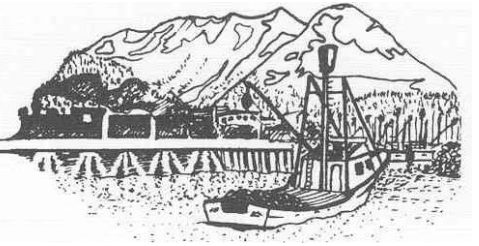


CITY OF CORDOVA



Chairman:
Jake Betts
Commissioners:
Andy Craig
Max Wiese
Ken Jones
Mike Babic
Harbormaster:
Tony Schinella
Admin Assistant:
Brandy Griffith

**HARBOR COMMISSION REGULAR MEETING
OCTOBER 13, 2021 @ 6:00 PM
COUNCIL ROOM A & B**

AGENDA

CALL TO ORDER

ROLL CALL

Jacob Betts, Andy Craig, Max Wiese, Ken Jones, Mike Babic

- 1. APPROVAL OF REGULAR AGENDA..... (voice vote) Page 1**
- 2. APPROVAL OF MINUTES**
 - A. May 12, 2021 and August 11, 2021 Regular meetings..... (voice vote) Page 2-3
- 3. COMMUNICATIONS BY VISITORS**
 - A. Audience comments regarding agenda items (3 minutes per speaker)
- 4. Harbormaster's report..... Page 4**
- 5. NEW BUSINESS**
 - A. Letter of interest for Lot 2, Block 7A, Tidewater Development Park..... Page 5-6
 - B. Future of the PWSSC Building / recommendation to City Council discussion
- 6. OLD BUSINESS**
 - A.
- 7. MISCELLANEOUS BUSINESS**
 - A.
- 8. AUDIENCE PARTICIPATION**
- 9. COMMISSION COMMENTS/FUTURE AGENDA ITEMS**
- 10. ADJOURNMENT.....(voice vote)**

Public Call-in number 907-253-6202, each call is placed on hold, then calls will ring through in the order received. Please stay on the phone until you've been addressed by the commission. Comments limited to 3 minutes.

MINUTES
HARBOR COMMISSION REGULAR MEETING
May 12, 2021 @ 6:00 PM
COUNCIL ROOM A&B

Call to order: This meeting was called to order @ 6:00 pm.

Roll Call: In Attendance: Jacob Betts, Ken Jones, Andy Craig, Max Wiese

Approval of Agenda: Craig/ Motion to approve agenda, Wiese/ 2nd, V/ Unanimous to approve

Approval of Minutes: Wiese/ Motion to approve minutes, Craig / 2nd, V/ Unanimous to approve

Communications by Visitors: None

Harbormaster's Report: Included with packet.

New Business:

A: North Harbor Improvements Conceptual Drawing 1st Draft – Discussed changes: push sheet pile back to yellow fill line, add details to parking lot, and get a rough order of magnitude.

Old Business: Requested measurements for Three Stage Dock and Ramp. Diagram in packet.

Miscellaneous Business: Still working on grants. Currently no funding for state grant, but waiting on state budget process.

Audience Participation: None

Commission Comments: Wiese: Like the idea of new ramp if it will handle bow pickers or lower tide. Like look of North Harbor plan. Jones: Thanks for coming out. Want the new ramp. Betts: Like ideas presented. Ramp is a good idea. North Harbor plan good for the future.

Future Agenda Items: Jones: Update on 3 stage dock and cranes.

Adjournment: M/Craig, 2nd/Wiese, U to adjourn @6:42 pm

**MINUTES
HARBOR COMMISSION REGULAR MEETING
AUGUST 11, 2021 @ 6:00 PM
COUNCIL ROOM A&B**

Call to order: This meeting was called to order @ 6:00 pm.

Roll Call: In Attendance: Andy Craig, Max Wiese, Mike Babic via phone

Approval of Agenda: Wiese / Motion to approve agenda, Babic / 2nd, V/ Unanimous to approve

Approval of Minutes: Wiese/ Motion to approve minutes, Craig / 2nd, V/ Unanimous to approve

Communications by Visitors: None

Harbormaster's Report: Included with packet.

New Business:

A: North Harbor Improvements Conceptual Drawing for PIDP Grant: Babic: like the sheet pile. Maybe move crane to the corner of the net float.

B: Covered Picnic Shelter on Breakwater Lot: Letter in packet. No action required, info only.

Old Business:

Miscellaneous Business:

Audience Participation: None

Commission Comments: Wiese: Would like to have conceptual plan added where we won't lose it. Babic: Super excited to see drawing. Just what we need in North Harbor.

Future Agenda Items: Craig: More discussion on Landing Craft Spots.

Adjournment: M/Wiese, 2nd/Babic, U to adjourn @6:34 pm

Harbormaster's Report

- Received End brackets and pile hoops from Peterson Welding
- Cleaned up absorbent collection area
- Completed 116 vessel lifts YTD
- Pulled grass on K float
- Installed new outlet and breaker J-45 & D-7
- Installed new through rods H-57/59
- Installed new through rods H-26/28
- Installed new splash rails on I float
- Reconnected Electrical Pedestal at K-10
- Repaired water leak in North Harbor
- Predrilled walers for dock repairs this winter
- Predrilled Splash rails
- Secured water through out the facility for the winter
- Collected 13875 gals of used oil YTD
- Delivered 3375 gals of used oil to the High School YTD
- Delivered 2800 gals of used oil to the City Shop YTD
- Wilson Construction is replacing bull rails on Ocean Dock
- Conducted security four times during Samson Barge offloads
- Hired a new Maintenance 1 employee
- Impound 1 skiff and placed on Harbor trailer
- Received quotes to dispose of the Hana Cove and Steelhead
- Attended Council meetings
- Sent out Annual stall invoices
- Sent out Transient moorage and monthly storage invoices
- Cleaned oil sumps daily
- Cleaned restrooms daily
- Working on budget
- Received word that 7-cruise ships plan to visit Cordova in 2022

Dear City Manager Howarth,

Please find enclosed our Letter of Interest to Lease 300 Breakwater Ave upon and in the case of its vacation by the Prince William Sound Science Center.

Interested parties:

**Curtis and Christiana Fincher, via No Road Brewing LLC. POB
1384; 323 First Street.**

Use for which the interested party proposes to lease the property:

No Road Brewing will be a taproom/brewery with a production capacity of approximately 250 barrels per year located in Prince William Sound Science Center's old headquarters.

No Road Brewing will focus on taproom sales, serving fresh, unfiltered beer, with a core taplist that includes Irish Stout, Brown Ale, Vienna Lager, American Pale Ale, and Hefeweizen. We will also offer growler fills for offsite consumption and kegs for local restaurants.

We anticipate seeking a \$240,000 business loan at 30% down for necessary improvements and a 5 BBL brewing system.

Breweries serve as an ideal "third place" in contemporary American culture. Not home, not work, but a third place to gather with neighbors and build community. With this in mind, No Road Brewing's most important asset will always be its atmosphere: kid-friendly, dog-friendly, cheery, casual, and relatively sober (there is a 36 oz/person limit on Brewery taproom sales in Alaska).

In addition to the obviously stupendous location and view, one of our favorite things about the old Science Center building as the location for our brewery is our hope that locating it on City-owned property will allow all members of our community to feel a sense of ownership and like they belong there. We plan to host as many beer-peripheral events as possible: the Valdez brewery for instance, showcases local arts and crafts every week.

In this last year in Cordova, Christiana and I have found the place we want to make home. Now it's time for us to build something here, because that is what motivated young people are meant to do. Breweries have a historic success rate of 75% in the United States since 1980.

We plan to employ two to three part time employees: one to two servers, and one co-brewer to help Christiana on brew days. We plan to be open year round.

Breweries are great for tourism. Google "things to do" for any Alaska town our size. Cordova is unusual in not having a brewery. A brewery is even mentioned in Cordova's Comprehensive

plan: "Strategy 4: Incentivize and Support Business Development" : Promote and encourage entrepreneurs to explore new industries such as ... a local brewery (36)."

Recognizing all this, the City of Sitka actually loaned \$637,000 of City funds to start their brewery. Here, the City of Cordova and its public are getting a much better deal: we are proposing to put our own skin in the game at no risk to the City or taxpayer other than renting us this space in the event that it is vacated by the Prince William Sound Science Center when they occupy their new campus.

The success of No Road Brewing will ultimately be assessed in terms of community impact. Does it provide a novel space for community interaction? Does it stimulate the local economy? Does it make Cordova a more attractive tourist destination? These objectives will be quantified and measured through the following metrics:

Economic Sustainability:

- o Do *No Road*'s beer sales total over 200 barrels in its first year?**

Community Impact.

- o Does *No Road* support employees *who are happy to work there and feel fairly compensated?***
- o Does *No Road* host or co-host any community events, such as the "Beer Mile", a "Sea-to-Ski Relay Race", or local art showcases?**

We have already begun our application for the lone Brewery License available for Cordova with the State of Alaska Alcoholic Beverage Control Board, including a three week public notice period in The Cordova Times that began 10/1.

We thank you for your time and for your consideration of our proposal.

Sincerely,

Curtis and Christiana

