cost to build the house myself.

6. What is your proposed timeline for development

Year 1: Driveway, septic, clearing land for construction
Year 2: Foundation
Year 3: Framing & Roofing
Year 4: Plumbing/Electrical
Year 5: Finish-work & Appliances

In the years following construction of the house there will be additions of a small wood shed and a carport for the driveway.

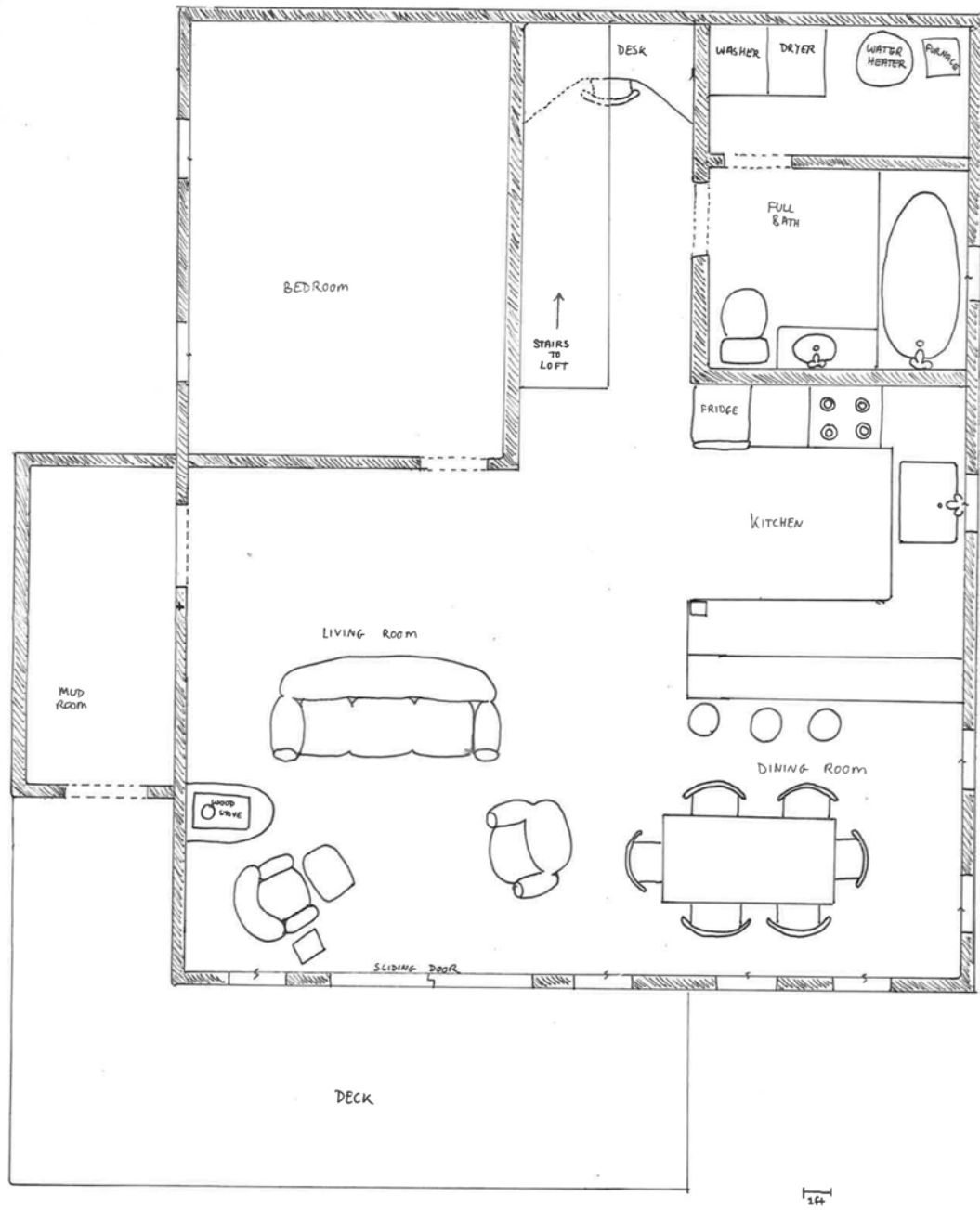




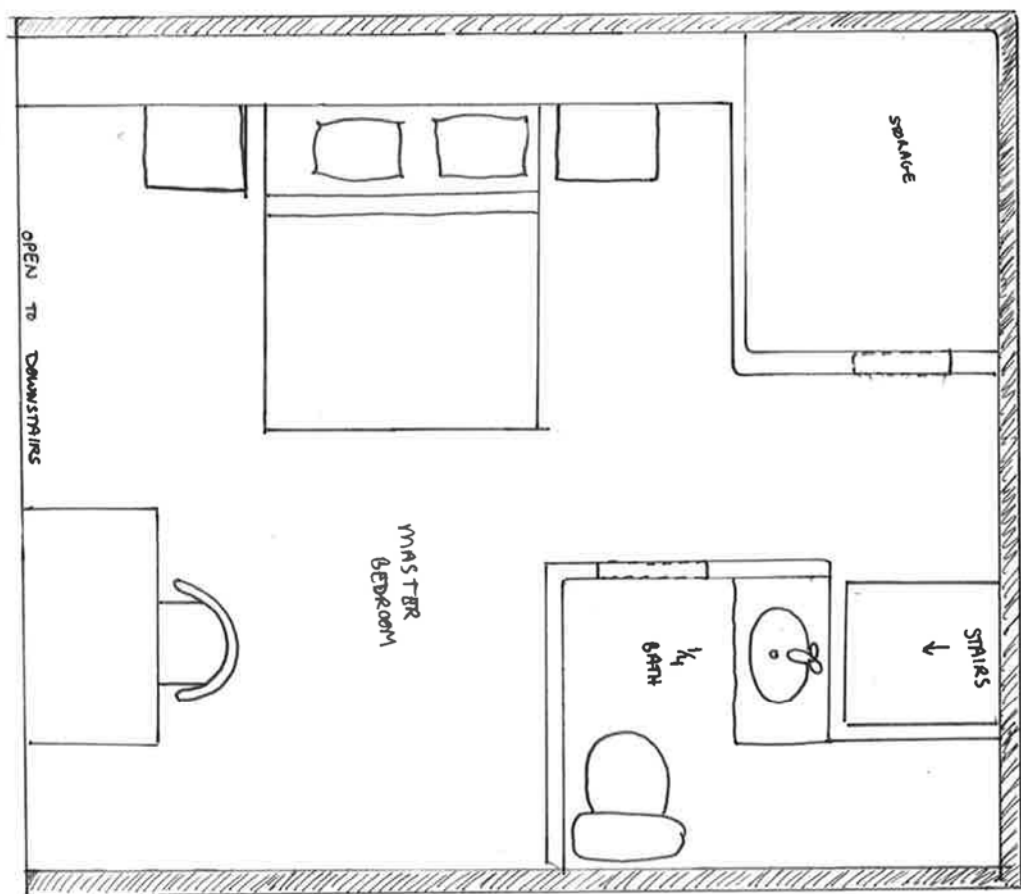
TANIA HARRISON
LOT 1 VSS 4606 PROPOSAL
FRONT ELEVATION PLAN



TANIA HARRISON
LOT 1 USS 4606 PROPOSAL
FLOOR PLAN



THINA HARRISON
LOT 1 USS 4606 PROPOSAL
LOFT PLAN





AGENDA ITEM # 21
City Council Meeting Date: 2/6/19
CITY COUNCIL COMMUNICATION FORM

FROM: Planning Staff
DATE: 1/9/19
ITEM: 2019 Land Disposal Maps
NEXT STEP: Review and Adopt 2019 Land Disposal Maps

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE:

The Land Disposal Maps are updated annually. At this time, the Planning Commission has reviewed the maps and recommended City Council adopt the maps.

II. RECOMMENDED ACTION / NEXT STEP:

“I move to adopt the 2019 Land Disposal Maps.”

III. FISCAL IMPACTS:

Land disposals can be a revenue source for the city.

IV. BACKGROUND INFORMATION:

The descriptions of the map designations and the update policy are on the cover page of the 2019 Land Disposal Maps document, attached.

These maps are meant to be a simple resource for the public. In the past, there have been conversations about adding more detail to the maps, but ultimately, staff, the Planning Commission, and City Council have kept the maps as easy to understand as possible and have been cautious about making the maps too confusing. After several years of inquiries from the public about the maps, staff have decided to make two major changes that do add more detail: creating the new designation called ‘Subdivision’ and delineating the Avalanche Zone.

The new designation called ‘Available – Requires Subdivision’ was created in order to differentiate the large, complex parcels on the maps from parcels already subdivided. The designation is defined as follows:

Available – Requires Subdivision – These parcels are considered ‘Available.’ These are large parcels of land which would most likely be developed as a subdivision. The disposal process for these parcels is complex and could take a significant amount of time. Many require some or all of the following: city acquiring title to the land from the state, an extensive amount of surveying, or subdivision development agreements. Many of these parcels include city improvements that would not be disposed, such as access roads, water infrastructure, trails, cemeteries, etc.

The Avalanche Red Zone is now delineated and several requirements of the zone are noted. Noting the major requirements on the maps will alleviate questions from the public and clarify to concerned citizens that these lots are not going to be built upon again.

The attached letter from Jason Pallas is a request to change a parcel of land designated ‘Not Available’ to ‘Available’ in the 2019 Land Disposal Maps. The land being requested is currently zoned in the Public Lands and Institutions District. If it is made ‘Available’ and a letter of interest is received, staff will investigate more thoroughly where city infrastructure is on the property and what interests the city may have in retaining it. The Planning Commission designated this property ‘Available – Requires Subdivision.’

The 2018 Land Disposal Maps are available on the city’s webpage (under Land Use and Development E-Forms): <http://www.cityofcordova.net/document-central>

1/8/19 – At the Planning Commission Regular Meeting, the commission passed Resolution 19-01 (Attached), recommending the City Council adopt the 2019 Land Disposal Maps. The following is a summary of what occurred at the meeting:

M/Bird S/Baenen to approve Resolution 19-01.

Stavig said he made a couple changes brought about by experience. In the past, he has been adamant about keeping the maps simple, but he thinks the new additions make the maps clearer. The new designation highlights the large parcels that are generally more complex. The Avalanche Zone issue always comes up, so it made sense to add it to the map. **McGann** said that he agreed with the sentiment of the new designation, but thought it should be named something other than “Subdivision.” **McGann** said that staff should try to come up with a better name.

McGann said the Update Policy on the cover page had been the same for a while, but they have let people come forward and request designation changes. He proposed adding after the last sentence, “but may be modified throughout the year.” **Stavig** said that every time a designation is changed during a year, there are special circumstances; for example, the Science Center needed land within a quick timeframe, and the lot they requested was a unique parcel with severe deed restrictions; additionally, the COHO was made ‘Available,’ because the city was trying to get rid of it. **Stavig** suggested they also add “on a case by case basis” to **McGann**’s addition. There was concurrence to make these changes to the Update Policy.

On the Ocean Dock Subdivision map, **Bolin** said he thought the area formerly leased by Alpine Diesel on the shipyard should remain ‘Available.’ **Baenen** said they are still looking for someone to use the area for boat work. **Stavig** said the Shelter Cove area was ‘Not Available’ due to deed restrictions, and that the residential properties were outside the city-owned property.

On the North Fill Development Park map, **Baenen** said he would like to see the Impound Lot made ‘Available.’ **McGann** agreed and said he has always felt that way. **Bird** said she didn’t like it as an impound lot, but she feels like it is a waste of people’s time if the commission knows it will be kiboshed later on.

M/Baenen S/Bird to amend the maps to make the Impound Lot ‘Available.’

Upon voice vote, amendment failed 4-1.

Yea: **Baenen**

Nay: **McGann, Roemhildt, Bird, Bolin**

Absent: **Pegau, Lohse**

On the South Fill Development Park map, **Baenen** said he wanted to make the southeastern-most lot on the South Fill ‘Available.’ He said he has not seen it used for parking very much. If it was ‘Available,’ than someone could see an opportunity. **McGann** said he was sympathetic to the need for parking. **Stavig** said that the lot was a critical snow dump location.

M/**Baenen** S/**Roemhildt** to amend the maps to make the southeastern-most lot on the South Fill ‘Available.’

Upon voice vote, amendment failed 3-2.

Yea: **Baenen, Roemhildt**

Nay: **McGann, Bird, Bolin**

Absent: **Pegau, Lohse**

On the Odiak Park map, **Stavig** said he believed the two lots south of Center Drive were ‘Not Available’ because they had easements and drainage on them.

On the Eyak Lake map, **Baenen** said he would be in favor of making the area **Jason Pallas** requested ‘Available’ as it is not needed by the city. **Bird** wondered if there were any considerations with the water tank being nearby. **Bird** said that his lot was already big, so she wondered if he wanted a larger lot, or if he wanted to make sure no one else ever developed it. **McGann** said he didn’t like the idea of splitting the lot on the maps with an arbitrary line. **Roemhildt** gave kudos for **Pallas** for submitting the letter as he knew there were many areas of town where people used city property. **Stavig** said they could designate the whole parcel with their new designation, which would make it ‘Available’ and then get a letter of interest from **Pallas**. **Bird** was concerned about there being a precedent for people buying small portions of city property to add to their existing property. **Stavig** said it had been done in the past in town, but never with such a large lot. The commission concurred to change the whole parcel to the new designation.

On the Five Mile Loop map, **Bird** said she liked that the Avalanche Zone was called to attention.

Upon voice vote, resolution passed 5-0.

Yea: **McGann, Baenen, Roemhildt, Bird, Bolin**

Absent: **Pegau, Lohse**

General Changes to the 2019 Land Disposal Maps:

- Parcel layer has been updated with all new subdivisions.
- Parcel lines more accurate, fixed errors in parcel lines, etc.
- Several of the large parcels which were ‘Available’ have been changed to ‘Subdivision.’

Specific Updates by Map Page:

- Ocean Dock Subdivision
 - The lease at the shipyard with Alpine Diesel has been terminated. As per policy, the designation of the lot is ‘Available.’ The commission may want to consider changing the designation back to ‘Not Available.’
- Old Town
 - COHO lots are shown as ‘Available.’
- Odiak Slough
 - The two lots north of Chase Avenue have been changed to ‘Not Available.’ The neighboring property owners are still negotiating for the property from the city.

- Five Mile Loop
 - Avalanche zone is depicted and several zone requirements are noted.

V. LEGAL ISSUES:

Legal issues should be considered on a property by property basis.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

Conflicts or environmental issues should be considered on a property by property basis.

VII. SUMMARY AND ALTERNATIVES:

N/A

**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 19-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,
ALASKA RECOMMENDING THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA
ADOPT THE 2019 LAND DISPOSAL MAPS**

WHEREAS, the City of Cordova's City Manager and City Planner are directed by Cordova Municipal Code Section 5.22.040(B) – The city manager shall refer a letter of interest from a qualified interested party to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the letter of interest for review by the planning commission; and City of Cordova's Planning Commission is directed by Cordova Municipal Code Section 5.22.040(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); and

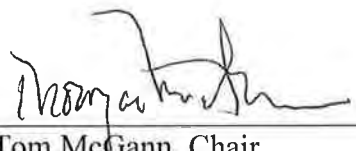
WHEREAS, the Planning Commission has determined that updating the initial Land Disposal Maps from the 2006 Land Disposal Committee and annually reviewing and recommending the maps for City Council's approval will enable the City Manager and City Planner to efficiently determine if land is available for purchase, lease, or lease to purchase; and

WHEREAS, the Planning Commission has identified these Land Disposal Maps as the most current and updated version to be used in the land disposal process; and

WHEREAS, having annually updated maps will benefit the citizens of Cordova by providing maps for public review.

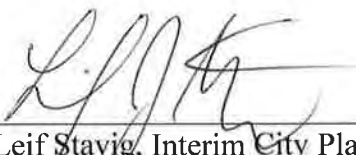
NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend the City Council of the City of Cordova, Alaska adopt the 2019 Land Disposal Maps.

PASSED AND APPROVED THIS 8TH DAY OF JANUARY, 2019



Tom McGann, Chair

ATTEST:



Leif Stavig, Interim City Planner

LETTER OF INTEREST / REQUEST FOR REZONING OF CITY LOT

The following is a request to the planning commission for the rezoning of city owned lot U.S.S.900 to be changed from unavailable to available.

I Jason Pallas am requesting the city to rezone lot U.S.S.900 to available. I am including a letter of interest with this request for the following reasons.

1. land is not zoned for available purchase
- 2.I am interested in purchasing a portion of this property.
3. The property would not only have to be re zoned ,but also surveyed to establish property lines as well as proper acreage for a proposal of purchase to be made.
- 4.the property has a natural barrier through out property for planning commission / city to be able to make a decision on whether or not this property can be re zoned and put up for sale .

If a portion of lot 900 can be changed to available , I would at that time like to work with the city for the purchase of this property at fair market value. My intention for this purchase is to square off my connecting property line ,as well as the development of the main portion of this property. This development would benefit the city in many ways.

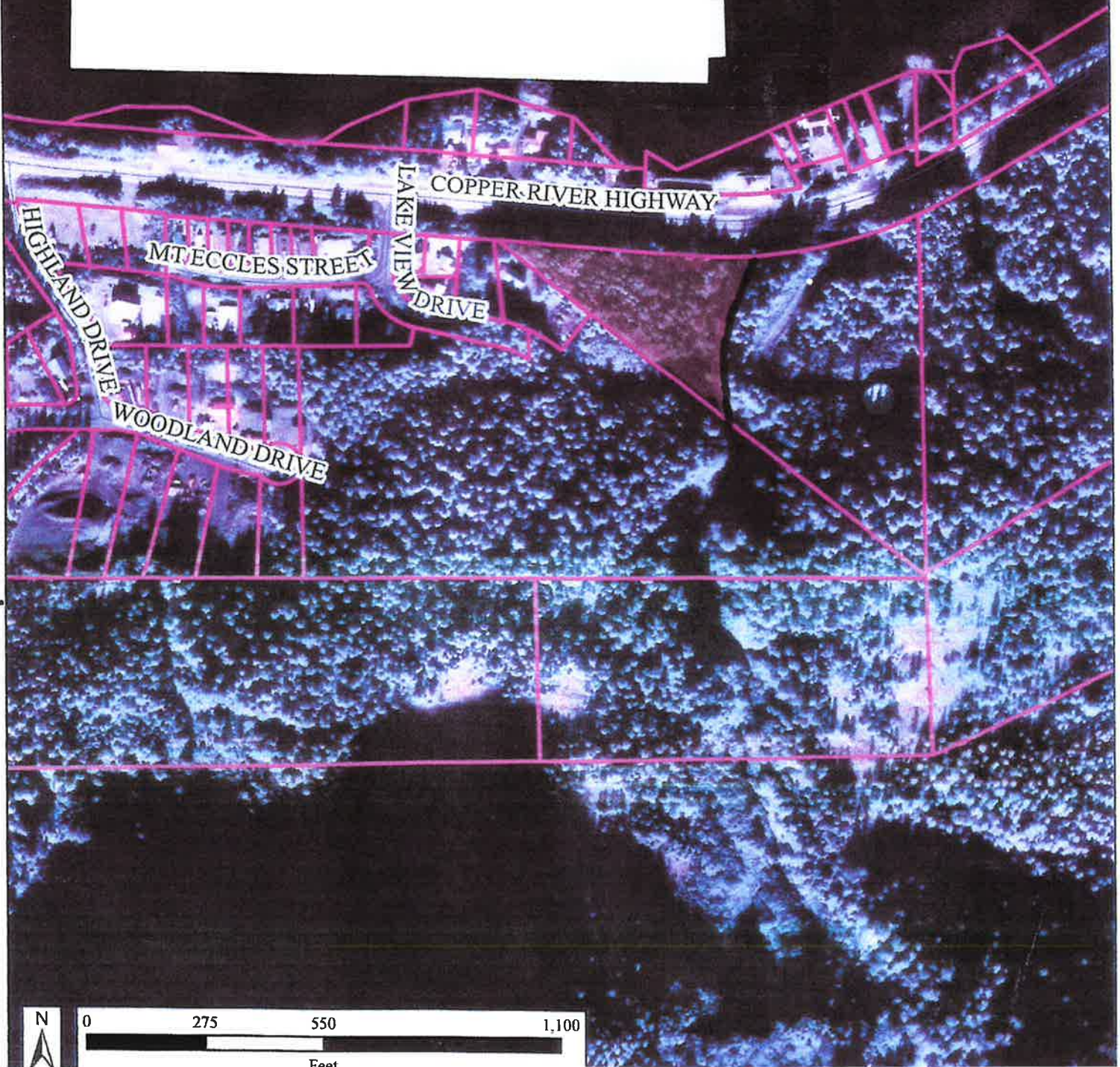
Included is a picture of lot 900 with the portion of interest which follows a natural barrier which separates this portion of property from the water treatment /water tank,and access road to tank ..If the planning commission /city decides to make this portion of lot 900 available ,at that time I will submit a detailed plan for development /purchase.

Jason Pallas
box 2251
Cordova Ak. 99574

cell 907 253 7158
home 907 424b7159

j_pallas32@yahoo.com

SHADED IN AREA
Follows NATURAL RAVINE



2019 Land Disposal Maps

Adopted by City Council: xx/xx/19

Map Designations

Available – Available to purchase, lease, or lease with an option to purchase. Any of these lots may have conditions or special criteria that must be met.

Available - Requires Subdivision – These parcels are considered ‘Available.’ These are large parcels of land which would most likely be developed as a subdivision. The disposal process for these parcels is complex and could take a significant amount of time. Many require some or all of the following: city acquiring title to the land from the state, an extensive amount of surveying, or subdivision development agreements. Many of these parcels include city improvements that would not be disposed, such as access roads, water infrastructure, trails, cemeteries, etc.

Not Available – These parcels include substandard lots, snow dumps, property with improvements/buildings on them, or other lots used or occupied by the city. The city manager will accept letters of interest from an interested party who requests the property designation be changed to ‘Available,’ however the existing city use of the property will be examined and carefully weighed against the letter of interest.

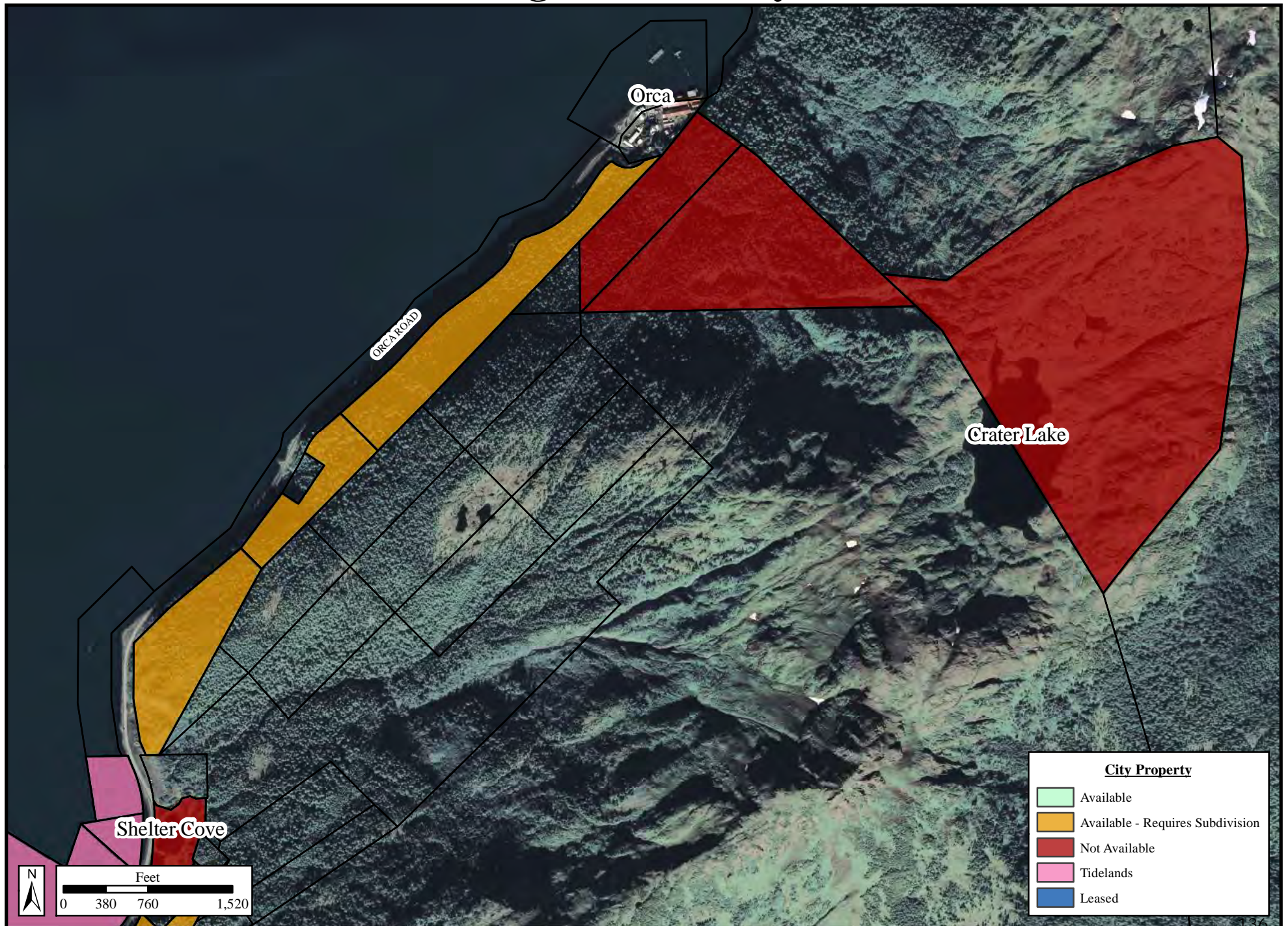
Tidelands – All requests to purchase tidelands will be reviewed by the Planning Commission as they are received. The Planning Commission will make a recommendation on disposing of the tidelands to City Council.

Leased – These are parcels currently leased to a business or government entity by the city and are not available during the lease term. There are leases that are short term and renew every two years and others are long term leases with substantial improvements on the property. At the end of the lease term the property becomes available for disposal.

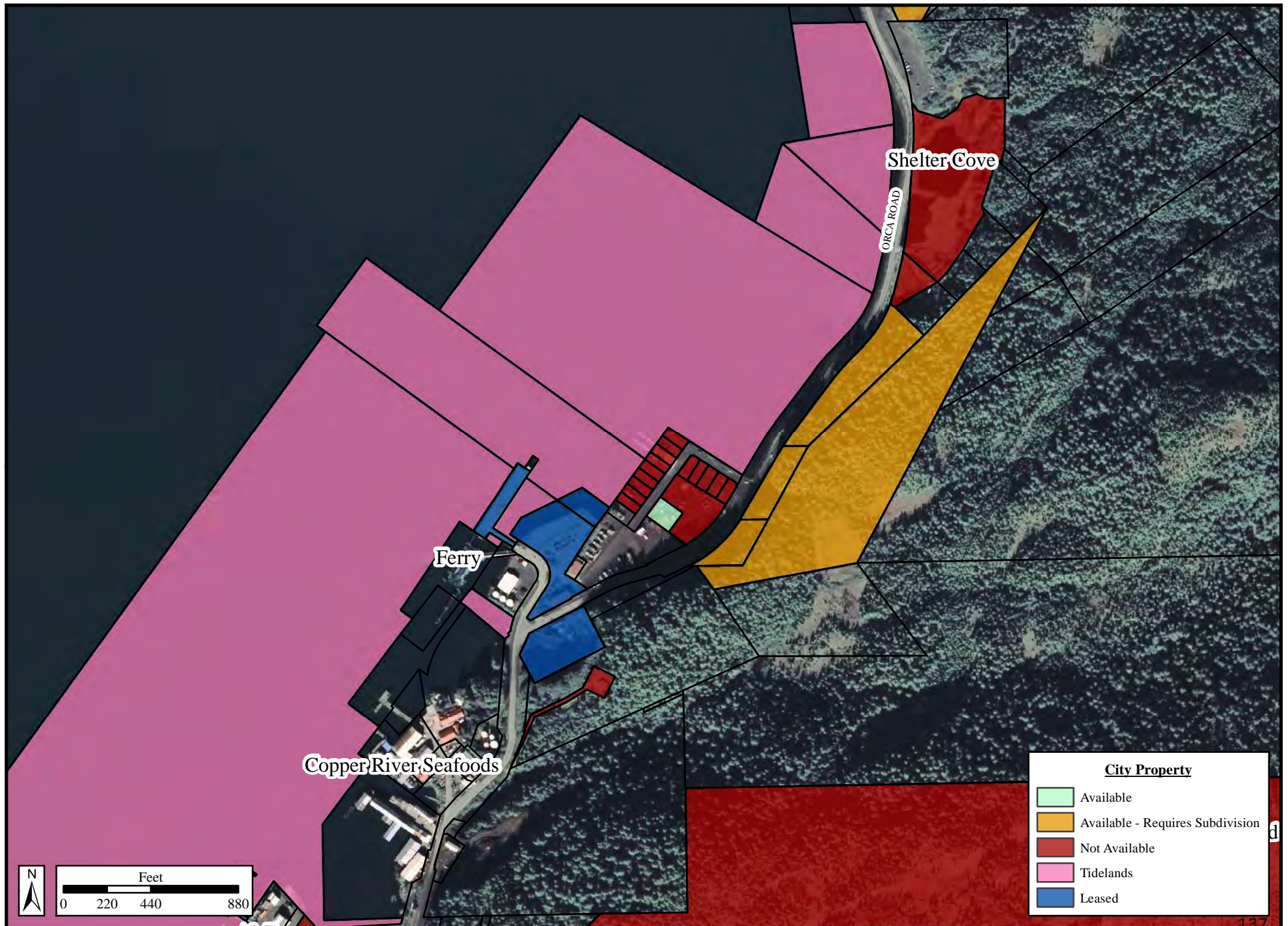
Update Policy

Maps will be updated on an annual basis by the Planning Department staff, reviewed by the Planning Commission, and adopted by City Council. This update process begins each year with updated maps being presented to the Planning Commission in January, but the maps may be modified throughout the year on a case-by-case basis.

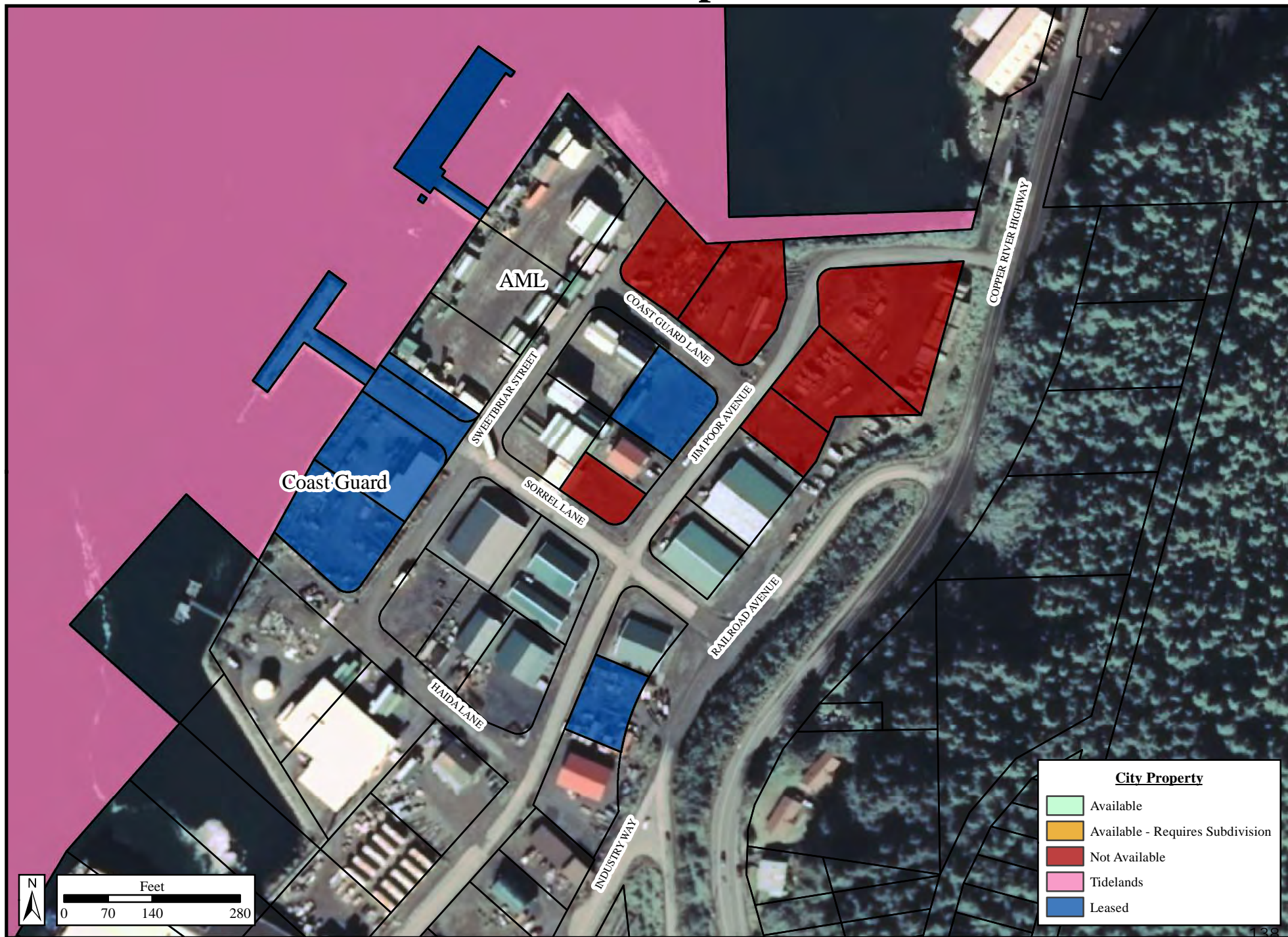
New England Cannery Road



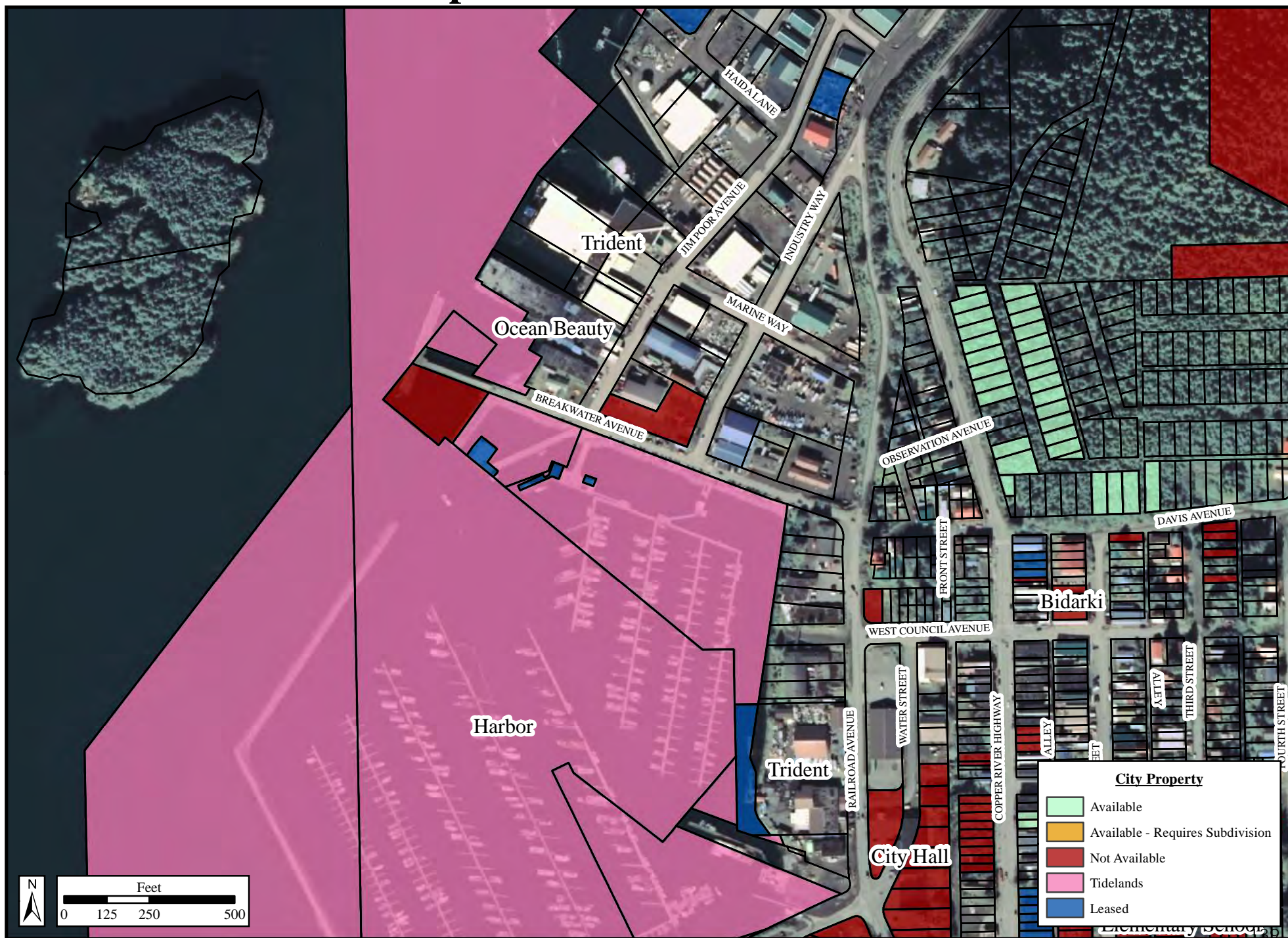
Ocean Dock Subdivision



North Fill Development Park



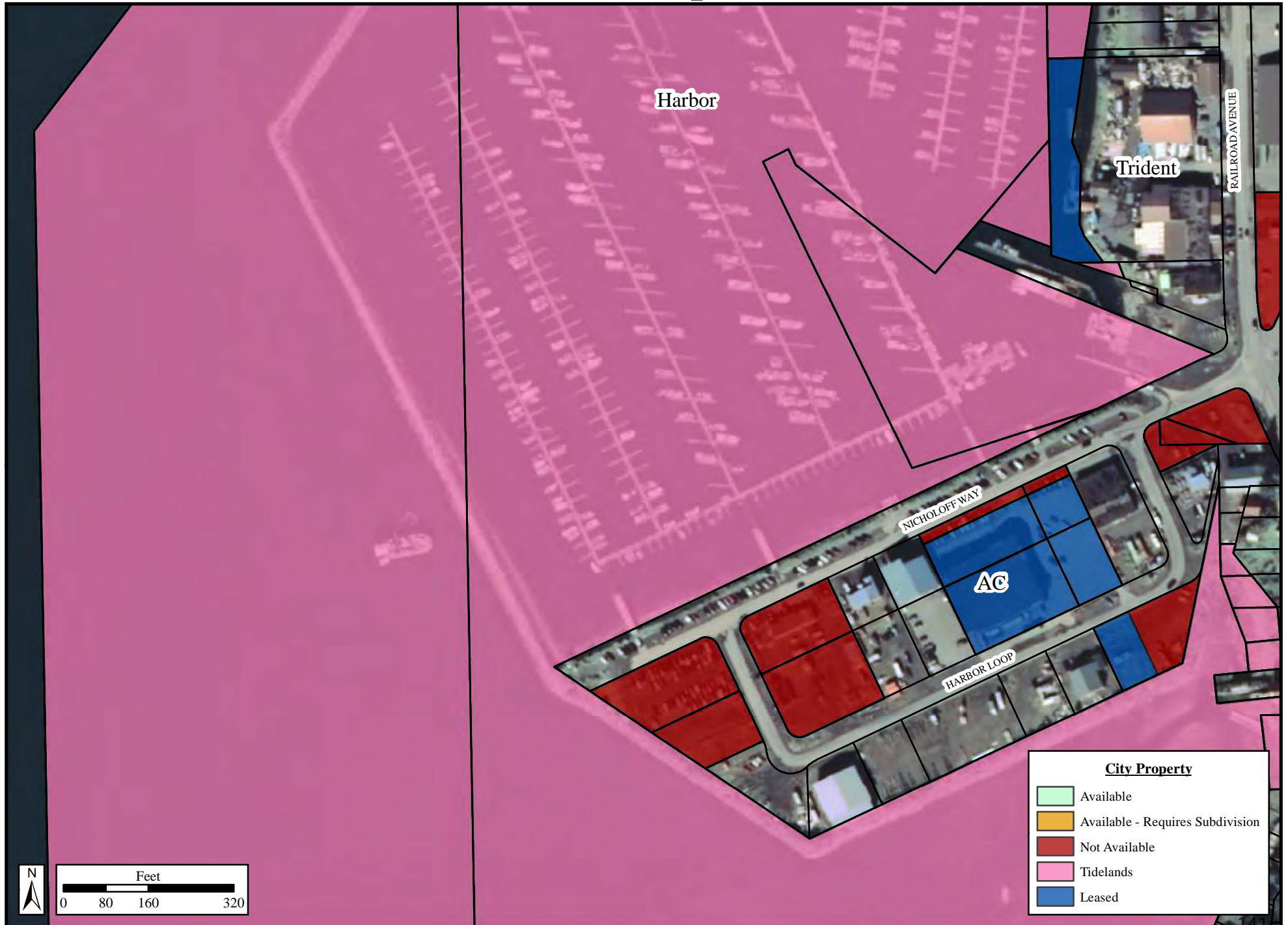
Tidewater Development Park & Cordova Industrial Park



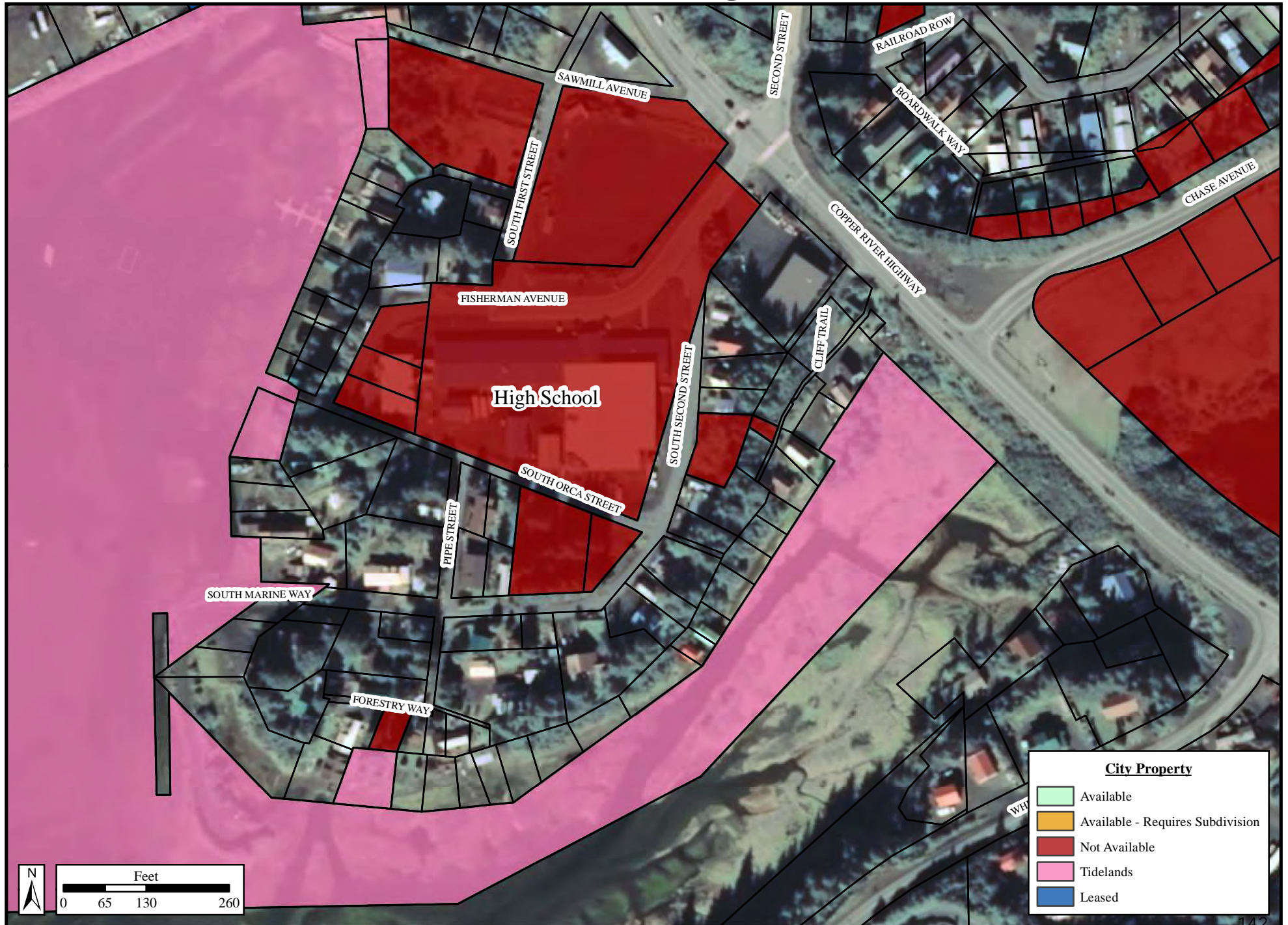
Old Town



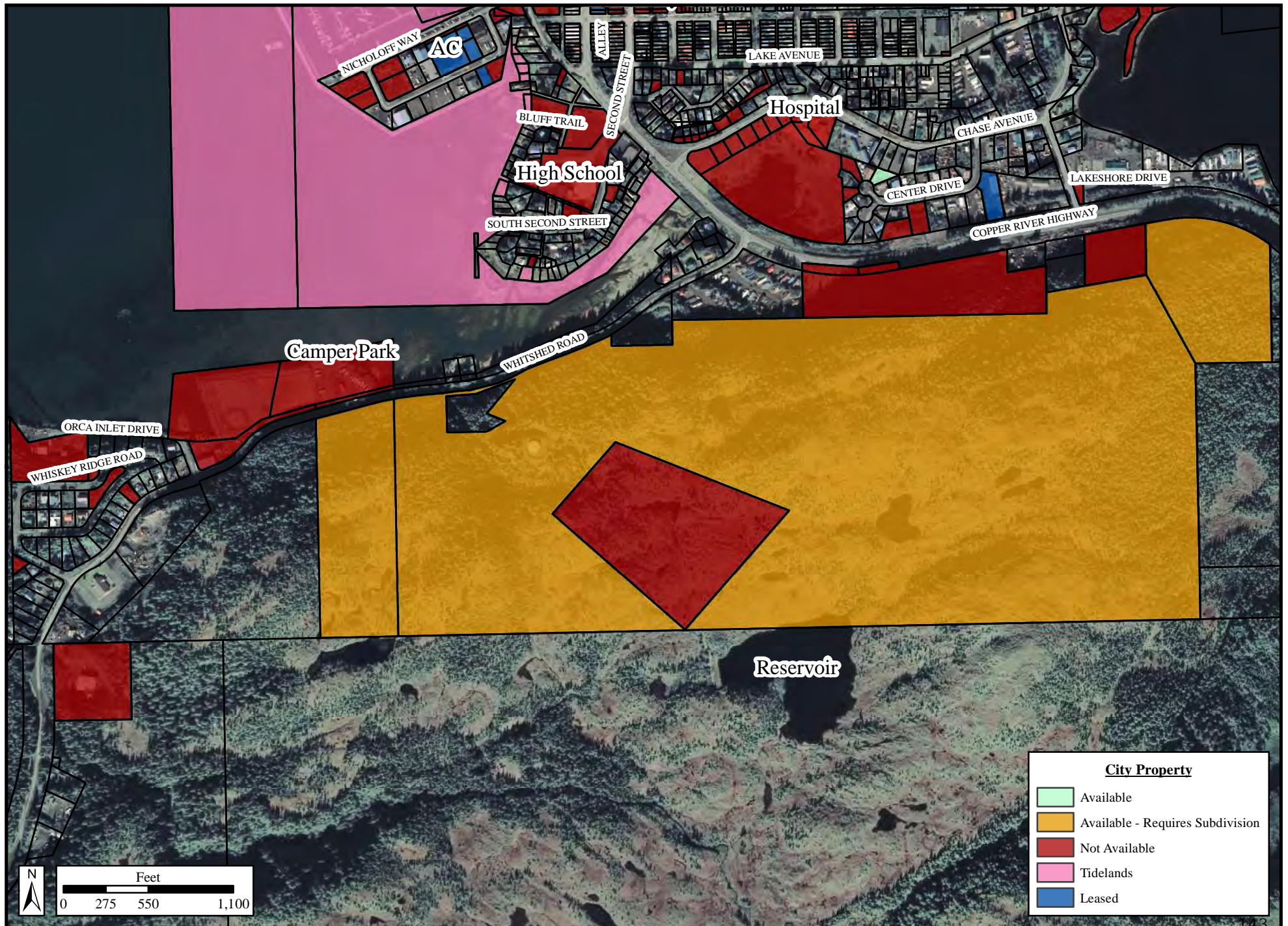
South Fill Development Park



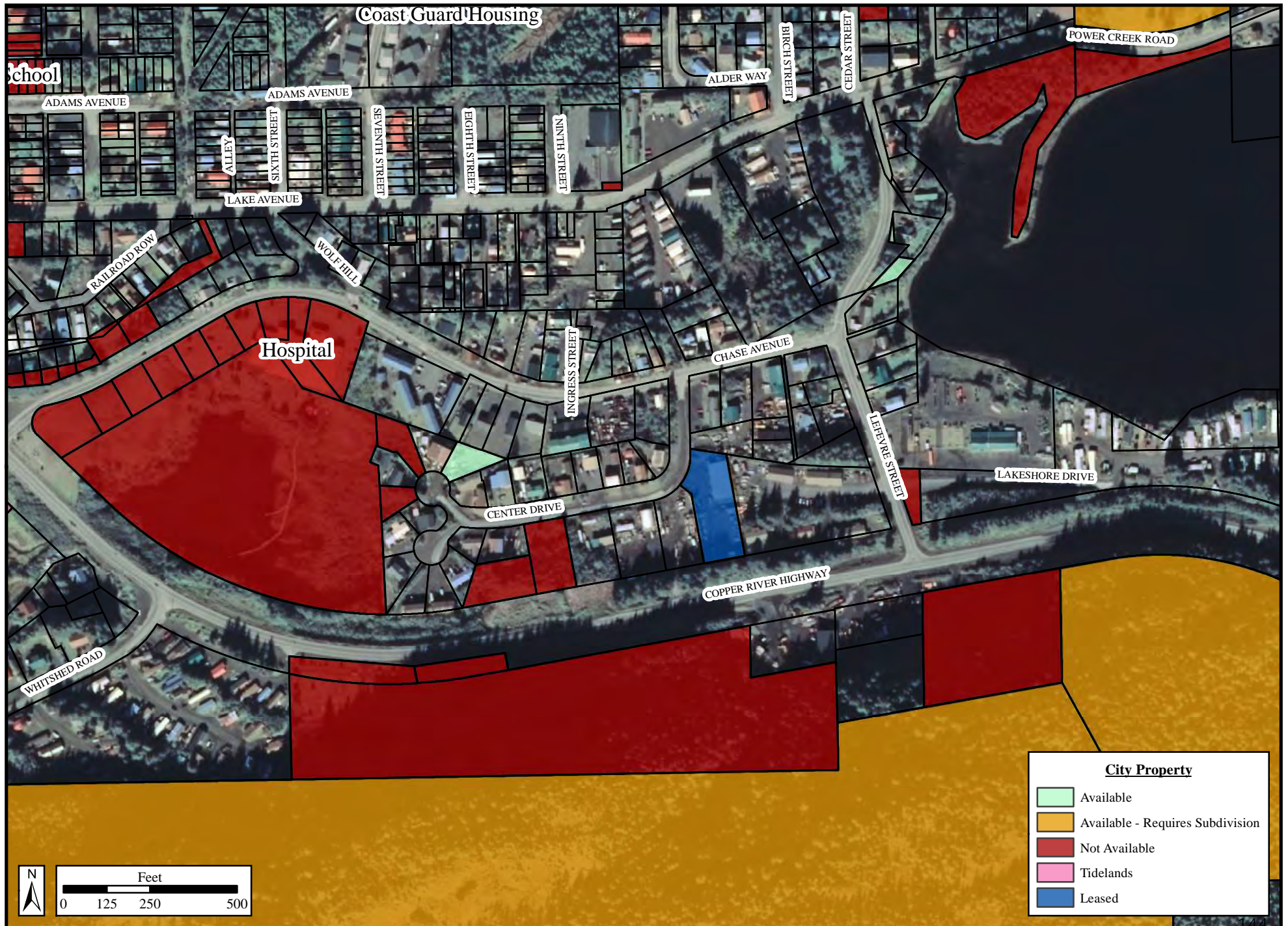
Odiak Slough



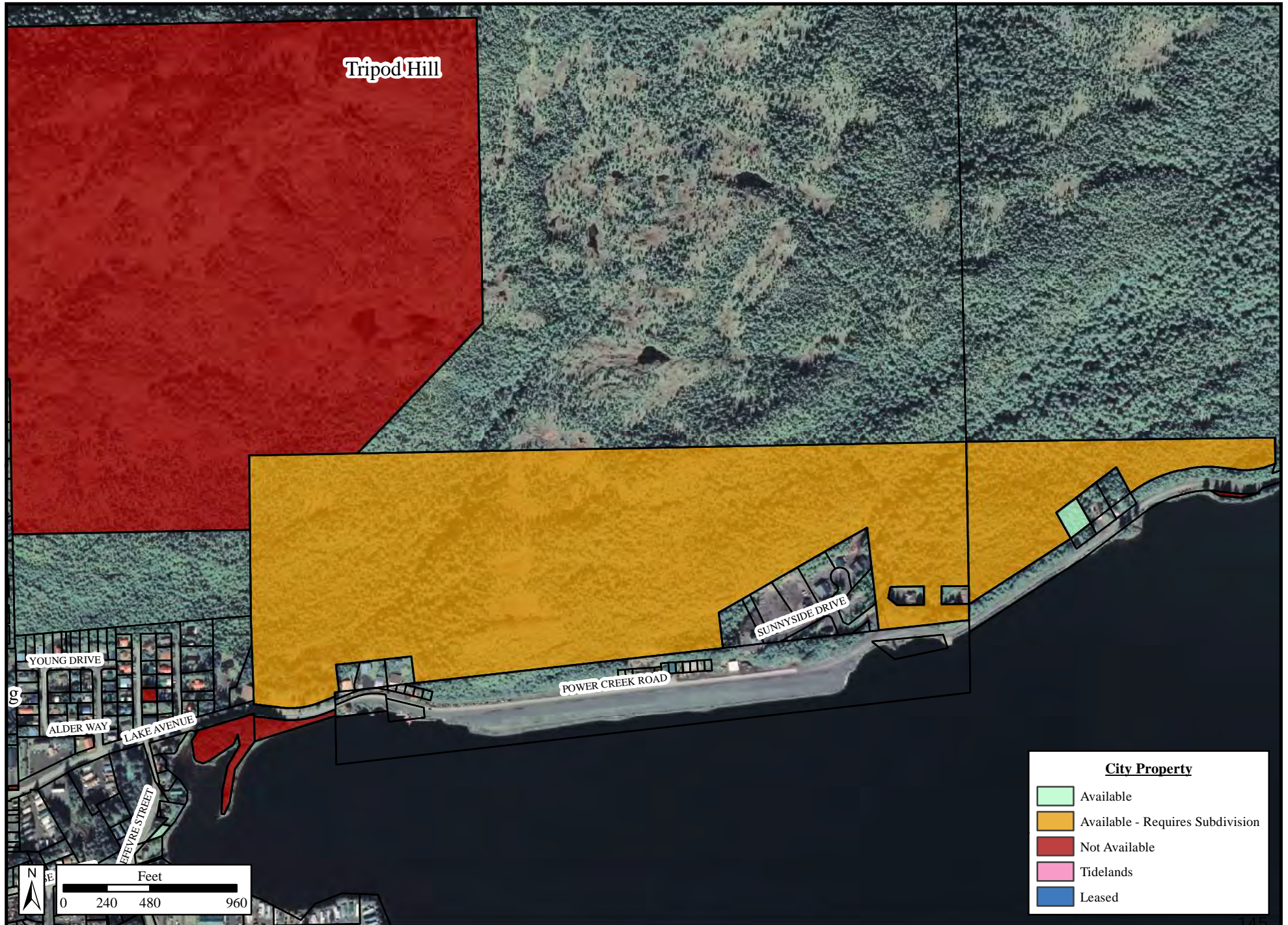
Whitshed Road



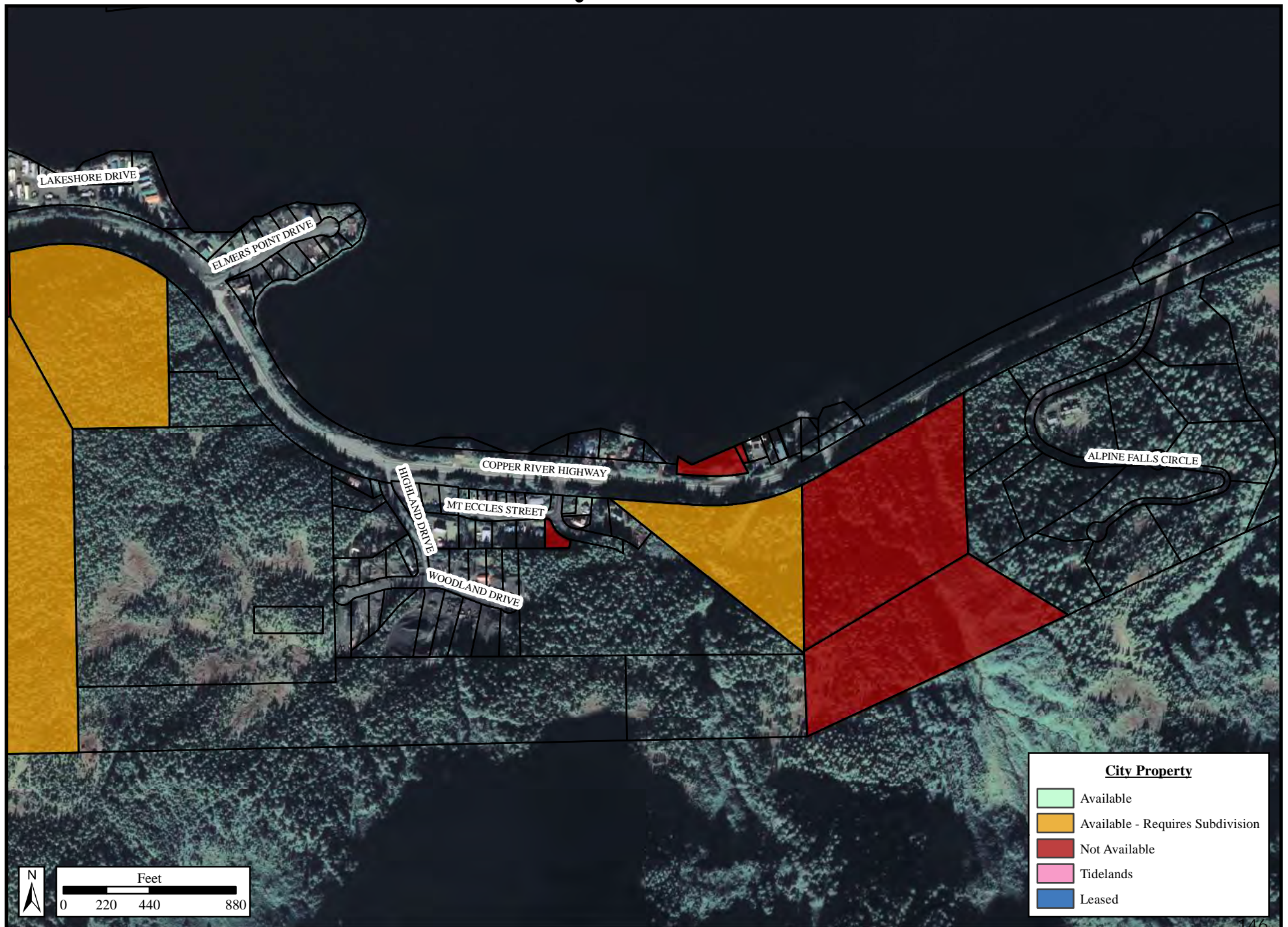
Odiak Park



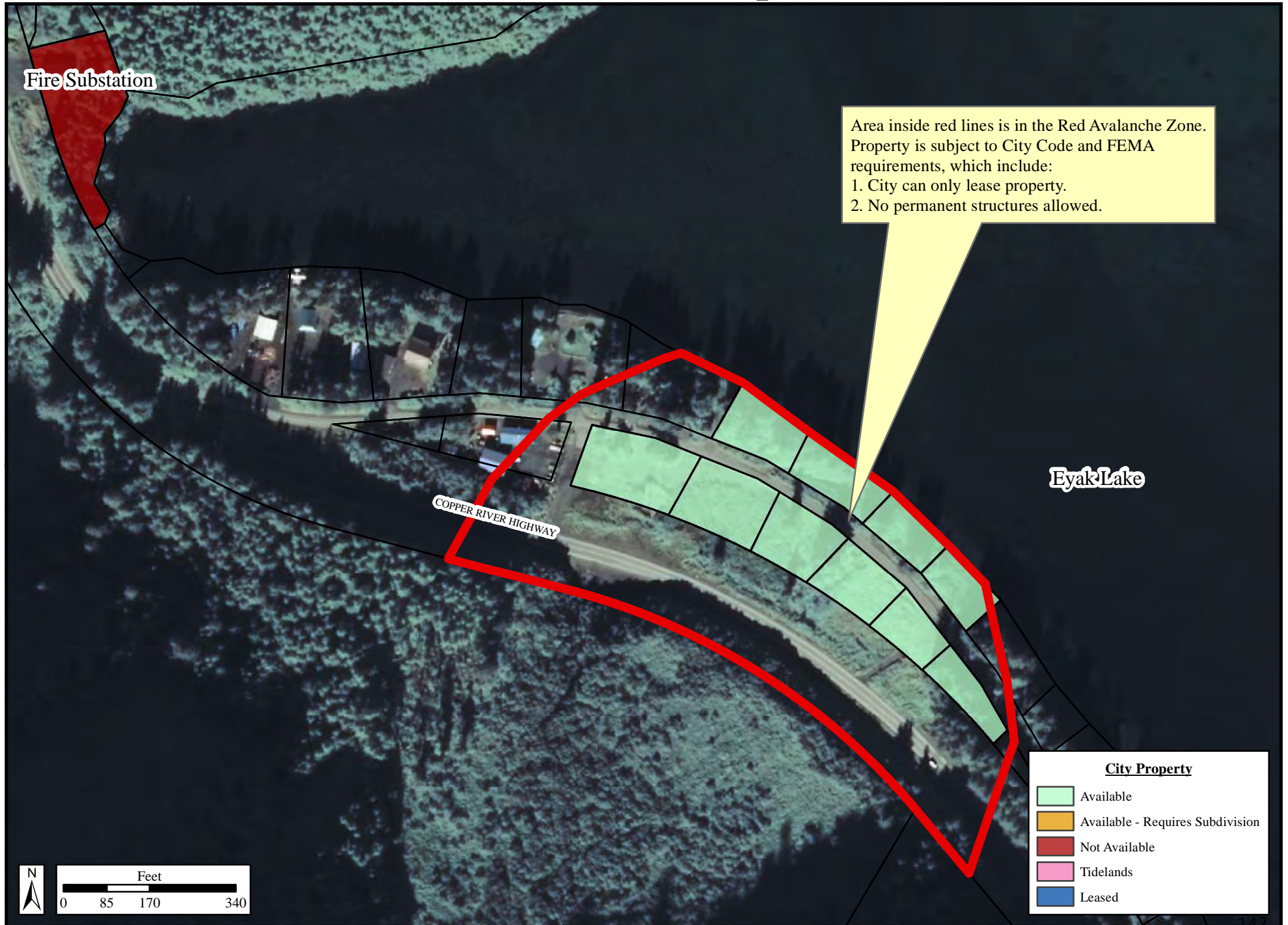
Power Creek Road



Eyak Lake



Five Mile Loop





City Council of the City of Cordova, Alaska
Pending Agenda February 6, 2019 Regular Council Meeting

A. Future agenda items - when will these be heard before Council?

- 1) Code change re Council member service on boards/commissions, re mobile restaurant approval
- 2) Need for a Federal Lobbyist/RFP
- 3) Odiak Camper Park and/or other locations for long term rv/trailer space rentals in Cordova
- 4) Next strategic Planning Work Session - to be incorporated into budget work sessions
- 5) Harbor expansion Town Hall type meeting - public input
- 6) City Clerk annual evaluation - scheduled for February 20
- 7) Bears - discussion/work session with NVE, ADF&G and City refuse & public safety staff - Feb 6

B. Upcoming Meetings, agenda items and/or events:

- 1) Capital Priorities List and Resolution to come before Council quarterly:

3/6/2019	6/5/2019	9/4/2019	12/4/2019
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- 2) Staff quarterly reports will be in the following packets:

4/17/2019	7/17/2019	10/16/2019	1/15/2020
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- 3) Healthcare study joint meetings Council, CCMCA Board & NVETC - mtg of the principles held 1/29/19
next principles mtg tba

Clear direction should be given to Clerk/Manager on the what and when of this proposed agenda item.

item:

**suggested
agenda date:**

- 1) schedule a date/time for a meeting with members from US Pacific Air Forces and Navy Region NW re exercise Northern Edge
- 2) ...
- 3) ...

Mayor Koplin or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.



City Council of the City of Cordova, Alaska

Pending Agenda February 6, 2019 Regular Council Meeting

D. Membership of existing advisory committees of Council formed by resolution:

- 1) Fisheries Advisory Committee:**
 authorizing resolution 04-03-45
 approved Apr 16, 2003
 Mayor Koplin is currently contacting existing members and hopes to have new appointments for Council concurrence soon

1-Torie Baker, chair (Marine Adv Prgm)	2-Jeremy Botz (ADF&G)
3-Tim Joyce (PWSAC)	4-Jim Holley (AML)
5-Chelsea Haisman (fisherman)	6-Tommy Sheridan (processor)
- 2) Cordova Trails Committee:**
 re-auth res 11-18-29 app 11/7/18
 auth res 11-09-65 app 12/2/09

1-Elizabeth Senear	2-Toni Godes
3-Dave Zastrow	4-Ryan Schuetze
5-Wendy Ranney	6-Michelle Hahn
- 3) Fisheries Development Committee:**
 authorizing resolution 12-16-43
 approved Dec 23, 2016

1-Warren Chappell	2-Andy Craig	3-Bobby Linville
4-Gus Linville	5-Tommy Sheridan	6-Bob Smith
- 4) PWS Borough Advisory Committee:**
 authorizing resolution 09-18-26
 approved Sept 19, 2018

1-Ezekiel Brown	2-Angela Butler	3-Hayley Hoover
4-Sylvia Lange	5-Barb Jewell	6-
7-		
- 5) Comprehensive Plan Committee:**
 authorizing resolution 10-18-28
 approved Oct 3, 2018

1-Cathy Long	2-Kristin Carpenter	3-Tom McGann
4-Nancy Bird	5-Brooke Johnson	6-Katrina Hoffman
7-Bret Bradford	8-Dave Zastrow	9-Olivia Carroll
10-	11-	12-

E. City of Cordova appointed representatives to various Boards et al:

- 1) Prince William Sound Regional Citizens Advisory Council**





Robert Beedle	re-appointed June 2018	2 year term until May 2020
	re-appointed March 2016	
	re-appointed March 2014	
	appointed April 2013	
- 2) Prince William Sound Aquaculture Corporation Board of Directors**

Tom Bailer	re-appointed October 2018	3 year term until Sept 2021
	appointed February 2017-filled a vacancy	
- 3) Southeast Conference AMHS Reform Project Steering Committee**

Mike Anderson	appointed April 2016	until completion of project
Sylvia Lange	alternate	

FEBRUARY 2019




CALENDAR MONTH **FEBRUARY**
CALENDAR YEAR **2019**
1ST DAY OF WEEK **SUNDAY**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
						
	Iceworm festival Jan 26-Feb 2, 2019				Iceworm festival Jan 26-Feb 2, 2019	
3	4	5	6	7	8	9
 Atlanta Georgia			6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB			
10	11	12	13	14	15	16
			5:30 CTC Board Meeting		CHS Inservice	
		6:30 P&Z CCAB	7:00 Sch Bd HSL 7:00 Harbor Cms CCM	CHS Basketball @ Elks Tournament in Valdez 2/14-16		
17	18	19	20	21	22	23
	Presidents' Day Holiday City Hall Offices Closed	CHS Basketball home games 2/19-20		- absentee voting @ City Hall Feb 19 - Mar 4 M-F 8a-5p -		
			6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB			
24	25	26	27	28	1	2
			----- absentee voting @ City Hall Feb 19 - Mar 4 M-F 8a-5p -----			
		6:00 P&R CCM	6:00 CEC Board Meeting	6:00 CCMCAB HCR		
3	4	Notes				

Legend:
 CCAB-Community Rms A&B
 HSL-High School Library
 CCA-Community Rm A
 CCB-Community Rm B
 CCM-Mayor's Conf Rm
 CCER-Education Room
 LN-Library Fireplace Nook
 CRG-Copper River Gallery
 HCR-CCMC Conference Room

MARCH 2019

CALENDAR MONTH **MARCH**
CALENDAR YEAR **2019**
1ST DAY OF WEEK **SUNDAY**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24	25	26	27	28	1	2
3	4	5	6	7	8	9
	absentee voting @ City Hall Feb 19 - Mar 4 M-F 8a-5p	 Cordova General Election 7am - 8pm CCER	2019 assessments notices mailed CHS end of 3Q 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	 CHS Basketball Interior Conference Tournament in CDV March 7-9, 2019	CSD Spring Break March 7 - 15, 2019	
10	11	12	13	14	15	16
	CSD Spring Break March 7 - 15, 2019			CSD Spring Break March 7 - 15, 2019		
17	18	19	20	21	22	23
	Presidents' Day Holiday City Hall Offices Closed	6:30 P&Z CCAB	7:00 Sch Bd HSL 7:00 Harbor Cms CCM 			
24	25	26	27	28	29	30
			5:30 CTC Board Meeting 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB			
			CSD Parent Teacher Conferences March 27 - 29, 2019			
31	1	2	3	4	5	6
		6:00 P&R CCM	6:00 CEC Board Meeting	6:00 CCMCAB HCR		

Notes


Legend:
CCAB-Community Rms A&B
HSL-High School Library

CCA-Community Rm A
CCB-Community Rm B
CCM-Mayor's Conf Rm
CCER-Education Room

LN-Library Fireplace Nook
CRG-Copper River Gallery
HCR-CCMC Conference Room

APRIL 2019

CALENDAR MONTH APRIL
CALENDAR YEAR 2019
1ST DAY OF WEEK SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1  <i>April Fool's Day</i>	2	3 <div>6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB</div>	4	5 <div>appeal period for 2019 assessments closes</div>	6
7	8	9	10	11	12	13
14	15	16 <div>6:30 P&Z CCAB</div>	17 <div>7:00 Harbor Cms CCM 5:30 CTC Board Meeting 7:00 Sch Bd HSL 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB</div>	18	19	20
21	22 <div>7:00 Board of Equalization Meeting</div>	23	24	25	26	27
28	29 <div>Martin Luther King Jr. Holiday City Hall Offices Closed</div>	30	1 <div>6:00 CEC Board Meeting</div>	2 <div>6:00 CCMCAB HCR</div>	3	4
5	6	7 <div>6:00 P&R CCM</div>	8	9	10	11

Notes

Legend:
CCAB-Community Rms A&B
HSL-High School Library

CCA-Community Rm A
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City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	Clay Koplin Mayor@cityofcordova.net	March 1, 2016	March-19
Council members:			
Seat A: 3 years	James Burton CouncilSeatA@cityofcordova.net	March 1, 2016 March 5, 2013	March-19
Seat B: 3 years	Kenneth Jones CouncilSeatB@cityofcordova.net	March 7, 2017	March-20
Seat C: 3 years	Jeff Guard CouncilSeatC@cityofcordova.net	March 7, 2017	March-20
Seat D: 3 years	Melina Meyer CouncilSeatD@cityofcordova.net	March 6, 2018	March-21
Seat E: 3 years	Anne Schaefer <small>elected by cncl</small> CouncilSeatE@cityofcordova.net	March 6, 2018 December 6, 2017	March-21
Seat F: 3 years	David Allison, Vice Mayor CouncilSeatF@cityofcordova.net	March 1, 2016	March-19
Seat G: 3 years	James Wiese CouncilSeatG@cityofcordova.net	March 1, 2016	March-19

Cordova School District School Board - Elected

length of term		Date Elected	Term Expires
3 years	Barb Jewell, President bjewell@cordovasd.org	March 1, 2016 March 5, 2013	March-19
3 years	Bret Bradford bbradford@cordovasd.org	March 6, 2018 March 3, 2015	March-21
3 years	Tammy Altermott taltermott@cordovasd.org	March 1, 2016 March 5, 2013	March-19
3 years	Peter Hoepfner phoepfner@cordovasd.org	March 6, 2018 March 3, 2015 March 6, 2012 March 3, 2009 March 7, 2006	March-21
3 years	Sheryl Glasen saglasen@cordovasd.org <i>Vacant (appointed, non-voting)</i> <i>City Council Rep</i>	March 7, 2017 March 4, 2014	March-20

seat up for re-election in 2019	vacant
board/commission chair	
seat up for re-appt in Nov 19	

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

CCMC Authority - Board of Directors - Elected

length of term			Date Elected	Term Expires
3 years	Kristin Carpenter		March 7, 2017	March-20
3 years	Greg Meyer	elected by board to fill a vacancy due to resignation	July 19, 2018	March-19
3 years	April Horton		March 7, 2017	March-19
3 years	Linnea Ronnegard		March 6, 2018	March-21
3 years	Gary Graham	elected by board to fill a vacancy due to resignation	May 31, 2018	March-21
			seat will be up for a 2 yr term in 2019	

Library Board - Appointed

length of term			Date Appointed	Term Expires
3 years	Mary Anne Bishop, Chair		November-16 November-13 November-10 November-06	November-19
3 years	Wendy Ranney		November-18 November-15 April-13	November-21
3 years	Sherman Powell		June-18	November-19
3 years	Sarah Trumblee		February-18	November-20
3 years	Krysta Williams		February-18	November-20

Planning and Zoning Commission - Appointed

length of term			Date Appointed	Term Expires
3 years	Nancy Bird		November-16	November-19
3 years	Allen Roemhildt		November-16 January-14	November-19
3 years	Scott Pegau, vice chair		November-17 December-14 December-11	November-20
3 years	John Baenen		November-18 November-15 December-12	November-21
3 years	Tom McGann, chair		November-17 December-14 December-11 April-11	November-20
3 years	Chris Bolin		November-18 September-17	November-21
3 years	Trae Lohse		November-18	November-20

seat up for re-appt in Nov 19

seat up for re-election in 2019

vacant

board/commission chair

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Mike Babic	November-17	November-20
3 years	Andy Craig	November-16	November-19
3 years	Max Wiese	November-17	November-20
		January-14	
		March-11	
3 years	Ken Jones	November-16	November-19
		February-13	
3 years	Jacob Betts, Chair	November-18	November-21
		November-15	

Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney, Chair	November-18	November-21
		November-15	
		August-14	
3 years	Anne Schaefer	November-17	November-20
3 years	Ryan Schuetze	August-18	November-21
3 years	Kirsti Jurica	November-18	November-21
3 years	Marvin VanDenBroek	November-16	November-19
		February-14	
3 years	Karen Hallquist	November-16	November-19
		November-13	
3 years	Dave Zastrow	November-17	November-20
		February-15	
		September-14	

Historic Preservation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Cathy Sherman	August-16	November-19
3 years	Heather Hall	August-16	November-19
3 years	Brooke Johnson	August-16	November-19
3 years	John Wachtel	November-18	November-21
		August-16	
3 years	Wendy Ranney	November-18	November-21
3 years	Nancy Bird	November-18	November-21
		November-17	
3 years	Jim Casement, Chair	November-17	November-20

seat up for re-election in 2019

board/commission chair

seat up for re-appt in Nov 19

vacant