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correspondence received for 02-17-16 Council packet inclusion are on the City website at <http://www.cityofcordova.net/government/mayor-council/council-meetings>

**02-17-16 Regular Meeting Packet Correspondence**

hard copies available upon request of the City Clerk [cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net)

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Brad Reynolds  
403 3<sup>rd</sup> St  
Cordova, AK 99574  
January 11, 2016

City of Cordova  
PO Box 1210  
Cordova, AK 99574

To Whom It May Concern: *city Council*

I am writing in support of Tim and Joanna Dillon's business proposal to the City of Cordova to relocate their business, Seaman's Hardware, to the former Cordova Library and Museum properties on the corner of 1<sup>st</sup> Street and Adams Avenue.

I have been a Seaman's customer for nearly 12 years and have always admired the fact that within a limited retail space one can find shelves stocked with the essential hardware, tools, and supplies for home, fishing vessel, and various work projects. I understand that Joanna and Tim have been the owners for my period of residency in town and that Seaman's, as a business, has been an asset to Cordovans for more than 50 years.

Considering Seaman's proven reputation, it is my hope that such a staple among Cordova's Main Street businesses can expand its capacity and potential by relocating to a larger retail space.

Sincerely,



Brad Reynolds

January 11, 2016

Julie Reynolds  
403 3<sup>rd</sup> St  
Cordova, AK 99574

City of Cordova  
PO Box 1210  
Cordova, AK 99574

To Whom It May Concern: *City Council*

I am writing in support of Tim and Joanna Dillon's business proposal to the City of Cordova to relocate their business, Seaman's Hardware, to the former Cordova Library and Museum property on the corner of 1<sup>st</sup> Street and Adams Avenue.

I have lived in Cordova for 12 years. I am not a fisherman or a handyman, but a wife and a stay-at-home mom. I prefer to shop locally and am always impressed at the selection of merchandise that Tim and Joanna stock in their modest retail store. From kitchen timers to alarm clocks, shower drains to pots and pans, bath mats to motion sensitive lights for my front walk, I can always find what I am looking for at Seaman's. Or Joanna will order it!

With the option to relocate, Tim and Joanna would only better serve our community, from fishermen to housewives and handymen! I hope that you will accept their bid and approve their plan to move into the old library/museum building.

Sincerely,



Julie Reynolds

Darin Gilman  
P.O. Box 223  
Cordova, AK 99574  
907-360-0103

January 25, 2016

Cordova, Alaska 99574

Dear *City Council*

I would like to express my support for Seaman's True Value to relocate to the Library/Museum building. Tim and Joanna have been a very important part of our community for the last 15 years and as a commercial fisherman I shop there quite frequently. They have always been there to help me if I had any questions about how to start a project or the best way to approach a problem. As a young fisherman I tend to have a lot of questions and I cannot stress the importance to have a viable store that is proven and grounded in this community that is willing to help out the people. I believe that if they were given the opportunity to expand their inventory with a larger building it would greatly help out this fishing community. Seaman's is a proven business in our community and while some people might think some new restaurants, hotels or a strip mall would bring in new business to this town the risks do not outweigh the benefits in this situation. Most of the other bids are seasonal business opportunities, as we all know Cordova becomes much more quiet in the winter months forcing businesses to shut down for a couple months at a time. If we look at other communities in Alaska we can see that the tourism-based infrastructure becomes shut down in the winter months, such as restaurants, hotels and touristy strip malls. We can already see examples of this in Cordova such as the Reluctant Fisherman (hotel/bar/restaurant), Picnic Basket

(restaurant) they all close for some period of time in the winter months. Also if we look at other cities around the state that have tourist-based "strip malls" such as in Southeast for example I can say from experience that a lot of those businesses shut down for the winter months. The communities in Southeast also have a lot more people coming and going than Cordova does year round. It just doesn't add up to think that Cordova needs new businesses when we already have businesses that close for the winter months. In addition the proposed ferry schedule this summer will no doubt slow tourism to Cordova with the absence of the fast ferry and no direct sailings from Valdez. It is important to have a store that is operational year round, not just for the summer season in Cordova.

-Thank you, Darin Gilman

A handwritten signature in cursive script, appearing to read "Darin Gilman". The signature is written in dark ink and is positioned below the typed name.



**CORDOVA CHIROPRACTIC CLINIC**  
TERRY L. BARTLEY, D.C.

P.O. Box 579  
Cordova, Alaska 99574  
Telephone: (907) 424-5298

City of Cordova  
City Council  
PO Box 1210  
Cordova, AK 99574

Re: Proposals for Purchase of Library / Museum Property

January 26, 2016

Dear Mayor and City Council Members,

As a long-time resident of this community, I know and respect all the business owners and representatives of organizations who have submitted proposals for the city property under consideration. I hope for great success in their various enterprises.

My reasons for supporting the Dillon's proposal are as follows:

Seaman's Hardware has a very long history of supplying the needs of this community as a locally owned 'Mom and Pop' business. For a small business to survive in a competitive market, however, prime location and adequate floor space are critically important.

I feel that Cordova needs the future services of the Dillon family, who have worked hard and with great integrity to provide needed products at very fair prices.

In my opinion, some of the proposals have an uncertain outcome, especially those proposing restaurant operations that may turn out to be seasonal, at best. A possibly half-empty strip mall structure at this important location is not in Cordova's best interest.

Although other bidders have presented ambitious development plans on paper, I know that the Dillons are highly motivated to utilize the Library / Museum property in the very near future. I believe their proposal offers the most certain benefits to the needs of Cordovans and in regard to sales tax revenue for the city.

Thank you for considering my thoughts on this important matter.

Sincerely,

A handwritten signature in blue ink that reads "Terry L. Bartley, DC". The signature is written in a cursive style with a large, sweeping "T" and a distinct "DC" at the end.

Terry L. Bartley, DC

January 29, 2016

City of Cordova

Cordova City Council

I am writing in regards to the sale of the old library and museum. After attending the meeting on January 12, 2016, where the various proposals were presented, I feel that the best proposal was the one for Seaman's Hardware. Seaman's is one of Cordova's long standing businesses, 50 years, and we need to support these businesses. I feel that this one would best benefit the city. It would bring in double the city taxes from the business and you would have the property taxes on the building, which will increase over the years as they make improvements to the building and the land. And by them being able to enlarge their store, they will be employing more employees, which will help our community. A few of the members of the planning commission seemed overly concerned about the curb appeal aspect. By selling the property to Seaman's and letting them get their business up and running as quick as possible, that will keep the taxes coming in and then they can begin the work on the exterior. Also, if Seaman's moves to this location, it opens up the parking on main street for the remaining businesses. It would also open up another building for a small business.

As far as the proposal from David Roemhildt, his proposal is all speculation, there is no guarantee that the little shops he has planned will be filled and bringing in any income for the city, they may fill for a short time, but if they are unable to pay the rent, how long will they stay open. And as for the reception hall that he says Cordova is lacking, just look around, most of the churches in town have areas for receptions and gathering, Orca Lodge has 2 areas for gatherings, the Masonic Hall, and both schools, so I do not see a shortage of reception halls.

Greg Meyers' idea sounds great, but he had stated that he was planning on adding on more rooms to the Reluctant already and they are already within walking distance to the Civic Center and as for the year round restaurant, they already have a restaurant, so why is it not open year round.

I feel that the city should stay diversified on the opportunities offered to other businesses in the community and not just a few choice ones. I do not like seeing one

person creating a monopoly in town and forcing the smaller businesses out. This is what makes our community a friendly city, people working together to help each other. If we chase out the small businesses that are locally owned, we chase out our residence, decreasing the economy of town. Again, we need to encourage our local businesses, not discourage them.

I would like to again state that Seaman's is a longtime established business and has been an important part of Cordova for 50 years and I feel that they would be the best choice for the building.

My husband and I both support this choice.

Sincerely,

Richard and Sharon McCalvy

*Richard McCalvy*  
*Sharon McCalvy*

Steve Graves

Po Box 736

Cordova AK, 99574

[Steve@nbds-ak.com](mailto:Steve@nbds-ak.com)

January 30, 2016

Dear Cordova City Council/

I am writing this letter to show support for Seaman's Hardware in purchasing the old library and museum building. I believe that their business definitely could use the space for expansion. I also believe that with a business that has been open for over 50 years that Cordova would not have to worry about losing tax revenue on a new business that has a greater chance of not making it. I feel Tim and Joanna are smart and experienced business owners that have put their heart and soul into Seaman's Hardware for 15 years. I think with another hardware business coming to town that will be working with at least 6,000 sq. ft. it is only fair that Seaman's Hardware have a chance of having a competitive business, and that is not going to happen with their small 1,700 sq. ft. building. I hope that City Council and the Planning and Zoning Committee please take a careful look at the decision in front of them and choose wisely.

Sincerely,



Steve Graves

February 1, 2016

Cordova City Council  
Planning and Zoning Board  
PO Box 1210  
Cordova, AK 99574

RE: *Pioneer Square Project, First Street Cordova, AK*

Dear Council and Board Members,

I have never been more excited about a project that is not mine than I am about Pioneer Square. Pioneer Square is the perfect project to continue to elevate First Street. Pioneer Square will bring opportunity to many community members. Pioneer Square will be an attractive addition to Cordova, complementing the newly renovated Pioneer Igloo and the newly opened Cordova Center.

Pioneer Square goes along way to help define First Street as a retail corridor. Pioneer Square provides opportunities to up to 12 new businesses. This project provides opportunity that does not currently exist in Cordova. This project provides the opportunity of business ownership for some members of the community that may not otherwise be able to open a small business.

Pioneer Square has a DEC approved kitchen available to members of the community to rent to produce any number of products. This has been a long-standing desire of many aspiring entrepreneurs that are only short on capital to build such a facility; a facility specifically built to support this type of usage.

Twelve new modern self contained retail units. Maybe we'll see a small book store in Cordova again. A quaint espresso bar with fresh baked cookies and a cozy chair in the corner. A small art studio and gallery space for any number of Cordova's talented artists. A gift shop filled with exceptional Alaskan gifts for visitor's to take home from their meeting in Cordova or their trip of a lifetime. The businesses of Pioneer Square will give visitors to Cordova a reason to leave their outside dollars in Cordova and give Cordovan's opportunity.

Pioneer Square represents opportunity in Cordova, opportunity for many members of the community. I urge you to support this opportunity for Cordova.



Christa Hoover  
Cordova, Alaska

Date: Feb 1, 2016  
Lisa Balint  
P.O. Box 784  
Welches, OR 97067

Cordova City Planning Commission  
Cordova, AK 99574

To Whom It May Concern,

I am writing to add an informed opinion on the upcoming sale of the museum/library property in Cordova. I believe that there would be many benefits to it being purchased for the use of Seaman's Hardware.

Our family of five just recently moved away from Cordova, but our hearts are still quite present there as is our extended family and friends. I worked on that street and gave my time and energy back to the community while there. The moment we came off of the ferry as we began our adventure of living in Cordova, I was given a job at Seaman's True Value Hardware. I learned a large amount about the people of Cordova while working there. It wasn't just a business, but rather a gathering place where family and friends stopped in either to just say hello, to round up fellow Cordovans to help with a difficult task, or to ask questions about their various repair needs. It was an incredible work environment filled with great people, many needed resources, and helpful tools. I am thankful that I had the opportunity to work there.

Seaman's Hardware has been a well-established part of the community on Main Street for over fifty years. In that time they have increased their inventory to accommodate the needs of Cordovans and have worked hard to make their shop organized and efficient, but they have easily outgrown their current space. While working there the last few years I was able to intimately understand their need for a larger space. They have filled every inch floor to ceiling both on the main shop floor as well as the basement area. On freight days we often had freight lining the aisles and pushing outside the constraints of the doors. It made it difficult for shoppers to maneuver around as we moved as efficiently as possible through the freight. Cordova's rain definitely didn't help. Some days Main Street would get so congested that we had to drive the freight truck around a few times just to allow for traffic to open a space to safely remove it. Bringing in new stock was often difficult and would take completely re-merchandising an entire wall just to add a new item requested by customers.

I know that Seaman's would like to be able to offer more room for products that would also allow for a wider inventory. I also know that obtaining a larger space would make moving and unloading freight much more manageable for staff and customers alike. The added space would better the shopper's experience and allow for a larger variety of purchasing options. Customer requests for new products would be easier to accommodate. By moving their store to

the new location they would be freeing up needed parking space and decrease some of the congestion on Main Street especially during the spring through Fall months when fisherman, homeowners, cannery workers, and contractors are constantly flying in and out of the store throughout the day. I was, unfortunately, able to witness four separate incidences of cars accidentally bumping into one another while trying to parallel park on that small stretch of street within my first few months working there.

Seaman's True Value Hardware has shown their commitment to the community. The owners are dedicated to Cordova, have given their life towards this business, and are upstanding citizens. They look for ways to give back to their community and help others, are skilled in their trade, and truly care about the people that they serve. Their business generates tax revenues back towards the City that some of the businesses proposed for the space simply wouldn't be able to give. I truly feel that they have earned this opportunity and would love to see their hard work and dedication to Cordova rewarded with an environment better fitting their needs. By helping them, you not only are helping bring more options to Cordova, you're also choosing to support a family operated business that will continue to further support the City of Cordova for years to come.

Thank you for your consideration

Sincerely,

Lisa Balint

[lisaannbalint@gmail.com](mailto:lisaannbalint@gmail.com)

RECEIVED  
FEB 03 2016  
City of Cordova

Shannon Joekay  
PO Box 1239  
NHN Forest Ave, 6 Mi CRH  
Cordova, AK 99574  
907-424-7625  
[shannon.joekay@gmail.com](mailto:shannon.joekay@gmail.com)

Mayor Kacsh and City Council Members  
c/o Susan Bourgeois, City Clerk  
PO Box 1210  
Cordova, AK 99574

February 3, 2016

Dear Mayor Kacsh and respected members of the City Council:

I would like to take this opportunity to express my opinion regarding the disposal of the old City Library and Museum building.

The old City Library and Museum building is at a prime business location on Main Street. I feel strongly that the most benefit to the City of Cordova is to allow Seaman's Hardware to purchase the building and move their current establishment into it. The lack of floor space at the current Seaman's Hardware location is inhibitive to their expansion and success into the future. The owners, Tim and Joanna Dillon, are not only hard workers but they take time to help their customers find what they are looking for. There have been many times that they have special ordered items for me that they do not have on hand because of their lack of space. A bigger building on Main Street will allow them room for expansion and floor space that makes it easier to walk down the aisles, especially when you are carrying children near glass products. Any parent knows the fear I am speaking of! I urge you to consider Seaman's Hardware as the best proposal for the old City Library and Museum building.

I could go off on a tangent about the negatives of the other proposals but I won't. I realize you all have busy schedules and I appreciate you for volunteering your time to serve the citizens of Cordova. If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Shannon Joekay  
cc: Tim and Joanna Dillon

To whom it may concern,

This is a submission of support for the old museum/library to be transformed into Pioneer Square. Of all the proposals this concept appears to be the most beneficial and considerate of the community of Cordova. This would provide a feasible space for local entrepreneurs to afford attempting the pursuit of a passion or dream. In addition, a location for community events and gatherings, a leisure outdoor area that is not attached specifically to a restaurant or bar, AND DEC certified kitchen...The ideas of what could and will happen if this proposal is approved are so exciting and not limiting! Pioneer Square seems to be a mindful consideration of the thoughts, desires, and interests of the year round residents of Cordova. I give 100% support to this proposal and I hope you will as well.

Thank you,  
Kate Stone

2.2.16

To the City Council.

Thank you for your time and efforts concerning the proposals for the Library/Museum building. I would like to voice my recognition of support to the Seaman's Hardware proposal.

Seaman's proposal is the most sensible proposal. Seaman's is a business that has been here many years and will continue to create Tax dollar revenue for our City. In Seaman's proposal they will be up and running ASAP where as the other 2 proposals considered will take 3 to 5 years. The other two proposals have restaurants in them, and the restaurant business is a tough business in Cordova, many close during the winter. The mini mall idea has already flopped in our community as in so much vendors where already evicted from exciting mini mall. Seaman's is a proven reliable retail business on Main Street that we can count on.

Sincerely,

Mark Custer  
Mark Custer  
DBA Violation Arts + Crafts

8070



# Auklet Charter Services

P.O. Box 498  
Cordova, Alaska 99574  
907-253-3428  
<info@auklet.com>  
[www.auklet.com](http://www.auklet.com)

February 3, 2016

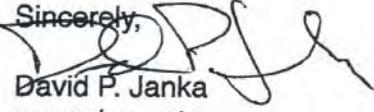
To:  
Mayor Kasch, Cordova City Council, Cordova

ie: Old city museum/library buildings.

I wish to express my support to Seaman's True Value Hardware as the most practical and forthright option for the old city museum/library buildings and lots.

I feel that the Reluctant Fisherman would be a good fit as well. To me they come in a close second.

Sincerely,

  
David P. Janka  
owner/operator  
Auklet Charter Services

2-03-2016

## Planning Commission / City Council

After reviewing proposals for the Library building I think that the most revenue for the city can be generated by selling the library building to Seamus. When Seamus vacates their existing location it opens another prime location which will be another large income generator for the city.

Greg Hamer



Feb. 3, 2016

Cordova City Council:

I'm writing this letter to voice a few concerns I have regarding the proposals of two local businesses involved in the sale of the library building. I feel Seamans should have first consideration in this purchase for several reasons. They have been a successful business in Cordova for fifty years supporting our number one economical industry - commercial fishing. They will soon be facing the competition of a similar business three times its size and in their current location, do not have room to expand or offer new products unless they can acquire a larger building. I also believe they have the best business plan submitted to the city as they will hire more employees and double their sales. Seamans has much of Cordova's support - mainly from fisherman who sustain this small fishing community.

I believe the Pioneer Square proposal has a good cosmetic design and would look nice... but the mini-mall, in my experience over the last 20 years living in Cordova, has not been very successful. If it were a viable business opportunity wouldn't it still be in operation today? Businesses in the previous mini-mall were not able to grow and hire new employees over the years. In my opinion, the mini-mall history speaks for itself. As I said before, the Pioneer Square is a great cosmetic design but this point should not be the greatest factor in choosing who should occupy this space. This standard should not be imposed on our Cordova small business owners.

Sincerely,

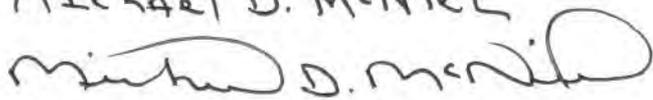
Jesse Carter

A handwritten signature in cursive script that reads "Jesse Carter". The signature is written in black ink and is positioned below the typed name.

To: The City Council:

I would like to support Seaman's hardware in purchasing the Library/Museum building.

Seaman's has been a core business in our town for many years now. I would like to see Seaman's expand to better serve our community's needs. I would like to see Seaman's stay on mainstreet keeping mainstreet a retail business area. I would be sad to see mainstreet turned into office space rentals.

Michael D. McNiel  


3 Feb 2014

Planning & Zoning Commission;

Tom Bailer, Chair  
Tom McGann, Vice Chair  
Scott Pegau  
Allen Roemhildt  
Mark Frohnapfel  
John Baenen  
Heath Kocan

City Council; Mayor  
Jim Kacsh  
Council Members  
Seat A: Kristin Carpenter  
Seat B: Timothy Joyce  
Seat C: Tom Bailer  
Seat D: Robert Beedle  
Seat E: Joshua Hallquist  
Seat F: David Reggiani

I am full-square behind the purchase of the old Library complex property by Bootslyn and David Roemhildt. These two see the future of our town. Their business model is in keeping with “A Better Cordova” and would benefit individual community members in an exponential way—not just the individual wealth of one family. The services and goods offered in Pioneer Square would be high value, diverse and reasonably priced the space would be attractive and the daily operations there would bring life value for residents and visitors alike.

The idea for Pioneer Square is an attractive one, so very much in keeping with our goals merging historical Cordova with our current needs offering a wonderful place to come to. It will be a great show case addition to our main Street, an obvious ode to our regard for our fascinating history and love for where we’ve come from and where we are going. Pioneer Square would be an architectural love song to our little town where so many come to work and play and enjoy the richness of life in an Alaskan setting.

Being a part of Pioneer Square would allow my own business model to come true providing me a safe and comfortable space to continue bringing my flowers, garden design, herbals and floral décor to Cordova.

I want you all to consider what a good decision it would be to grant this property sale to David and Bootslyn Roemhildt. It would certainly change my life and the lives of others for the better.

Thank you,

Carolyn Roesbery  
Bx 594, Cordova AK 99574  
[akmediascope@yahoo.com](mailto:akmediascope@yahoo.com)  
2/2/2016

Shannon Joekay  
PO Box 1239  
NHN Forest Ave, 6 Mi CRH  
Cordova, AK 99574  
907-424-7625  
[shannon.joekay@gmail.com](mailto:shannon.joekay@gmail.com)

Mayor Kacsh and City Council Members  
c/o Susan Bourgeois, City Clerk  
PO Box 1210  
Cordova, AK 99574

February 3, 2016

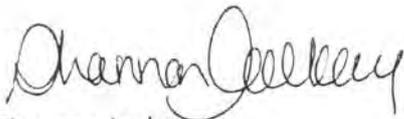
Dear Mayor Kacsh and respected members of the City Council:

I would like to take this opportunity to express my opinion regarding the disposal of the old City Library and Museum building.

The old City Library and Museum building is at a prime business location on Main Street. I feel strongly that the most benefit to the City of Cordova is to allow Seaman's Hardware to purchase the building and move their current establishment into it. The lack of floor space at the current Seaman's Hardware location is inhibitive to their expansion and success into the future. The owners, Tim and Joanna Dillon, are not only hard workers but they take time to help their customers find what they are looking for. There have been many times that they have special ordered items for me that they do not have on hand because of their lack of space. A bigger building on Main Street will allow them room for expansion and floor space that makes it easier to walk down the aisles, especially when you are carrying children near glass products. Any parent knows the fear I am speaking of! I urge you to consider Seaman's Hardware as the best proposal for the old City Library and Museum building.

I could go off on a tangent about the negatives of the other proposals but I won't. I realize you all have busy schedules and I appreciate you for volunteering your time to serve the citizens of Cordova. If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Shannon Joekay  
cc: Tim and Joanna Dillon

City council Members:

I am in favor of the proposal for Seaman's Hardware to Purchase the Old Library/Museum building. Thank you for taking your time to consider these proposals. I would like to list the reasons why I think Seaman's proposal would be the best suitable business for this area. For as long as I can remember Seaman's has been on Main Street. I would like to see them remain on Main Street in a bigger building with more square footage to better meet our communities needs. It would help relieve the parking issues on Main Street. I know Seaman's has plans to remodel the outside and I think this would beautify this end of town.

Thank you for your consideration,

*Scott Maden*  
2/3/16

City Council  
City of Cordova

2/4/2016

re: Old Museum and Library Proposals

I have the following comments regarding the proposals for the old Museum and library;

- Beautiful, pleasing to the eye, good-looking and pretty are all subjective. If the planning commission wants a certain appearance they should give guidelines so everyone is playing in the same field
- Proposed developments for new businesses are a crapshoot and may or may not result in new income or transferred income or jobs as discussed in some of the proposals
- Greg and Sylvia Myers proposal talks of a restaurant to be open year-round at the same time they are reinstalling the coffee shop at the Reluctant Fisherman which also is proposed to be open year-round, there are two restaurants on the main drag that recently closed as a result of the lack of business
- A hotel in this location has the potential to add another liquor license just a short distance from a church in the grade school
- Hotel in this location would result in increased parking congestion. 10 to 12 new employees equals up to that many parking spaces for employee vehicles add to that vehicles for people visiting the restaurant add to that hotel guests
- The Roemhildt proposal has a banquet hall for events which potentially causes a couple of problems, 1. An event at that banquet hall occurring at the same time an event is occurring at the Civic Center creates a super parking nightmare, 2. We just went through getting the Civic Center funded and built as a location to hold banquets and events so now does it make sense for the city to provide or assist in competition with the Civic Center
- The Meyer and Roemhildt proposals talk of a number of years prior to completion
- The Seamans proposal plans on putting the facility fully to use in a relatively short time period.
- There's nothing to prevent the proposers from changing the use of the property from what is being discussed here. For example would someone be able to buy the property to put in a mini mall and then turn around and rent the entire facility to Seamans?
- If the proposers are required to do exactly what they say they're going to do or the property goes back to the city, this would make things more equal.
  - Roemhildt proposed to put a hardware store in the South fill he's changed that and is now putting it in the frontier building what is to prevent him from changing his mini mall to an apartment building
  - I also believe there was a development plan for the lot he's proposing to trade
  - Are there any consequences for plan or concept changes?

- If the property is awarded to the Meyer proposal and they put in a restaurant and close it down during the winter that would not fit with what they're proposing
- In other words there is nothing to prevent a bait and switch scenario
- The Roemhildt proposal shows nine or 10 new business locations within the mini mall which means nine or 10 owner vehicles plus say three customer vehicles per store and again we run into a lack of parking
- The Roemhildt proposal talks of a DEC kitchen with a restaurant using that kitchen, with a small kitchen as shown in the drawings how is it possible to both run a restaurant and catering event at the banquet hall without cross-contamination
- With a larger store Seamans would be able to carry items they currently have no room for
- Seamans is a true mom and pop business with the owners actively present and working the store on a daily basis
- Seamans moving to this new location would relieve parking congestion at their current location
- Seamans is a business that operates during the day which could potentially leave the parking area open for evening events at the Civic Center

It is my belief that the Seamans proposal is in the best interest of the whole community. I support the Seamans proposal.

Respectfully submitted  
Lucas Borer



To Whom it May Concern,

After carefully considering all possible projects for the old library location, I have come to the conclusion that the Pioneer Square would be most beneficial to the city of Cordova and its citizens. As my personal opinion, I believe the other proposals seem exponentially less beneficial to the community.

This privately funded project would provide jobs for the citizens of Cordova, and it would create a place of endless possibilities. As a small business owner I have thought about expanding my business to a brick and mortar shop, however the only thing holding me back is an affordable place to operate. The Pioneer Square project would have eight small units providing for myself, as well as other small businesses the opportunity to open up a permanent location for the community to enjoy our services and products.

Another benefit would be that the building wouldn't be torn down but instead restored into another beautiful spot for the community gather on nice days in the outdoor courtyard, to hold social events, weddings, birthdays, etc. and would also be a place where people can share their love of cooking.

Please consider carefully the decision you're about to make.

Sincerely,  
A Concerned Citizen  
Raven Madison

Sent from my iPhone

To Whom It May Concern:

I am writing in support of Tim and Joanna Dillon's business proposal to the City of Cordova to relocate their business, Seaman's Hardware, to the former Cordova Library and Historical Society properties on the corner of 1<sup>st</sup> Street and Adams Avenue.

I have been a Seaman's customer for nearly 12 years and admire the fact that within a limited retail space one can find shelves stocked with the essential hardware, tools, and supplies for home, fishing vessel, and various work projects. Joanna and Tim have been the owners for my period of residency in town and Seaman's, as a business, has been an asset to Cordovans for more than 50 years.

I understand that there are competing proposals; however, I am in favor of a business that has proven its ability to succeed in an economy that cycles not only through seasonal highs and lows but also long term highs and lows associated with our commercial fishery. Seaman's keeps its doors open year round, providing both a valuable retail service and a source sales tax for the city. Given Seaman's reputation, it is my hope that such a staple among Cordova's Main Street businesses can expand its capacity and potential by relocating to a larger retail space.

Sincerely,

Brad Reynolds

403 3rd St

Cordova, AK 99574

907-424-5141

To Whom It May Concern:

If selected by Planning and Zoning as a final candidate, please approve Tim and Joanna Dillon, owners of Seaman's True Value Hardware, to purchase the former library/museum building.

I am not opposed to competition, such as the kind a new ACE Hardware store would create for Seaman's True Value. I do, however, feel concerned about one family owning so many businesses in one small town.

Nor do I dislike the plans drawn up for Roemhildt's Pioneer Square, however, I know they recently evicted multiple small businesses in order to open ACE Hardware and are now claiming to be the answer for 8-12 small businesses in Cordova? Also, knowing how many already-thriving small businesses close during the winter or reduce their hours dramatically, I fail to see how Pioneer Square will be a viable business plan for Cordova year-round.

Additionally, Pioneer Square drawings show expanding the building's size by 20' which will eliminate the current much-needed main street parking lot on Adams Street. However, Seaman's plans for expansion will leave that parking lot as is, allowing for those spaces to be used by anyone after business hours.

For 15 years with Tim and Joanna Dillon and 50 years in Cordova, Seaman's Hardware has a proven track record, keeping so many families supplied, and fishermen, carpenters and small scale contractors in thriving. Fifty years in business—15 years with Tim and Joanna—means something in a small town like ours. I support Seaman's True Value Hardware moving to the former Cordova Library/Museum building. Thank you for your time.

Sincerely,

Julie Reynolds

**Cordova City Council:**

**I am writing concerning the old Library/Museum property. I would like to support Seaman's Hardware's proposal.**

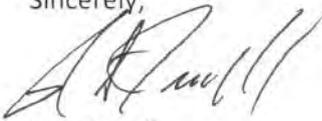
**I can see how badly they need to expand their business. I am sure every shopper Cordova has witnessed the over crowded condition they are presently operating their business under. It is to their advantage to move their store and expand. This will benefit all of Cordova.**

**Sincerely,  
Audrey Burton**

Dear City Council,

My name is Bob Jewell, I am writing this letter to support Seaman's Hardware proposal for the Library/Museum building. I believe that Seaman's Hardware would be the best proposal to accept. Seaman's Hardware is already an established business that has been running in this community nearly 50 years. They have said that they will hire more employees and sell more retail. This in turn would add to the Cordova tax base, which as a home owner I would like to see. The location of the new Ace Hardware store should have proven to the community that a mini-mall does not work in a community such as Cordova. From the proposal it appears that Seaman's Hardware would be able to move into this building and have it up and running in a very short manner. This would then open up the building Seaman's Hardware is currently located in for another business to be started in Cordova....i.e. mini-mall if Cordova really needs one. Everybody knows that competition is good and a lower property tax would be an added bonus.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Jewell', written in a cursive style.

Bob Jewell

## City Council

I have been a long time resident of Cordova and have always shopped at Seaman's Hardware. To my understanding Seaman's is proposing to buy what use to be the library museum building. I am in favor of the purchase and hope you will diligently consider this proposal. Seaman's has been on Main Street serving Cordova for 50 years and is a vital business to our community. I have been in the store many times when it is busy with customers and freight is over whelming the aisles. I am looking forward to the expansion of Seaman's to better serve our community by carrying more inventory and having more space for shopping. Tim and Joanna have done a wonderful job in their ownership of Seaman's Hardware and I'm looking forward to many more years of business with them in a new location.

Thank you for you time and consideration of this proposal.

Bob Laddel

City Council:

Thank you for your time and consideration of all proposals. I was at the planning commissions meeting and listened to all the proposals myself. I am highly in support of Seaman's Proposal for the following reasons. It's absolutely the best fit for the Library/Museum building our City and Community hands down.

Seaman's will continue to be open year around in this building.

Seaman's will create more sales tax revenue for the city. Which we desperately need!

Seaman's will provide more inventory for our shopping experience.

Seaman's moving will alleviate the congested parking on Main Street.

Seaman's will keep retail business on Main Street making this end of the town looking Great!

Seaman's will keep our community happy!



Ben Simpler

To the City Council.

I am writing in behalf of Seaman's proposal. I think Seaman's purchasing the Library/museum building would be a great idea for our community and city. Seaman's definitely has my vote for yes!!

Thank you,

Gene Wanda  
POB #203  
CDN

Members of the *City Council!*

In this letter I provide you with three crucial points on why I firmly believe Seaman's True Value Hardware's proposal for the library/museum building is the most logical fit.

The first point being, their reliability and support for the community of Cordova that has lasted for around 50 years. Seaman's is a tried and true business in Cordova that has weathered the storm and stood the trials and will always be here. Seaman's has a large support base of the locals that are dedicated shoppers to the store. This in mind, it would be great to see Seaman's be able to expand and better serve It's community with more space to shop and more product to choose from.

With that said my second point is that it would also benefit the city to for Seaman's to be able to expand and generate more Sales Tax Revenue.

Thirdly but not least freeing up all the congested parking right in the middle of Main Street. Seaman's moving to the end of town would provide more parking for everyone!

I truly hope you consider the proposal of Seaman's True Value Hardware as I am looking forward to their expansion.

Thank you,

  
Chris Bulin  
P.O. Box 216  
CDV, AK

To the board of *City Council*

I am in support of Seaman's Hardware buying the old library museum building. I do believe this would be a good decision on this cities behalf. Seaman's would then have adequate space to hold all their inventory and more. I have been in Seaman's many times when they've had to go get the product I have requested from the storage because they do not have enough room to even display all the inventory they have now. I think adding new product lines and more inventory would increase sales tax revenue for the city which the city desperately needs. I do hope you consider Seaman's proposal. I would like to see Main Street remain our retail business area.

Thank you,

*Charles F Roerberg*

*Box 1512*

*Cordova, AK 99574*

To the City *Council*

I encourage the city to select Seaman's proposal to purchase the Library/museum building. Tim and Joanna have served the community of Cordova very well for a long time. I believe they have used the location they are at to its fullest potential and are in need of a larger facility. It is my opinion that the upsize of their store will greatly improve the availability of needed products for the community of Cordova. The location could be used for many things, but we know that Cordova needs Seaman's Hardware, as it is largely a fishing and construction community and a larger store could only better contribute to the town of Cordova.

Thank you for your consideration,

*Clotie Wade*  
*Clotie Wade*

This letter is for the City Council - regards to the sale of the library and museum buildings. I, Dave Eike, would like to see these buildings be the new location of Seamans True Value. With the addition of a new hardware store in Cordova, ~~competition~~ competition will increase and inventory space will play a major role in this. Having two large hardware stores in town will lower prices and keep Cordovans better supplied.

Dave Eike

Dear Cordova, *Council*

I writing in regards to the currently debated plans on what to do with the buildings that used to house the museum and library. After hearing the three options only one seems to make sense and that is to allow Siemens Hardware to expand into that building. This will allow for a local business to be better able to contend with the impending introduction of the Ace Hardware. Further the existing Siemens Hardware space would then become available for another stable larger local business. I do hope that the City of Cordova has the foresight to accept the bid by the current Siemens Hardware owners as they are willing to get started much sooner than the other contenders on putting Cordova's newest open store front to work.

Best Regards,

Dan McIntosh  
907.232.0342

City Council:

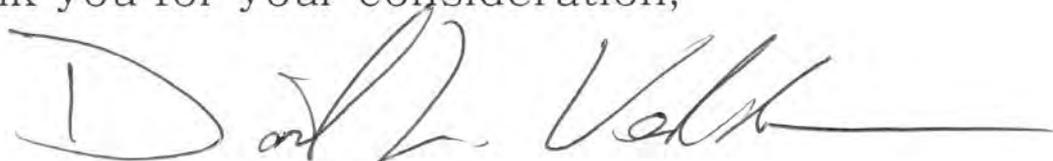
I have been a local fisherman of Cordova for most of my life. It seems to me Seaman's Hardware has been a backbone of this community for Many Many years. It not only serves fishermen but the families of our community as well. I am in great favor of Seaman's purchase of the Library Museum building on Main Street. I would like to see Main Street Stay a retail business area. I feel Seaman's proposal would best serve the interest of our community and City.

Thank you for your Consideration of this proposal

Douglas L. Pettit

Dear city council, I am writing in support of True Value for the proposal on the library building. True Value is well grounded and much needed business to the Cordova Community, they have been in business for many years and know they will continue to stay in business for many more. Cordova desperately needs businesses like True Value to keep the community in supply of much needed hardware and supplies. Being a town cut off from the highway system, it is important to the people to have access to the things True Value has to offer. The town is growing and the access out is more limited with cuts to the Alaska Marine Highway. A larger building offering more room for the growth and increased merchandise will positively benefit the community. I strongly encourage you to choose True Value's proposal.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Daniel L. Vedder". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel L. Vedder

SEAMAN'S HARDWARE RELOCATION PETITION

Jan 7 2016

We the undersigned support Seaman's True Value Hardware's proposal to relocate the business to the Library/museum building.

*Joanna Miller*

Date	Name	Address	Phone
1-07-16	Teal Louise <i>Teal Louise</i>	Box 14	253-7173
1-07-16	BART ABRAHAM <i>Bart Abraham</i>	Box 2192	424-5352
1-07-16	KURT JONES <i>Kurt Jones</i>	POB 1221	383f
1-07-2016	Raven Madison <i>Raven Madison</i>	PO Box 602	(907) 231-3136
01/07/16	Adrian Smith <i>Adrian Smith</i>	Box 1376	429 3149
01/07/16	Mical Renfeldt <i>Mical Renfeldt</i>	Box 734	424-3866
01/07/16	Brod Reynolds <i>Brod Reynolds</i>	Box 1936	424-5141
01/7/16	<del>Jeff Campbell</del> Jeff Campbell	1347	253 3105
1-7-16	Craig Kurtz <i>Craig Kurtz</i>		
1/7/16	Jaun B. Andersen <i>Jaun B. Andersen</i>	CDV Box 1038	424-7478
1/7/16	Sunny Andersen <i>Sunny Andersen</i>	Box 1038	424-7478
1/7/	Wanna <i>Wanna</i>		
1/7/16	Darin Gilman <i>Darin Gilman</i>	Box 223	360-0103
1/1/2016	Shannon Colkey <i>Shannon Colkey</i>	Box 239	202-3628
1/7/2016	Dust Ene <i>Dust Ene</i>		
1/7/2016	Jeff Vandell <i>Jeff Vandell</i>	Box 473	
1/7/2016	Jacob Petersen <i>Jacob Petersen</i>	Box 101	
1/7/2016	Angela Norfleet <i>Angela Norfleet</i>	Bx 1162	907 209 4665
1/7/2016	<i>[Signature]</i>	Box 1014	907-424-5014
1/7/2016	Jeff R Field <i>Jeff R Field</i>	Box 786	907-424-5790 253

SEAMAN'S HARDWARE RELOCATION PETITION

Jan 7 2016

We the undersigned support Seaman's True Value Hardware's proposal to relocate the business to the Library/museum building.

*Carroll  
Dillon*

Date	Name	Address	Phone
1/7/16	Zenny R. Long / Terry R. Long	P.O. BOX 431 2205 Fairview Rd.	424-3431
1/7/16	Adam / Aaron A. deBelle	P.O. Box 506 114 South Orca	253-4322
1/7/16	Mercedes Moses <i>AMercedes</i>	2225 Arctic Blvd. APT 104 Anchorage AK 99503	907-545-7480
1/7/16	Bill Buell William E. Buell	PO BOX 2592 CORDOVA	924-5109
1/7/16	Scott Trucks <i>Scott Trucks</i>	P.O. Box 145 Cordova	(907) 253-7132
1/7/16	Josh W	P.O. BOX 811 Cordova	706-920-4130
1/7/16	DAN RISINGER	2616 W 67th ANCHORAGE 99502	907 575-0937
1-7-16	LUKE BERGER <i>Luke Berger</i>	MILE 49 CRT Box 378	907 424 7373
1-7-16	DEXTER GASMEN <i>Dexter Gasmen</i>	PO Box 940 1726 PRUCE GATEWAY	907 429 5352
1-7-16	Glenn Ujioka <i>Glenn Ujioka</i>	PO BOX 936 45 mile Upper River Hwy CORDOVA	907 903 6270
1-7-16	Jim Rogers <i>Jim Rogers</i>	4100 LEFEVRE SP 18	907 841 2167
1-7-16	Cake Herschler	PO 1261 CDV, 99574	907-429-3153
1-7-16	Carolyn Dillon	P.O. BOX 1014 CDV, AK 99574	907-424-5014
1-7-16	<i>Eric Long</i>	922 Center Drive	429-7224
1-7-16	<i>[Signature]</i>	501 Chase Box 14 Caden	253-7171
1-7-16	<i>[Signature]</i>	1400 Shakeshore Drive	429-4998
1-7-16	DON BAILEY <i>Don Bailey</i>	605 5th AVE	429-7586
1-7-16	Mike <i>Mike</i>	Box 1355 Slip 435	429 3159
1-7-16	Sally Bennett / <i>Sally Bennett</i>	100 W. Paws PO Box 2345	424-5829

SEAMAN'S HARDWARE RELOCATION PETITION

Jan 7 2016

We the undersigned support Seaman's True Value Hardware's proposal to relocate the business to the Library/museum building.

Date	Name	Address	Phone
1-7-2016	Orville Gilman III	300 railroad road	355-5206
1-7-2016	Gordon Jensen	145 Eyak Dr	253-7657
1-7-2016	David L Glasen	609 cedar st	429-4777
1-7-2016	Teresa J Holley Teresa J Holley	216 Orca Inlet Dr	429-5988
1-8-2016	Michael Collins Michael Collins	mile 4 Copper River Hwy	253-4393
"	Jed O. Stine JED O. STINE	700 CHASE	253-5600
1-8-2016	Harold J Hopkins	6-501A	424-7692
1/9/2016	ANDRA DOLL	607 4th st	7900
1/9/2016	LINDA + MICHAEL GLASEN Michael & Linda Glasen	614 57th St Box 432	424-3538
1/8/16	LEROY D GILKISSON Lynn Helbison	400 2nd St DPT 408	423-1456
1/8/16	Janet Bailey Janet Bailey	605 5th	424-7586
1/8/16	Avis Knutson Avis Knutson	Townhouse 19	424-5769
1/8/16	Mrs Makana O'Toole	mile 4.1 Whiteshed	253-3993
1/9/16	Wendell Dadulla	#9 Glasen tc.	253-5337
1-9-16	Mary VanDerBorch MARVIN VAN DER BORRE	118 S. 2ND ST	424-3480
1-9-16	Faith Barnes Faith Barnes	702 Lake Ave #14	424-3756
1-9-16	Wendy Ranney Wendy Ranney	2500 Orca Road	429-6688
1-9-16	April Beedle April Beedle Lorena Nilan	609 Spruce St.	429-7673

SEAMAN'S HARDWARE RELOCATION PETITION

Jan 7 2016

We the undersigned support Seaman's True Value Hardware's proposal to relocate the business to the Library/museum building.

Date	Name Print	Signature	Address <i>Physical</i>	Phone
9 Jan 2016	Cathy Pegan	<i>Cathy Pegan</i>	110 Mt Eccles Estates	-7785
1/9/16	Robin Pegan	<i>Robin Pegan</i>	110 Mt. Eccles Estates	253-7789
1/9/16	Joy Sandaluce	<i>Joy Sandaluce</i>	501 4th Street	253-7182
1/9/16	Stefanie Texchappat	<i>Stefanie Texchappat</i>	606 Birch St.	554-1035
09 Jan 16	PHILIP MARTIN	<i>Philip Martin</i>	6000 ADAMS AVE UNIT 7	(541) 961-6180
1/9/16	Dan Urton	<i>Dan Urton</i>	600 Alder	7356
1.9.16	Jin Wrsul	<i>Jin Wrsul</i>	Whiskey Ridge	7408
1.9.16	Bob Campbell	<i>Bob Campbell</i>	177 EDV Bldg hbr.	253 7621
1-9-16	Lindsay Butler	<i>Lindsay Butler</i>	900 Lake Ave #8	7830
1.9.16	CRISTINA M. VICAN	<i>Cristina M. Vican</i>	Ski Hill	
1.9.16	KAREN L SWINBY	<i>Karen L Swinby</i>	7A Saddle Point	5422
1-9-16	Jeremy Kennison	<i>Jeremy Kennison</i>	1418 Copperline Dr. McLaughlin	7342 429 7996
1-9-16	Glenn Follow	<i>Glenn Follow</i>		738 1854
1-9-16	Kenny Rouse	<i>Kenny Rouse</i>	206 S. Sherman Ave	253 5966
1-9-16	Bob Ladd	<i>Bob Ladd</i>	110 Kimmickway	
1-9-16	Terry Kennedy	<i>Terry Kennedy</i>	1405 Lake Ave	424-3538
1-9-16	Ruff Merritt	<i>Ruff Merritt</i>	ALABAMA	717 9800
	Joanna Dillon	<i>Joanna Dillon</i>		

SEAMAN'S HARDWARE RELOCATION PETITION

Jan 7 2016

We the undersigned support Seaman's True Value Hardware's proposal to relocate the business to the Library/museum building.

Date	Name (print) (sign)	Address	Phone
			<i>Jaime Wilson</i>
1 JAN 16	Justin McLaren <i>[Signature]</i>	600 Adams Avenue Unit A	
11 JAN 16	TRA GROVORE <i>A.S.P.</i>	331 1ST ST	
11 Jan 16	Brice Phillips <i>[Signature]</i>	Box 581 Cdu, AK	907-424-7182
1 Jan 16	Jesse Carter <i>[Signature]</i>	Box 2771 CD	907-424-3739
11 Jan 16	Isaac W <i>[Signature]</i>	PO BOX 475	360-808-3472
11 JAN 16	Wendy KOKER	P.O. BOX 543	907 429-7423
11-Jan-16	Nick Tiedeman <i>[Signature]</i>	P.O. Bx 1103	907-253-7756
# 1-11-16	Luis Landalupe <i>[Signature]</i>	501 4 <sup>th</sup> ST.	907-424-3938
1-11-16	Gus Liguille <i>[Signature]</i>	201 Industrial	907 205-0700
1-11-16	Karl STEIN <i>[Signature]</i>	511 Third street	907-253-3931
1-11-16	KEVIN Kimbrough <i>[Signature]</i>	605 ADAM STREET	(907) 424-5502
1-11-16	DL <i>[Signature]</i>	4. & nicolo Copper River HWY	907 424-3107
1-11-16	AUDREY BURTON <i>[Signature]</i>	411 6 <sup>th</sup> St Cordova AK	907-424-3317
1/11/16	Kew LOBE <i>[Signature]</i>	702 FRONT ST	907 424-3979
1/11/16	Seth Jensen <i>[Signature]</i>	Honey Court Co Cordova AK 99579	907-424-2055
1-11-16	GREG LOFORTE <i>[Signature]</i>	Box 865 CORDOVA AK 99574	907-424-5585
1-11-16	Derek Mounce	4114 2nd st apt 6	907-423-1616
1-11-16	Nicholas S Fargone	301 Jim pear Ave	906-501-8894
1-11-16	Kathy Reide <i>[Signature]</i>	PO 1732	907-253-8001

SEAMAN'S HARDWARE RELOCATION PETITION

Jan 7 2016

We the undersigned support Seaman's True Value Hardware's proposal to relocate the business to the Library/museum building.

Date	Name (print) (sign)	Address	Phone
11 JAN 2016	Katherine Mead <i>Katherine Mead</i>	P.O. Box 94	429-7177
JAN. 11, 2016	Antoinette Perry <i>Antoinette Perry</i>	Cordova, Ark 303 ORCA Road	424-5420
Jan 11 2016	Richard Schultz <i>Rich Schultz</i>	P.O. Box 1291	253-3146
JAN 12 2016	DEAN CURRAN <i>Dean Curran</i>	P.O. Box 42	424-7642
JAN 12 2016	Brent Sargent <i>Brent Sargent</i>	Box 1015	424-3152
Jan 12 2016	Sharon McCalvy <i>Sharon McCalvy</i>	Box 2313	424-7571
JAN 12 2016	Bill BERNARD <i>Bill Bernard</i>	Box 51	253-6083
JAN 12 2016	JERRY BENDZAK <i>Jerry Bendzak</i>	Box 86	424-7415
Jan 12	Robbin Swales <i>Robbin Swales</i>	Box 2401 5/4 First St.	424-3134
Jan 12 2016	Julie Reynolds <i>Julie Reynolds</i>	403 3rd St. Cdr Ak 99574 PO Box 1936	424-5111
JAN 12 2016	Jack P Jensen <i>Jack P Jensen</i>	PO Box 1265 99574 900 W Spruce ST	424-5268
JAN 12 2016	S. Vicar <i>S. Vicar</i>	1653 cidr	5288
1-12-2016	Jackie Ladd	Box 1306 110 Kimmick Way	253-5523
1-12-2016	Donnita R. Shaw <i>Donnita R. Shaw</i>	115 MILE 5 LOOP RD	907-824-747
1-12-16	Bill Steffen <i>Bill Steffen</i>	608 Spruce	253 5487
	Joanna Wilson <i>Joanna Wilson</i>		

SEAMAN'S HARDWARE RELOCATION PETITION

Jan 7 2016

We the undersigned support Seaman's True Value Hardware's proposal to relocate the business to the Library/museum building.

Date -Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
 (print) (sign)

Date	Name (print)	(sign)	Address	Phone
1/7/16	Stacey Johannessen	Stacey Johannessen	PO Box 301 1106 Grand Dr.	424-5678
1-7-16	Sue Erin	Sue Erin	PO 1954 LAKESHORE #3	424-706
1-12-16	W. Bell	William H Bell	605 Alder ST	424 550
1-12-16	Bob Bonnell	Bob Bonnell	RH Copper Riv. Haa	424 7456
1-12-16	Tom Branshaw	Tom Branshaw	3 miles from Kaan	424 73
1-12-16	Jeffrey J. Sogot	Jeffrey J Sogot	1020 Lake Ave	947 2070
1-12-16	Ran Nichols	Ran Nichols	607 Alder	429-7555
1-12-16	Joe Jensen	Joe Jensen	711 Chase 320 4th St	424-5635
1-12-16	Dany Haught	Dany Haught		253-505
1-12-16	Steven Tester	Steven Tester	P.O. BOX 155	252-527
1-12-16	Mark Steen	Mark Steen	P.O. Box 1310	424-545
1-12-16	Ray Sals	Ray Sals	PO BOX 1069	424-348

To the city council:

Seaman's Hardware has been a staple in the community of Cordova for over fifty years. We've been committed to serving our friends and neighbors with the best of customer service and the greatest variety of product possible in the building we currently reside in.

The people of Cordova have spoken loudly and we've listened to their suggestions and encouragement to expand our business into the (old library) to bring an even greater variety of product, employment opportunities, and the best possible inventory to a central location.

We've been committed members of the Cordova community having raised our children and now Our Grandchild here. Cordova has grown with our family, and now Cordova needs Seaman's Hardware to grow with it.

Allowing Seaman's to purchase the (library building) would offer an immediate benefit to Cordova, as Seaman's would expand without delay. Choose Seaman's Hardware - let's grow community, let's grow together!

Thank you for your time and consideration,

A handwritten signature in blue ink, appearing to read "John Diller", written in a cursive style.

City Council Members:

I have read all the proposals for the museum/library building and have no doubt that true value offers the most beneficial plan for the building. Cordova is a very active town in the summer and the winters are "long and cold" people leave, only the die hard locals stay, there are not enough people in town for over half the year to support any of the other proposals being considered. Cordova has had a strip mall in the past and it was never fully occupied and didn't bring much revenue to the city. Cordova is full of bed and breakfasts and has two large hotels that accommodate the amount of tourism the city sees in the summer. True Value will offer the people a large variety of needed instant access items and you can't afford to wait for weeks to arrive in the mail. The move of Seaman's to the new location will also open prime main street business opportunity in their old location. We urge the planning commission to choose Tim and Joanna's proposal.

Thank you,

A handwritten signature in blue ink that reads "Joe Ruben". The signature is written in a cursive style with a large initial "J".

To the City Council Members:

I've read your plans for purchasing the library building to relocate Seaman's True Value.

1. I totally agree that we should keep Main Street as a retail business.
2. Relocating to the old library/museum will give your customers more parking space during the heavy traffic conditions we have in the summer in main street.
3. Seaman's is not a new business and has been running as a locally owned business for many years and that I would like to see your prices at a more competitive rate.
4. You have both worked very hard to keep the business running for the last 15 years.
5. I believe it's a great idea on purchasing a larger building than the one you're currently in to give your customers a much more convenient shopping experience in a much spacier building as I feel that my shopping experience becomes a much more difficult task when the isles have inventory on the floor as the employees restock the inventory shelves and seeing more items would be great!
6. I've also been running my business for 21 years, it's not a very easy task running a restaurant year round because winter has a longer season and not a heavier population. Also there is too many restaurants in the summer and a lot of them close for the winter.

Hopefully the City Counsel listens to the peoples opinion and gives the retail business people to run their long term business.

Good luck to you and your husband on your proposal and God Bless you both!

Thank you,

Grace Chung

To the City Council,

I have just recently learned of the proposal of Seaman's Hardware to acquire the old Library and museum building. I must say I am so excited about this proposal. I have lived in Cordova All ~~my life~~<sup>16 years</sup> and Love our community! Seaman's has been apart of our community for several years, it has done an incredible job of serving our small town with such a limited space. Seaman's carries a variety of product from fishing supplies to garden supplies to house wares and the list goes on. Seaman's has always had their shelves stocked full for us. In my years I have watched Seaman's grow to the point of need of a new building. The Library/Museum would be a perfect fit for this wonderful Business to expand into keeping it on Main Street. I have the up most confidence if you give Tim and Joanna Dillon the opportunity to grow and expand Seaman's Hardware they will continue to make sure Seaman's is constantly supplying the needs of our small town like it always has.

Sincerely,

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Greg Forte

City Council:

Seaman's Hardware has been my favorite store for years. I would like to see them get a bigger store so their inventory could be more conveniently placed for us shorter people. Seaman's shelves are so full that a lot of product is hard to reach. Please consider Seaman's moving to the library museum sight so they can better serve our community.

Thank you for your consideration,

JEFFREY R FIELD

Jeff R Field

To the City Council:

I am thrilled with the idea of Seaman's moving to the old Library/ museum building. Their proposal is the best. It is a realistic proposal by a business that has been a part of our community for many years. This is a proposal that I trust will come to flourishing. The other two proposals seem to be business that already exists in our community and just because they have a different spot to operate out of doesn't mean they will stay in business. This leaving me in fear that a perfect main street retail business area might be turned into office rental space. I think this would be a shame to happen on Main Street. Seaman's is along standing business that will consistently produce Sales Tax income for our City.

Thank you for your time and consideration,

A handwritten signature in cursive script that reads "Ja Skip Ja". The signature is written in black ink on a white background.

To the City Council:

Above all other proposals, I want to see Seaman's True Value Hardware move to the old Library/Museum building. Seaman's has been around for 50 years or more. New businesses don't last here in our small town, especially restaurants. I want a business that will benefit myself and my community the most. A motel will house some tourist in the summer, but it will be a complete waste in the winter time. When I'm working on a project, I want to get it done. Countless times in the summer I can't get a parking spot. When I have something leaking or drying, time is of the essence. Relocating would not only free up parking space on Marin Street, but it would allow parking for hardworking people like you and me who want to get the job done. Please take this into consideration in making a decision.

Thank you,

  
JUSTIN NUZZO

City of Cordova – *City Council:*

I am writing to encourage you to accept the proposal and business plan of Seaman's True Value Hardware in regards to the library and museum building.

This establishment is a tried and true business that has stood in Cordova since before I was born. I believe giving this locally owned and operated store this once in a lifetime chance to expand, and finally own their property, would be in the best interest of the City of Cordova.

Looking at their proposal you can see that the goals and objectives of Seaman's are not only clear, they are very realistic and attainable in a short amount of time. Though I am not privy to the condition of the buildings the plan to turn one end into an adequate loading zone and the other into a much needed larger retail area is a pretty cut and dry way to utilize the entire building. It is also the only submitted plan I read that would effectively do so.

The retail area of Seaman's is grossly inadequate for the amount of merchandise that is located inside. Simply put, it is a cluttered store that can create an overwhelming shopping experience. Even finding parking near its present location seems to be a hassle almost any time of year at any time of day. It is also one of the last stores of its kind in Cordova who have been able to find the right place to expand and grow as a business. Moving the location of this high volume store would not only provide more opportunity for parking downtown, it will allow the business to better serve Cordova.

Thank you for your time and best of luck with your decision.

James Wiese



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City Council:

I have been a local business owner in Cordova for many years. I am in support of Seaman's hardware purchasing the library/museum building from the City. I would like to see our businesses that have supported our community for so many years stay in business. Seaman's needs more square footage to be able to successfully compete with up coming businesses. The Library/ Museum building would be an ideal place for Seaman's Hardware to be able to expand and compete. It's also very important to put a business in this prime location that we can trust and count on and Seaman's is just that.

Thank You,



K. G. Alarcon

To the *City Council*

I would like to thank the planning commissions for considering Seaman's hardware's proposal. I think it would be a very good move for Seaman's to purchase and relocate to the old library museum area. I have shopped Seaman's Hardware for many years and have always enjoyed shopping at Seaman's. I would like to see them be able to increase their inventory for our town and have more room for us to shop. I also think it would help with parking on Main Street. As I see it Seaman's proposal would be an asset to our community.

Thank you for your time and consideration,

*Terry R. Long*  
Terry R. Long

To the city council:

I am supporting the proposal of Seaman's True Value Hardware to purchase the Library/ museum building. What a great location for such an incredible Main Street retail business. To my understanding Seaman's has been apart of our community for over 50 years I say let's keep this great asset to our community going. Give them more room to expand, increase inventory and make parking more readily available.

  
Matthew Adams

To City council:

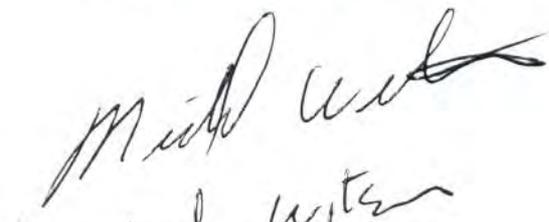
I was born and raised in Cordova and have been going in Seaman's Hardware since my childhood. I appreciate all that Seaman's has done for our community and the growth they have accomplished in such a limited space. I would greatly appreciate it if the planning dept would choose their proposal of relocation to the new sight, as I see Seaman' Hardware as the best fit and a huge asset to the city for years to come.

Mitch Ladd

City Council

I am in support of the proposal of Seaman's Hardware purchasing the Library/Museum. Seaman's has been a great business in our small town for many years. I have lived here most of my life and have always admired and appreciated the huge selection of inventory Seaman's has stocked for our community. Seaman's has always been a constant for our community and I'm confident if they are given the opportunity to expand inventory they will continue to give us the same great shopping experience we've had for all these years.

Thank you for your time and consideration of this proposal,

  
Michael Witsen

To the city council members:

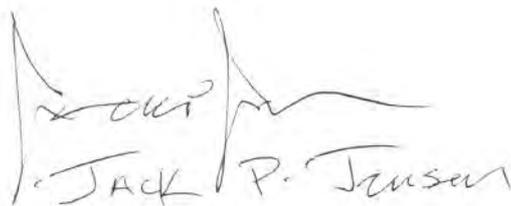
From my perspective I view that the old Library Museum will be a pristine location for a new Seamans True Value Hardware Building. The Seamans buisness here in Cordova has been thriving and alive in the same location for 50 years. But now with the increasing demand of more inventory, the cluttered, packed isles of Seamans need more room to breathe and expand. With the increase of space from the Libray Musuem building, the isles will become more open for customers to travel through, making products easier to see and reach. But not only will this make the store more organized, it will provide more product for the community. Tim and Joanna try very hard to meet the needs of the average Cordova citizen, but as of now multiple customers ask for items they just cant carry with there current amount of space. Also we are not talking about just more space inside the store, as a customer im excited for more parking space. I travel main street almost on a daily bases, running errands and whatnot, and it seems to me about half of the time both sides of the street are packed. A lot of this problem has to do with the fact that Seamans is regularly a busy location. With the transfer from Seamans to the Library Museum building, it will free up a lot of the cluttered pile of cars we call main street. Furthermore I would like to address the fact that Seamans is one business owned by two hard working Cordovans. It is not just another business to add to a collection of business's somebody already owns. As a citizen of Cordova I proudly state that Cordova does not want one person monopolizing the business's in town. So, to conclude this letter, I say to the planning commission, please don't let a fancy new building fool you, because its inside the building that counts. The fact is Seamans hardware will last and stand as a strong business in Cordova, a strip mall slash Filipino restaurant will not.

Pete Brockert

To the *City Council*

Cordova is a small town with no quick outside connections. True Value has always been a great store with a large variety of merchandise. You can always count on them to have what you need or do their best to get it to you as quickly as possible. If it were not for the local True Value we would all have a lot more hassle getting the things we need on a daily bases. Having a larger updated True Value at the end of Main Street would be a huge upgrade for the town. True Value relocating out of their current location will also open up a prime Main Street location for a new business, or the relocation of a current at home business seeking to expand. We choose True Value and hope you do too.

I would like to thank the commission for their consideration,

  
JACK P. JENSEN

Ralph Bullis  
PO Box 2036  
Cdy, Ak, 99574

Dear sir;

Seaman's Hardware is and has been, and hopefully will continue to be a very necessary part of Cordova's industrial infrastructure. I've been in the boat repair and maintenance business for at least 40 years, the last 30 in Cordova. I utilize Seaman's Hardware almost on a daily basis during the spring and summer months.

The last several years the present store has become increasingly crowded with merchandise. A bigger store would benefit Cordova because Seaman's Hardware could increase their merchandise selection, making boat repair and maintenance more effective. Buy parts and supplies online through Ebay or online sellers is time consuming, something the fishing business doesn't like! Also, buying locally keeps more of the money here in Cordova. Sell Seaman's Hardware the Library/Museum Building.

Ralph



This letter is for the City Council regards  
to the sale of the library and museum buildings. I, Reese Plant,  
would like to see the sale of these buildings go to Seamans True  
Value. With the addition of the new hardware store in  
town, competition will increase and inventory space will play a  
major role in this. Having two large hardware stores in  
town will lower prices and keep Cordovans better supplied.

Reese Plant

To the City Of Cordova City Council:

I am writing list letter to you to ask that you give great consideration to letting Seamans Hardware set up business in the old library building. Seamans is a long standing business that has done a great job for the people of Cordova. They have shown that they are a strong business and know what they are doing. They have established a great reputation of being honest and forthright in their business. The need for them to expand is important for there business to continue to thrive and and grow for the Cordova citizens. They have stayed open year round when other businesses close their doors in the winter which brings good income to the city of Cordova.

Thank you for your consideration in this matter.  
Shelley Balint

Shane Songer

PO Box 1114  
Cordova, AK 99574

► City of Cordova, Planning Commission and  
City Council

PO Box 1110  
Cordova, AK  
99574

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**City of Cordova Planning Commission,**

I would like to enter my letter of support for Tim and Joanna Dillon and their request for purchase of the Library / Museum at 622 First Street from the City of Cordova to expand the Seaman's True Value Hardware store that has been an icon in Cordova for the 30 plus years I have lived in Cordova.

Tim and Joanna do have a vision to expand their inventory on main street Cordova in this newer and larger space. This would allow them to sell the current store to possibly afford someone the opportunity to make a new business on Main Street. It would afford more parking for patrons of all businesses on Main Street by spreading parking out to the Library / Museum parking space rarely used at present.

Even though Tim and Joanna don't have a fancy presentation their vision is real and their business is established in Cordova. The visual curb appeal modifications can come later after their venture allows them the time to complete the modifications that need to be done inside for safety and to allow them to get back into business in their new location. (Make a stipulation that the outside curb appeal has to be completed within a certain timeframe after opening for business.)

Please put Tim and Joanna's proposal at the top of the list. They deserve to grow. These folks have the best plan for the space and for the price they are willing to pay.

Respectfully,



Sean Songer

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Dear City Council,

My name is Tim Dillon Jr, I am writing this letter to support Seaman's Hardware proposal for the Library/Museum building. My reasons in believing Seaman's would be a better proposal is because Seaman's Hardware is already an established bussiness that has been running in this community nearly 50 years. Also, Seaman's needs a larger building to expand and be able to compete with the new Ace Hardware store that is being built in the Fronteir Building. The new Ace Hardware location has been an unsuccesful small bussiness/strip mall for many years. I believe that if you put in 8 small spaces for bussinesses the chances of them all being filled and not failing is a real big risk and the revenue those small bussinesses may or may not bring in for the City of Cordova is a big gamble. Seaman's Hardware would be able to move into this building and have it up and running in a very short manner which would also open up the building Seaman's Hardware is currently located for another bussiness to be started in Cordova which also will bring in revenue for the City of Cordova in a very short time. Everybody knows that competition is good. But allowing Mr.Roemhildt to buy up most of the available Real Estate in Cordova is not competition that is a monopoly and everyone knows that is never good.

Thank  
you  
Tim Dillon

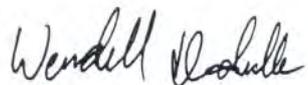
To the City Council Members:

I am writing in favor of Seaman's True Value getting the bid on the old Library / Museum building on Main Street for many reasons. Seaman's has served Cordova for longer than most residents have lived in Cordova, 50+ years. Seaman's carries products essential for everyone in Cordova and in their current location the space is limited, also limiting the variety of merchandise readily available, and clustering the isles in the summer when the store is busy. Living in Cordova, everyone knows the hassle of getting the things you need when you need them. With Seaman's acquiring of the larger building on Main Street, they will be able to stock more of the items customers ask for, have better organization for easier shopping, and better serve the community for another 50 years and more. Furthermore, Seaman's movement to the end of main street will help spread the parking out through town so it is not so clustered during the summers in the city parking lot between the current location and Children's Palace. Being a Cordova resident and fishermen I think Tim and Joanna Dillon offer the city and its people the most beneficial proposal for the building.

Tyler Dillon

To the City Council:

I was at the meeting of the planning commissions and in support of Seaman's Hardware's proposal along with approximately 35 other people that were also in support of Seaman's proposal. I watched 10 people speak on their behalf and voice their support for Seaman's Hardware to purchase the Library /Museum Building. It was very impressive to see that kind of support from such a small town in the middle of winter, this leads me to believe the community has a serious interest in Seaman's expanding and remaining a retail business on Main Street. After listening to all of the proposals I agree with the community that Seaman's is absolutely without a doubt the best proposal I heard.



Wendell Dardulla

**RECEIVED**

FEB 10 2016

**City of Cordova**

TO: City of Cordova – Council Members  
FROM: Becky Chapek  
DATE: February 10, 2016  
RE: Sale of Old Library/Museum Building

The most advantageous thing that can be done in the interest of the City and the public it serves is to sell the property on 1<sup>st</sup> Street to Seaman's and encourage Mr. Roemhildt to put his energy and resources into completing the building he promised to build when he was awarded the lot he currently has down on the South fill. With your permission, he might be able to change his original business plan to build a clock tower and Pioneer Square. Taking this course of action vacates a downtown building for another business, creates a NEW building to tax and allows the Dillons to stay in business and compete with Ace Hardware store.

I am also going to comment on that "grid-system" being used by the Planning Commission. It is a very elusive set of criteria fraught with ambiguity and open to the personal interpretation of each commission member. There is no fact checking done about the data submitted, no way to warranty that what's proposed is actually done and the outcome is impossible to predict on any intellectual or tangible level by the participants. It is flawed and short-sighted.

I'm took time to write a letter because I want the best revenue stream into the City coffers and I believe competition is good for the community. It keeps prices in check, pushes businesses to remain attentive to consumer needs and promotes diversity in the market place. The city has the opportunity of either encouraging or destroying this benefit to the people of Cordova. I'm asking you to level the playing field and create the maximum long term revenue flow for the City and allow Seaman's Hardware a chance to continue its long history of serving Cordova.

To the City Council:

Thank you for your time and Consideration:

We are writing in regards to Seaman's True Value Proposal. We would like to apologize for the lack of experience that Tim and I have submitting proposals and the process of planning commissions and council meetings. We would like to reassure the council of our plans. Although our proposal was not elaborate in detail Tim and I are very experienced in the retail industry and very sincere about our improvements and upgrades to the building. We consulted with a local contractor and got an estimate for basic upgrades and building additions. This estimate did not include beautification costs to the outside of the building or reconfiguration to the interior. The outside remodel would include new windows and exterior wall surfaces. Reconfiguring the inside would include lighting, flooring shelving and inventory. We have included these costs in our business plan and expect them to be approximately an additional 675,000. We already have in place a local licensed contractor prepared to start construction on the building when ready. Seaman's Hardware has explored the options of financial backing and is confident in it's ability to complete this project. Seaman's hardware will remain in operation while construction is being performed as to not loose any sales tax revenue to the city of Cordova.

Tim & Joanna Dillon

2-10-16