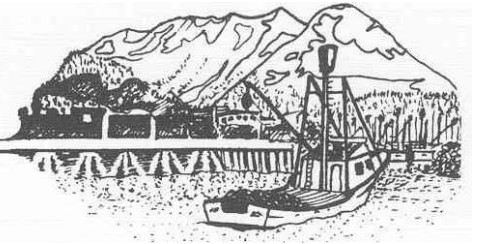


# CITY OF CORDOVA



**Chairman:**

**Andy Craig**

**Commissioners:**

**Mike Babic**

**Max Wiese**

**Ken Jones**

**Christa Hoover**

**Tommy Sheridan**

**Kate Laird**

**Harbormaster:**

**Tony Schinella**

**Admin Assistant:**

**Brandy Griffith**

## **HARBOR COMMISSION REGULAR MEETING**

**JUNE 14, 2023 @ 6:00 PM**

**COUNCIL ROOM A&B**

### **AGENDA**

#### **CALL TO ORDER**

#### **ROLL CALL**

Andy Craig, Max Wiese, Ken Jones, Mike Babic, Christa Hoover, Kate Laird, Tommy Sheridan

- 1. APPROVAL OF REGULAR AGENDA..... (Voice vote) Page 1**
- 2. APPROVAL OF MINUTES**
  - A. At next Regular Meeting**
- 3. COMMUNICATIONS BY VISITORS**
  - A. Audience comments regarding agenda items (3 minutes per speaker)**
- 4. HARBORMASTER REPORT.....Page 2**

South Harbor Rebuild report
- 5. NEW BUSINESS**
  - A. Letter of Interest from Andy Craig & Seawan Gehlbach.....Page 3-7**
- 6. MISCELLANEOUS BUSINESS**
  - A. Floatplane/Net mending dock future replacement/location.....Discussion**
  - B. Photos.....Page 8-9**
- 7. AUDIENCE PARTICIPATION**
- 8. COMMISSION COMMENTS & NEXT MEETING AGENDA ITEMS**
- 9. ADJOURNMENT.....(Voice vote)**

## Harbormaster's Report

- Shipped out 10,000 gallons of used oil
- No wake signs have arrived, and one has been installed on City Dock
- Electrician called in 4 times for G float repairs
- Electrician made repairs on H, I and J float
- Attending South Harbor Rebuild meetings Tuesday's and Wednesday's
- Attended Council meeting
- Greeted cruise ship passengers 5/25/23
- Conducted Samson barge security 5 times
- Still working on moorage and storage plan for the South Harbor Rebuild
- We will pick vessels via lottery that will be moved to North Harbor for the South Harbor Rebuild.
- Attended meeting With MARAD DOT and the South Harbor Project team
- F/V Wanderer will be disposed of this month
- Sent out annual invoices
- Delivered 1600 gals of used oil to High School
- Collected 1450 gals of used oil
- Replaced winch on loading dock hoist with a loaner winch
- New winch has been ordered
- Installed new wire rope on loading dock hoist
- Shipyard trailer is complete and going through final testing
- 57 vessels lifted YTD
- Cleaned up oil spill around dumpsters
- Cleaned and organized shop area
- Cleaned and restocked restrooms
- Ordered custodial supplies



## AGENDA ITEM # 10a

**Harbor Commission Meeting Date: 6/14/23**

### HARBOR COMMISSION COMMUNICATION FORM

---

**FROM:** Kevin Johnson, City Planner

**DATE:** 6/14/23

**ITEM:** Letter of Interest from Andy Craig and Seawan Gehlbach, for a Portion of ATS 220 adjacent to Lot 10A, Block 2, South Fill Development Park

**NEXT STEP:** Recommendation to City Council on Disposal and Disposal Method

---

☐ INFORMATION  
☒ MOTION  
☐ RESOLUTION

---

#### **I. REQUEST OR ISSUE:**

Requested Actions: Recommendation to City Council on Disposal and Disposal Method Applicant:  
Andy Craig and Seawan Gehlbach  
Legal Description: Portion of ATS 220 adjacent to Lot 10A, Block 2, South Fill Development Park  
Area: Approximately 4,000 Sq. Ft.  
Zoning: Tidelands / Waterfront Commercial Park District/ Business District  
Attachments: Location Map  
Letter of Interest  
Future ROW Exhibit

#### **II. RECOMMENDED ACTION / NEXT STEP:**

Staff has provided the following motions for the Harbor Commission to open the agenda item for discussion:

**“I move to recommend to City Council to dispose of a portion ATS 220 roughly 4,000 square feet in size as outlined in Cordova Municipal Code 5.22.060 B by \*”**

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with Andy Craig and Seawan Gehlbach to lease or purchase the property.
2. Requesting sealed proposals to lease or purchase the property.
3. Inviting sealed bids to lease or purchase the property.
4. Offering the property for lease or purchase at public auction.

Alternate motion:

“I move to recommend the City Council does not dispose of the requested portion of ATS 220”

### **III. FISCAL IMPACTS:**

The property would become part of the city’s tax base increasing property tax collection.

### **IV. BACKGROUND INFORMATION:**

Andy Craig and Seawan Gehlbach have submitted a Letter of Interest to lease a portion of ATS 220 adjacent to their property, 707 Railroad Avenue, for the purpose of creating access to the west side of their lot. This will allow for them to do maintenance to stabilize the slope behind their house as well as have a usable yard area. They would fill this portion of tideland.

Staff has reviewed this proposal and has no immediate objections. Future ROW access can be preserved without this portion of ATS 220. There could be potential commercial use of this space if it was filled in the future, but unless it was filled as part of a larger “south fill expansion” the cost to fill just this small area may outweigh the potential commercial return. Public Works has reviewed for conflicts with their operations and have determined there to be no concerns.

### **Applicable Code:**

#### 5.22.030 – Land Disposal Map.

*A. The City shall maintain and update annually a map of city owned real property. The following designations shall be applied to the land disposal map:*

*3. Tidelands: Tidelands are considered as “Available” designation but shall require review and recommendation from the Harbor Commission.*

#### 5.22.040 - Letter of interest to lease or purchase.

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

#### 5.22.060 - Methods of disposal.

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

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

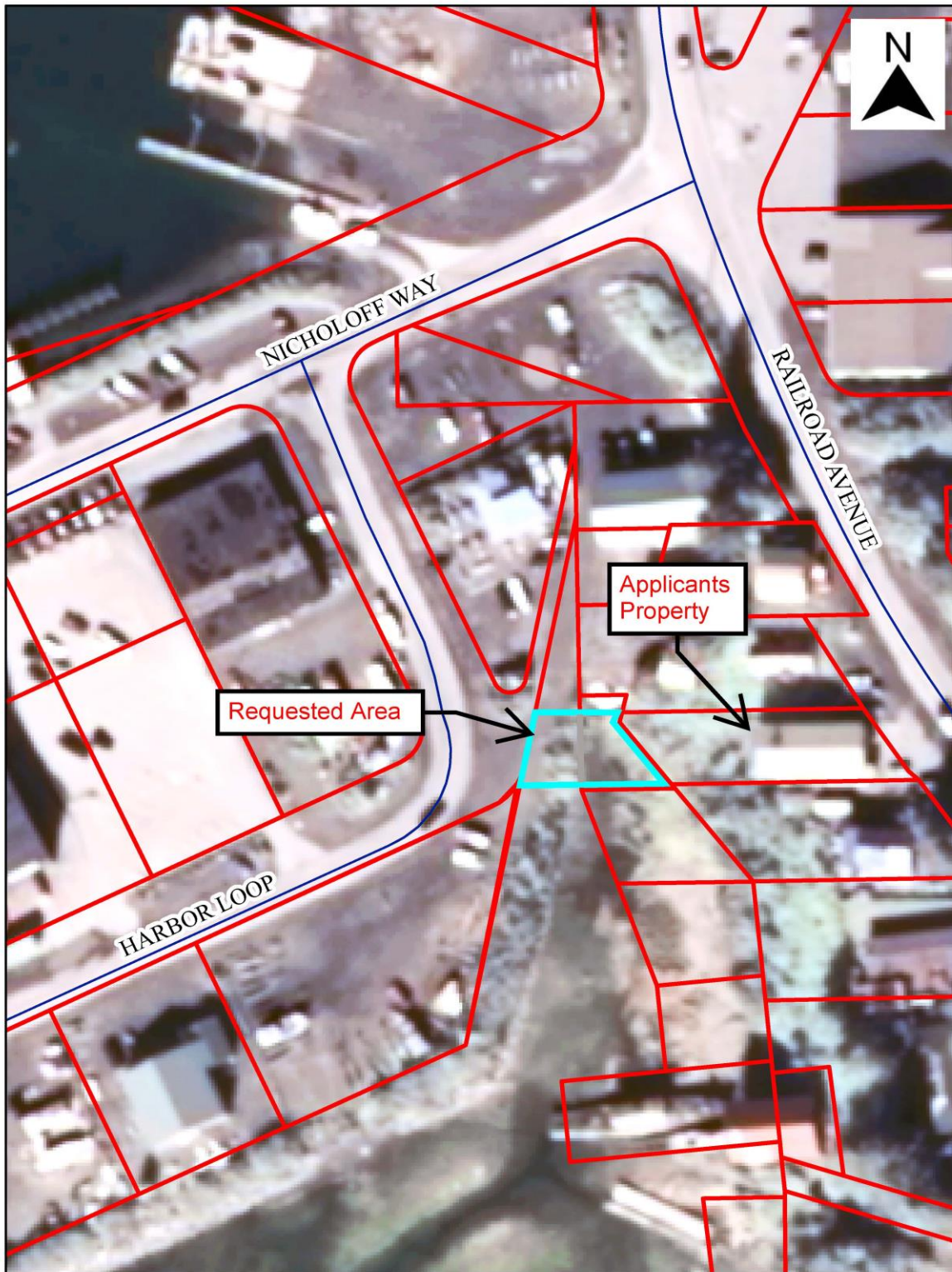
### **VI. LEGAL ISSUES:**

Legal review of purchase and sale agreement will be required prior to final approval by Council.

### **VII. SUMMARY AND ALTERNATIVES:**

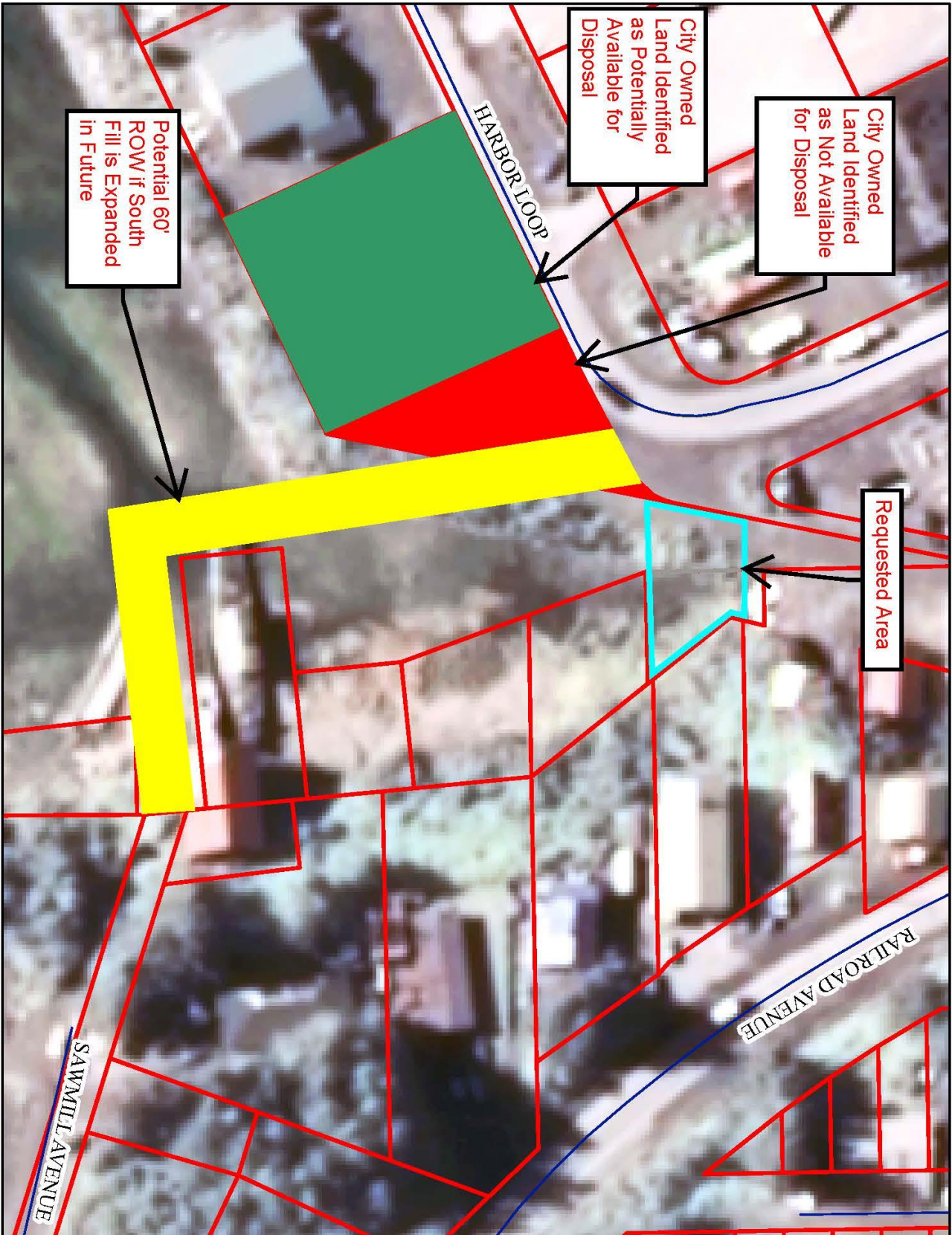
The Harbor Commission may make a motion to recommend or not recommend the disposal of the land.

## Location Map





## Potential Future ROW



Andy Craig and  
Seawan Gehlbach  
PO Box 2465  
Cordova, AK 99574

May 15, 2023

Kevin Johnson, City Planner  
City of Cordova

Dear Mr. Johnson,

We are requesting to purchase the tideland between our residence on parcel #02-473-992 and the City right of way spurring off of Harbor Loop Rd. This wedge of land would allow us access and stabilize the slope in front of our house. We intend to fill this area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Craig and Seawan Gehlbach", written in a cursive style.

Andy Craig and Seawan Gehlbach  
907-253-5656







