CITY OF CORDOVA, ALASKA
ORDINANCE 1112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CONVEYANCE OF LOT ONE (1), BLOCK ONE (1), CORDOVA
INDUSTRIAL PARK TO OCEAN BEAUTY SEAFOODS, LLC

WHEREAS, pursuant to CMC 5.22.030, the City of Cordova solicited proposals for the
purchase of Lot One (1), Block One (1), Cordova Industrial Park (the "Property"); and

WHEREAS, the Council finds that the proposal submitted by Ocean Beauty Seafoods, LLC
is the best proposal for the purchase of the Property; and

WHEREAS, the purchase price proposed by Ocean Beauty Seafoods, LLC is not less than
appraised fair market value of the Property; and

WHEREAS, in selecting the proposal of Ocean Beauty Seafoods, LLC to purchase the
Property, the Council relied on the plan to develop the Property that was part of the proposal, and the
disposal of the Property should be conditioned upon the development of the Property in accordance
with that plan; and

WHEREAS, there have been presented to this meeting the forms of a Purchase and Sale
Agreement, Quitclaim Deed and Performance Deed of Trust that are to be executed in connection with
the disposal of the Property by the City, and it appears that such documents are of appropriate
form and are appropriate instruments for the purposes intended.

BE IT ORDAINED by the City Council of the City of Cordova, that:

Section 1: The City Manager is authorized and directed to convey the Property to Ocean
Beauty Seafoods, LLC in accordance with the terms in the Purchase and Sale Agreement. The form
and content of the Purchase and Sale Agreement, Quitclaim Deed and Performance Deed of Trust
now before this meeting hereby are in all respects authorized, approved and confirmed, and the City
Manager hereby is authorized, empowered and directed to execute and deliver such documents on
behalf of the City, in substantially the form and content now before this meeting but with such
changes, modifications, additions and deletions therein as he shall deem necessary, desirable or
appropriate, the execution thereof to constitute conclusive evidence of approval of any and all
changes, modifications, additions or deletions therein from the form and content of said documents
now before this meeting, and from and after the execution and delivery of said documents, the City
Manager hereby is authorized, empowered and directed to do all acts and things and to execute all
documents as may be necessary to carry out and comply with the provisions of the documents as
executed.

Section 2: The disposal of the Property authorized by this ordinance is subject to the
requirements of City Charter Section 5-17, therefore, if one or more referendum petitions with
signatures are properly filed within one month after the passage and publication of this ordinance, this
ordinance shall not go into effect until the petition or petitions are finally found to be illegal and/or
insufficient, or, if any such petition is found legal and sufficient, until the ordinance is approved at an election by a majority of the qualified voters voting on the question. If no referendum petition with signatures is filed, this ordinance shall go into effect one month after its passage and publication.

1st reading: October 16, 2013
2nd reading and Public Hearing: November 6, 2013

PASSED AND APPROVED THIS 6th DAY OF NOVEMBER, 2013

[Signature]
James Kaesh, Mayor

ATTEST:
[Signature]
Susan Bourgeois, City Clerk