

Mayor

David Allison

Council Members

Tom Bailer

Cathy Sherman

Kasey Kinsman

Wendy Ranney

Anne Schaefer

Kristin Carpenter

Ken Jones

Interim City Manager

Samantha Greenwood

City Manager

Helen Howarth

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

**Regular City Council Meeting
February 7, 2024 @ 7:00pm
Cordova Center Community Rooms**

A. Call to order

B. Invocation, pledge of allegiance

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

C. Roll call

Mayor David Allison, Council members Tom Bailer, Cathy Sherman, Kasey Kinsman, Wendy Ranney, Anne Schaefer, Kristin Carpenter, and Ken Jones

SUPER BOWL LVIII



FEB 11, 2024



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

E. Disclosures of Conflicts of Interest and Ex Parte Communications

- conflicts as defined in Cordova Municipal Code 3.10.010 should be declared, then Mayor rules on whether member should be recused, Council can appeal the Mayor's ruling
- ex parte should be declared here, the content of the ex parte should be explained when the item comes before Council, ex parte does not recuse a member, it is required that ex parte is declared and explained

F. Communications by and Petitions from Visitors

1. Guest Speaker - none
2. Audience comments regarding agenda items..... **(3 minutes per speaker)**
3. Chairpersons and Representatives of Boards and Commissions **(Hospital Board, School Board, etal)**
4. Student Council Report - none

G. Approval of Consent Calendar

5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member Ken Jones from the January 17, 2024 Regular Meeting
6. Resolution 02-24-06..... **(page 1)**
A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a 5-year lease of property legally described as a portion of USS 2679 and within the Cordova High School, to include approximately 1,200 square feet of classroom and office space known as "Classroom #3" and the "Multi-purpose Room" of the Cordova High School's Library with University of Alaska, on behalf of the University of Alaska, Prince William Sound College's Cordova campus
7. Minutes: a. Minutes of the 11/1/23 Regular Council Meeting..... **(page 18)**
b. Minutes of the 11/15/23 Regular Council Meeting..... **(page 20)**

H. Approval of Minutes – in Consent Calendar

I. Consideration of Bids/Proposals/Contracts – none

J. Reports of Officers

8. Mayor's Report
 - a. Council Member **Ranney** report on AML Conference Attendance December 2023..... **(page 24)**
9. City Manager's Report
10. City Clerk's Report – notice election to vote on these offices & propositions..... **(page 27)**
March 5, 2024 Regular City Election, prop 1 explanation
11. Staff Quarterly Reports, 4Q 2023
 - a. CVFD, Fire Chief **Rob Mattson**..... **(page 30)**

- b. Parks & Recreation Department, Director **Duncan Chisholm**..... (page 34)
- c. City Investments, UBS Financial Services, **Chad Adams**..... (page 37)
- d. Cordova Chamber of Commerce, Executive Director **Cathy Renfeldt**..... (page 72)
- e. Cordova Public Library, Director **Geraldine de Rooy**..... (page 78)

K. Correspondence..... (see *primer* for description page 79)

- 12. 01-10-24 Letter from Lynn and Jack Hopkins re address changes..... (page 80)
- 13. 01-13-24 Letter from Gordon Jensen re address changes..... (page 81)
- 14. 01-16-24 Letter from DCCED FY25 Population Determination..... (page 83)
- 15. 01-17-24 Letter from Mary Underwood re address changes..... (page 86)
- 16. 01-17-24 Letter from Penny Oswalt Stimson re address changes..... (page 87)
- 17. 01-18-24 Letter of support for Breakwater Trail Park from CDFU..... (page 88)
- 18. 01-18-24 Letter from Ivy Patton re address changes..... (page 90)
- 19. 01-19-24 Letter from John and Patricia Wilson re address changes..... (page 91)
- 20. 01-22-24 Letter from Joan Songer re address changes..... (page 92)

L. Ordinances and Resolutions

- 21. Ordinance 1215..... (voice vote)(page 93)
An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$3,000,000 from the General Reserve Fund (Permanent Fund) to the Harbor Enterprise Fund to sustain cash flow for the remainder of the South Harbor Project – 1st reading
- 22. Resolution 02-24-07..... (voice vote)(page 96)
A resolution of the Council of the City of Cordova, Alaska authorizing the application and execution of a loan from the Alaska Drinking Water Fund in an aggregate amount not to exceed \$75,000 to finance the Water System Master Plan Project
- 23. Resolution 02-24-08..... (voice vote)(page 98)
A resolution of the Council of the City of Cordova, Alaska authorizing the application and execution of a loan from the Alaska Clean Water Fund in an aggregate amount not to exceed \$75,000 to finance the Wastewater System Master Plan Project

M. Unfinished Business - none

N. New & Miscellaneous Business

- 24. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 99)

O. Audience Participation

P. Council Comments

Q. Executive Session

- 24. Council discussion of City Manager's Contract and its terms and the contract terms for an Interim City Manager, which both involve matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

City Council is permitted to enter an executive session if an explicit motion is made to do so calling out the subject to be discussed and if that subject falls into one of the 4 categories noted below. Therefore, even if specific agenda items are not listed under the Executive Session header on the agenda, any item on the agenda may trigger discussion on that item that is appropriate for or legally requires an executive session. In the event executive session is appropriate or required, Council may make a motion to enter executive session right during debate on that agenda item or could move to do so later in the meeting.

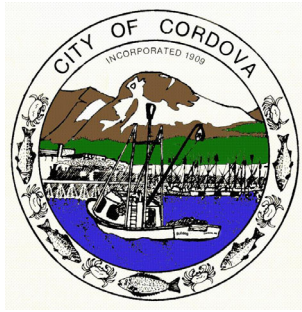
R. Adjournment

Executive Sessions per Cordova Municipal Code 3.14.030

- **subjects which may be considered are:** (1) matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) matters which by law, municipal charter or code are required to be confidential; (4) matters involving consideration of governmental records that by law are not subject to public disclosure.
- **subjects may not be considered in the executive session except those mentioned in the motion calling for the executive session, unless they are auxiliary to the main question**
- **action may not be taken in an executive session except to give direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations**

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or are available there for viewing or audio-only by the next business day



AGENDA ITEM # 6
City Council Meeting Date: 2/7/24
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, City Planner

DATE: 2/7/24

ITEM: Lease for Prince William Sound College, to lease a Portion of Cordova Highschool

NEXT STEP: City Council approval of Resolution

☐ ORDINANCE
☒ RESOLUTION

☐ INFORMATION
☐ MOTION

I. REQUEST OR ISSUE:

Requested Actions:	Decision on Disposal via Lease
Applicant:	Prince William Sound College (PWSC)
Legal Description:	Cordova Highschool - USS 2637
Area:	About 1,200 Square Feet
Zoning:	Public Lands and Institutions District
Attachments:	Resolution, Letter of Interest, Draft Lease

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motions for the City Council to open the agenda item for discussion:

“I move to approve resolution 02-24-06.

“I move to refer Resolution 02-24-06 back to staff to amend the proposed lease as directed by the Council”

III. FISCAL IMPACTS: Rent received from leasing the space to PWSC is passed through the city and goes directly to the School District.

IV. BACKGROUND INFORMATION: PWSC has leased space in Cordova Highschool since 2013. Their most current lease expired on June 30, 2023 and had no renewals included in the lease. Due to having no renewal options, they are required to go back through the Land Disposal process.

Staff provided PWSC's request to the Cordova School District Superintendent, Alex Russin, for review and comment. Following his review, he informed city staff that he had no objection to the City negotiating a lease with PWSC for a period in the five-year range. Extensions could be included to avoid the need to go through the land disposal process, as long as the approval of the extension is at the city and school district's discretion.

The Planning Commission reviewed the letter of interest at its 8/15/23 meeting. At that meeting they passed a motion recommending that the City Council dispose of the property by directly negotiating a lease with PWSC.

City Council approved for staff to commence direct negotiations of a new lease with PWSC at their 9-6-23 regular meeting. Staff updated the existing contract to change the term of the lease to run through 2028, increased rent. PWSC reviewed and agreed to the updated terms and request that Council approve the new lease.

V. SUMMARY AND ALTERNATIVES: City Council could choose to approve the lease as presented, approve with amendments, refer the lease back to staff for more substantial changes, or deny the lease.

**CITY OF CORDOVA, ALASKA
RESOLUTION 02-24-06**

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A 5-YEAR LEASE OF PROPERTY LEGALLY DESCRIBED AS A PORTION OF USS 2679 AND WITHIN THE CORDOVA HIGH SCHOOL, TO INCLUDE APPROXIMATELY 1,200 SQUARE FEET OF CLASSROOM AND OFFICE SPACE KNOWN AS "CLASSROOM #3" AND THE "MULTI-PURPOSE ROOM" OF THE CORDOVA HIGH SCHOOL'S LIBRARY WITH UNIVERSITY OF ALASKA, ON BEHALF OF THE UNIVERSITY OF ALASKA, PRINCE WILLIAM SOUND COLLEGE'S CORDOVA CAMPUS

WHEREAS, the lease term with University of Alaska will commence upon execution of the lease and the term of the lease will be for 5 years terminating at 11:59 p.m. on December 31, 2028; and

WHEREAS, the lease with University of Alaska is generally described as a portion of the Cordova High School to include, (1) approximately 1,203 feet of classroom and office space known as "Classroom #3" and (2) the "Multi-Purpose Room" of the Cordova High School's Library, said premises (hereinafter referred to as "Leased Premises") include the reasonable use by Lessee of common areas of the Cordova High School, which consist of but are not limited to stairways, hallways, restrooms, and on-site parking; and

WHEREAS, the monthly rate will be Two Thousand Dollars and Zero Cents (\$2,000.00) and will include an annual rate increase based on the Anchorage CPI-U; and

WHEREAS, the City Administration proposes entering into the lease with terms of the lease attached; and

WHEREAS, the lease between the City of Cordova and the University of Alaska is attached as Attachment A.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Cordova hereby authorizes and directs the City Manager to renew the lease to the University of Alaska for a portion of the Cordova High School in accordance with the terms in the Lease. The form and content of the Lease now before this meeting is in all respects authorized, approved and confirmed by this resolution, and the City Manager hereby is authorized, empowered and directed to execute and deliver the Lease reflecting the terms in the Lease 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 they 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 Lease.

PASSED AND APPROVED THIS 7th DAY OF FEBRUARY 2024

David Allison, Mayor

Attest:

Susan Bourgeois, City Clerk

CITY OF CORDOVA
Cordova, Alaska

LEASE

This **LEASE** ("Lease") by and between the **CITY OF CORDOVA**, a municipal corporation organized and existing under the laws of the State of Alaska (the "City"), and the **UNIVERSITY OF ALASKA**, a corporation created and existing under the Constitution and laws of the State of Alaska ("Lessee").

RECITALS

WHEREAS, the City owns that certain parcel of land containing the Cordova Jr/Sr High School Campus generally described as U.S. Survey No. 2637 located within Cordova Recording District, Cordova Alaska, and the lessee desires to lease approximately 1,203 square feet of instructional space on the Cordova Jr/Sr High School Campus (referred to hereinafter as the "Premises"); and

WHEREAS, the Premises include the reasonable use of common areas of the High School, which consist of but are not limited to stairways, hallways, restrooms, and on-site parking; and

WHEREAS, Lessee desires to lease the Premises from the City, and Lessor desires to lease the Premises to Lessee, on the terms and conditions set forth herein; and

WHEREAS, the Cordova City Council ("Council") has approved the lease of the Premises from the City to Lessee in accordance with the Cordova City Charter §5-17 and Chapter 5.22 of the Cordova Municipal Code (hereinafter referred to as the "Code" or "CMC").

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

1. LEASE OF PREMISES

Subject to the terms and conditions set forth herein, the City hereby leases to Lessee and Lessee hereby leases from the City, the Premises, as described above.

2.LEASE TERM

The Lease Term will be five (5) years, commencing on January 1, 2024, (the "Commencement Date") and terminating at 11:59 p.m. on December 31, 2028 (the "Lease Term"), unless earlier terminated in accordance with the terms of this Lease.

3.RENT

A. Base Rent. The rent for each month of the Lease Term will be two thousand (\$2,000.00) dollars ("Base Rent"). Base Rent is due on the first day of each calendar month during the Lease Term. Base Rent must be paid in lawful money of the United States without abatement, deduction or set-off for any reason whatsoever, at the address set forth in Section 20.E of this Lease, or at any other place the City directs in writing. Base Rent shall be paid promptly when due without notice or demand therefore. The parties intend the Base Rent to be absolutely net to the City.

B. Additional Charges. In addition to the Base Rent, Lessee acknowledges and agrees that Lessee is obligated to pay and shall pay, before delinquency and without reimbursement, including without limitation those costs, expenses and obligations identified in Section 7 and all other sums, costs, expenses and other payments that Lessee assumes or agrees to pay under the provisions of this Lease (the "Additional Charges").

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

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

D. Adjustment of Base Rent. Beginning on the first anniversary of the Commencement Date, Base Rent shall be adjusted annually by the Consumer Price Index (CPI-U) for the Anchorage, Alaska metropolitan area, as computed and published by the United States Bureau of Labor Statistics. Annual Base Rent adjustments will be equal to the percentage change between the then-current CPI-U and the CPI-U published for the same month during the previous year. No adjustments to Base Rent shall cause a reduction in the Base Rent. The City is not required to give advance written notice of the increase for the adjustment to be effective.

4. USES AND CONDITION OF PREMISES

A. Authorized Uses. Use of the Premises shall be limited to classroom instruction, operated by Lessee, and the leased premises shall not, without prior written consent of the Lessor, be used for any other purposes. Lessor expressly reserves the right to terminate this lease in the event Lessee fails to operate said use for a period of eighteen consecutive months.

B. Inspections. The City and its authorized representatives and agents, including school district administration, shall have the right, but not the obligation, to enter the Premises immediately and without notice in the case of an emergency that threatens public health, welfare

or safety. The City and its authorized representatives and agents shall have the right, but not the obligation, to enter the Premises at all reasonable times upon prior notice to Lessee, to inspect the use and condition of the Premises; to serve, post or keep posted any notices required or allowed under the provisions of this Lease, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Premises. The City shall not be liable in any manner for any inconvenience, disturbance, loss of business, nuisance or other damage arising out of the City's entry onto the Premises, except for damage resulting directly from the acts of the City or its authorized representatives or agents. The City shall not be liable in any manner for any inconvenience, disturbance, loss of business, nuisance or other damage arising out of the City's entry on the Premises in response to an emergency regardless of the cause of any damage resulting from the City's emergency entry.

C. Compliance with Laws. Lessee shall maintain and repair the Premises in compliance with all applicable laws, regulations, ordinances, rules, orders, permits, licenses and other authorizations. Lessee shall not use or permit the use of the Premises for any purpose prohibited by law or which would cause a cancellation of any insurance policy covering the Premises. Lessee shall not leave the Premises unoccupied or vacant without the City's prior written consent. Lessee shall not cause or permit any Hazardous Material (as defined in Section 9.B of this Lease) to be brought upon, kept, or used in, on or about the Premises except for such Hazardous Material as is necessary to conduct Lessee's authorized uses of the Premises. Any such Hazardous Material brought upon, kept, or used in, on or about the Premises shall be used, kept, stored, and disposed of in a manner that complies with all environmental laws and regulations applicable to Hazardous Material. Lessee shall not cause or allow the release or discharge of any other materials or substances that are known to pose a hazard to the environment or human health.

D. Lessee's Acceptance of Premises. Lessee has inspected the Premises to its complete satisfaction and is familiar with its condition, and the City makes no representations or warranties with respect thereto, including but not limited to the condition of the Premises or its suitability or fitness for any use Lessee may make of the Premises. Lessee accepts the Premises AS IS, WHERE IS, WITH ALL FAULTS. No action or inaction by the Council, the City Manager, or any other officer, agent or employee of the City relating to or in furtherance of the lease of the Premises shall be deemed to constitute an express or implied representation or warranty that the Premises, or any part thereof, is suitable or usable or any specific purpose whatsoever. Any such action or inaction shall be deemed to be and constitute performance of a discretionary policy and planning function only, and shall be immune and give no right of action as provided in Alaska Statute §9.65.070, or any amendment thereto.

E. The payment of rent by Lessee is subject to appropriation of funds by the Legislature of the State of Alaska. This Agreement may be terminated upon thirty (30) days written notice to Lessor if, in Lessee's sole opinion, Lessee has not been appropriated sufficient funding to meet its obligations under this Agreement. The City may terminate this Lease for any or no reason upon thirty (30) days' written notice to Lessee.

5. REPRESENTATIONS AND WARRANTIES

Lessee represents and warrants to the City that Lessee is not delinquent in the payment of any obligation to the City, and Lessee has not previously breached or defaulted in the performance of a material contractual or legal obligation to the City, which breach or default has not been remedied or cured.

6. ASSIGNMENTS AND SUBLETTING: SUBORDINATION

Lessee shall not assign or otherwise transfer this Lease or any interest herein or sublet the Premises or any portion thereof, or permit the occupancy of any part of the Premises by any other person or entity, without the prior written consent of the City, which consent the City may withhold in its absolute discretion. The City shall not be required to subordinate this Lease or the City's interest in the Premises to the interest of any other person or entity.

7. OPERATIONS, MAINTENANCE, AND UTILITIES

Lessee shall, at Lessee's sole cost and expense,; (1) not commit or allow any waste upon the Premises; (2) obtain any and all permits and approvals necessary for Lessee's use of the Premises; (3) be solely responsible for all utilities as agreed upon in Section 8 or otherwise agreed upon in lease (4) be solely responsible for all licenses, excise fees, and occupation taxes with respect to the business and activities conducted on the Premises.

8. LIENS

Lessee will suffer no lien or other encumbrance to attach to the Premises, including without limitation mechanic's or materialman's liens, sales tax liens under CMC §5.40.125, or property tax liens under CMC §5.36.260. If the City posts any notice of non-responsibility on the Premises, Lessee will ensure that the notice is maintained in a conspicuous place.

9. INDEMNIFICATION

A. Lessee agrees to indemnify, defend and hold Lessor harmless against any claims, loss, liability or expense, including reasonable attorneys' and consultant and expert fees, for injury or damages to person or property directly arising out of or connected with Lessee's use, occupancy, maintenance, or repair of the Premises or any portion thereof, in the performance of the covenants of this Lease or in connection with the actions or omissions of Lessee, its employees, agents, contractors, subcontractors, business invitees, or licensees on or about the Premises.

B. Lessors agrees to indemnify, defend and hold Lessee harmless against any claim, loss, liability or expense, including reasonable attorneys' fees for injury or damages to person or property occurring on the Premises during the term of this Lease and any extension thereof resulting from the negligent construction or the misconduct of Lessors, its agents, employees, contractors, subcontractors, business invitees or licensees.

C. The provision of this section shall survive the termination or expiration of this Lease.

D. Environmental Indemnification. The City makes no representation or warranty regarding the presence or absence of any Hazardous Material (as hereafter defined) on the Premises. Lessee releases the City and its authorized representatives, agents, officers, and employees from any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) arising during or after the Lease Term, that result from the use, keeping, storage, or disposal of Hazardous Material in, on, or about the Premises by Lessee, or that arise out of or result from Lessee's occupancy or use of the Premises or the use or occupancy of the Premises by Lessee's employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees (other than the City), or authorized representatives. This release includes, without limitation, any and all costs incurred due to any investigation of the Premises or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision, or by law or regulation. Lessee agrees that it shall be fully liable for all costs and expenses related to the use, storage, and disposal of Hazardous Material generated, kept, or brought on the Premises by Lessee, its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives.

Lessee shall defend, indemnify, and hold the City and its authorized representatives, agents, officers, and employees harmless from and against any claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses (including, without limitation, attorney's fees, court costs, litigation expenses, and consultant and expert fees) of whatever kind or nature, known or unknown, contingent or otherwise, arising in whole or in part from or in any way related to (i) the presence, disposal, release, or threatened release of any such Hazardous Material which is on or from the Premises, soil, water, ground water, vegetation, buildings, personal property, persons, animals, or otherwise; (ii) any personal injury or property damage arising out of or related to such Hazardous Material; (iii) any lawsuit brought or threatened, settlement reached, or government order relating to such Hazardous Material; and (iv) any violation of any laws applicable to such Hazardous Material; provided, however, that the acts giving rise to the claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses arise in whole or in part from the use of, operations on, or activities on the Premises by Lessee or its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives.

As used in this Lease, "Hazardous Material" means any substance which is toxic, ignitable, reactive, or corrosive or which is regulated by any federal, state or local law or regulation, as now in force or as may be amended from time to time, relating to the protection of human health or the environment, as well as any judgments, orders, injunctions, awards, decrees, covenants, conditions, or other restrictions or standards relating to the same. "Hazardous Material" includes any and all material or substances that are defined as "hazardous waste," "extremely hazardous waste," or a "hazardous substance" under any such law or regulation.

10. INSURANCE

A. Lessee's Insurance. Lessee carries various lines of insurance coverage through major worldwide insurance programs with large deductibles. Losses that fall within the deductible levels, including those for which Lessee is contractually liable, are covered by the financial resources of Lessee and are administered under Lessee's self-insured claims program. It is agreed that Lessee's limits of self-insurance, in combination with Lessee's excess insurance exceeds Lessor's insurance requirements.

B. Lessor's Insurance. Lessor shall purchase, at its own expense, and maintain in force at all times during the Term of this Lease, policies of insurance sufficient to protect its interest. Lessor may satisfy this insurance obligation through self-insurance.

All insurance required under this Lease shall contain an endorsement requiring thirty (30) days' advance written notice to the City before cancellation or change in the coverage, scope, or amount of any policy. Before commencement of the Lease Term, Lessee shall provide the City with proof of the insurance required by this Section 10, except where noted above.

11. REMOVAL OF PROPERTY

Upon expiration or earlier termination of this Lease, at the option of the City, Lessee shall remove from the Premises, at Lessee's sole expense, all property Lessee has placed or caused to be placed on the Premises. Lessee shall repair any damage to the Premises caused by such removal and return the Premises as near as possible to its original condition as existed on the Commencement Date. All property which is not promptly removed by Lessee pursuant to the City's request and in any event within thirty (30) days of the date of expiration or termination of this Lease may be removed, sold, destroyed or otherwise disposed of in any manner deemed appropriate by the City, all at Lessee's sole expense, and Lessee hereby agrees to pay the City for such expenses. Notwithstanding any provision to the contrary in this Lease, all petroleum, fuel, or chemical storage tanks installed in or on the Premises during the term of this Lease shall remain the property of the Lessee and, upon expiration or earlier termination of the Lease and upon request of the City, Lessee shall remove any and all such tanks and any and all contaminated soil and other materials from the Premises, all at Lessee's sole expense.

12. DEFAULT AND REMEDIES

A. **Default.** The occurrence of any of the following shall constitute a default and a breach of this Lease by the Lessee:

i. The failure to make payment when due of any installment of rent, Additional Charges or of any other sum herein specified to be paid by the Lessee;

ii. An assignment for the benefit of Lessee's creditors or the filing of a voluntary or involuntary petition by or against Lessee under any law for the purpose of adjudicating Lessee a bankrupt, or for extending the time for payment, adjustment, or satisfaction of Lessee's liabilities, or for reorganization, dissolution, or arrangement on account of or to prevent bankruptcy or insolvency, unless the assignment or proceeding, and all consequent orders,

adjudications, custodies, and supervision are dismissed, vacated or otherwise permanently stated or terminated within thirty (30) days after the assignment, filing or other initial event;

iii. The appointment of a receiver or a debtor-in-possession to take possession of the Premises (or any portion thereof) or of Lessee's interest in the leasehold estate (or any portion thereof) or of Lessee's operations on the Premises (or any portion thereof) by reason of Lessee's insolvency;

iv. The abandonment or vacation of the Premises or any portion thereof;

v. Execution, levy or attachment on Lessee's interest in this Lease or the Premises, or any portion thereof;

vi. The breach or violation of any statutes, laws, regulations, rules or ordinances of any kind applicable to Lessee's use or occupancy of the Premises; or

vii. The failure to observe or perform any covenant, promise, agreement, obligation or condition set forth in this Lease, other than the payment of rent, if such failure shall not be cured within ten (10) days after written notice has been given to Lessee. Notices given under this subsection shall specify the alleged breach and the applicable Lease provision and demand that the Lessee perform according to the terms of the Lease. No such notice shall be deemed a forfeiture or termination of this Lease unless the City expressly makes such election in the notice.

B. Remedies. If the Lessee breaches any provision of this Lease, in addition to all other rights and remedies the City has at law or in equity, the City may do one or more of the following:

i. Distrain for rent due any of Lessee's personal property which comes into the City's possession. This remedy shall include the right of the City to dispose of Lessee's personal property in a commercially reasonable manner. Lessee agrees that compliance with the procedures set forth in the Alaska Uniform Commercial Code with respect to the sale of property shall be a commercially reasonable disposal.

ii. Re-enter the Premises, take possession thereof, and remove all property from the Premises. The property may be removed and stored at Lessee's expense, all without service of notice or resort to legal process, which Lessee waives, and without the City becoming liable for any damage that may result unless the loss or damage is caused by the City's negligence in the removal or storage of the property. No re-entry by the City shall be deemed an acceptance of surrender of this Lease. No provision of this Lease shall be construed as an assumption by the City of a duty to re-enter and re-let the Premises upon Lessee's default. If Lessee does not immediately surrender possession of the Premises after termination by the City and upon demand by the City, the City may forthwith enter into and upon and repossess the Premises and expel Lessee without being deemed guilty in any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenant;

- iii. Declare this Lease terminated;
- iv. Recover, whether this Lease is terminated or not, reasonable attorney's fees and all other expenses incurred by the City by reason of the default or breach by Lessee;
- v. Recover an amount to be due immediately upon breach equal to the sum of all rent, Additional Charges and other payments for which Lessee is obligated under the Lease;
- vi. Recover the costs of performing any duty of Lessee in this Lease;
- vii. Collect any and all rents due or to become due from subtenants or other occupants of the Premises.

13. SUBSIDENCE

The City shall not be responsible for any washout, subsidence, avulsion, settling or reliction to the Premises, nor for any injury caused thereby to the property of the Lessee or any sub-lessee, or that of any other person. The City is not obligated to replace, refill, or improve any part of the Premises during Lessee's occupancy in the event of such washout, subsidence, avulsion, settling, or reliction .

14. VACATION BY LESSEE

Upon the expiration or sooner termination of this Lease, Lessee shall peaceably vacate the Premises and the Premises shall be returned to the City by Lessee together with any alterations, additions or improvements made after the Commencement Date, unless the City requests that they be removed from the Premises. Upon such vacation, Lessee shall remove from the Premises any items of personal property brought on to the Premises. Any such property not removed from the Premises within thirty (30) days of the expiration or termination of this Lease shall become the property of the City at no cost or charge to the City, and may be removed, sold, destroyed or otherwise disposed of in any manner deemed appropriate by the City, all at Lessee's sole expense, and Lessee hereby agrees to pay the City for such expenses.

15. RESERVATION OF RIGHTS

The City reserves the right to designate and grant rights-of-way and utility easements across the Premises without compensation to Lessee or any other party, including the right of ingress and egress to and from the Premises for the construction, operation and maintenance of utilities and access, provided that Lessee shall be compensated for the taking or destruction of any improvements on the Premises. Lessee shall be responsible for requesting a rental adjustment to reflect any reduction in the value of the Premises.

16. SIGNS

No signs or other advertising symbols, canopies, or awnings shall be attached to or painted on or within the Premises without approval of the City Manager first being obtained; provided, however, that this prohibition shall not apply to standard, directional, informational and identification signs of two square feet or less in size. At the termination of this Lease, or sooner, all such signs, advertising matter, symbols, canopies or awnings, attached or painted by Lessee shall be removed from the Premises by Lessee at its own expense, and Lessee shall repair any damage or injury to the Premises, and correct any unsightly conditions caused by the maintenance or removal of said signs.

17. HOLDING OVER

If Lessee with the City's written consent remains in possession of the Premises after the expiration or termination of the Lease term for any cause, or after the date in any notice given by the City to Lessee terminating this Lease, such holding over shall be deemed a tenancy from month to month at the same rental amount applicable immediately prior to such expiration or termination, subject to adjustment in accordance with CMC § 5.22 or such successor provision of the code then in effect, and shall be terminable on 30 days' written notice given at any time by either party.. All other provisions of this Lease except those pertaining to term and rent shall apply to the month-to-month tenancy. If Lessee holds over without the City's express written consent, Lessee is deemed to be a tenant at sufferance and may be removed through a forcible entry and detainer proceeding without service on Lessee of a notice to quit.

18. EMINENT DOMAIN

If the whole or any part of the Premises shall be taken for any public or quasi-public use, under any statute or by right of eminent domain or private purchase in lieu thereof by a public body vested with the power of eminent domain, then the following provisions shall be operative.

A. Total Taking. If the Premises are totally taken by condemnation, this Lease shall terminate.

B. Partial Taking. If the Premises are partially taken by condemnation, then this Lease shall continue and the rent as specified in Section 3 above shall be abated in a proportion equal to the ratio that the portion of the Premises taken bears to the total Premises leased hereunder.

C. Award. Upon condemnation, the parties shall share in the award to the extent that their interests, respectively, are depreciated, damaged, or destroyed by the condemnation.

19. COSTS

Lessee shall be liable to and shall pay the City for the fees and costs incurred by the City in connection with the negotiation, drafting, preparation, operation, and enforcement of this

Lease, including, without limitation, attorneys' fees and costs incurred by the City. All outstanding fees and costs shall be paid in full no later than the time of the City's execution of this Lease.

20. MISCELLANEOUS

A. Time Is of the Essence. Time is of the essence of this Lease and of each provision hereof.

B. Entire Agreement. This Lease represents the entire agreement between the parties with respect to the subject matter hereof, and may not be amended except in writing executed by the City and Lessee.

C. Governing Law and Venue. This Lease shall be subject to the provisions of the Code now or hereafter in effect. This Lease shall be governed by and construed in accordance with Alaska law and any action arising under this Lease shall be brought in a court of competent jurisdiction in Cordova, Alaska.

D. Relationship of Parties. Nothing in this Lease shall be deemed or construed to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between Lessee and the City. Neither the method of computation of rent, nor any other provisions contained in this Lease, nor any acts of the parties shall be deemed to create any relationship between the City and Lessee other than the relationship of lessee and lessor.

E. Notice. All notices hereunder may be hand-delivered or mailed. If mailed, they shall be sent by certified or registered mail to the following respective addresses:

TO CITY:

City of Cordova Attn: City Manager
P.O. Box 1210
Cordova, Alaska 99574

TO LESSEE:

University of Alaska
Prince William Sound
Community College 303
Lowe Street
Valdez, Alaska 99686

or to such other respective addresses as either party hereto may hereafter from time to time designate in advance in writing to the other party. Notices sent by mail shall be deemed to have been given when properly mailed, and the postmark affixed by the U.S. Post Office shall be conclusive evidence of the date of mailing. If hand-delivered, notice shall be deemed to have been made at the time of delivery.

F. Captions. Captions herein are for convenience and reference and shall not be used in construing the provisions of this Lease.

G. No Waiver of Breach. No failure by the City to insist upon the strict performance of any term, covenant or condition of this Lease, or to exercise any right or remedy upon a breach

thereof, shall constitute a waiver of any such breach or of such term, covenant or condition. No waiver of any breach shall affect or alter this Lease, but each and every term, covenant and condition of this Lease shall continue in full force and effect with respect to any other existing or subsequent breach.

H. Survival. No expiration or termination of this Lease shall expire or terminate any liability or obligation to perform which arose prior to the termination or expiration.

I. Partial Invalidity. If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

J. Successors and Assigns. The terms, covenants and conditions in this Lease shall insure to the benefit of and shall be binding upon the successors and permitted assigns of the City and Lessee.

K. Estoppel Certificates. Either party shall at any time and from time to time, upon not less than 10 days' prior written request by the other party, execute, acknowledge, and deliver to such party a statement certifying that this Lease is unamended and in full force and effect (or, if there has been any amendment, that the same is in full force and effect as amended and stating the amendments); that there are no defaults existing (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates to which the rent and other charges have been paid in advance.

L. Recordation of Lease. The parties agree that this Lease shall not be recorded, but upon the request of either party, the other party will join the requesting party in executing a memorandum of lease in a form suitable for recording, and each party agrees that such memorandum shall be prepared and recorded at the requesting party's expense.

M. Authority. Lessee represents that it has all necessary power and is duly authorized to enter into this Lease and carry out the obligations of Lessee. Lessee further represents that Lessee has the necessary power to authorize and direct the officer of Lessee whose name and signature appear at the end of this Lease to execute the Lease on Lessee's behalf.

N. Exhibits. Exhibit A to this Lease is hereby specifically incorporated into this Lease.

O. No Third Party Beneficiaries. Nothing in this Lease shall be interpreted or construed to create any rights or benefits to any parties not signatories or successors or permitted assigns of signatories to this Lease.

P. Interpretation. The language in all parts of this Lease shall in all cases be simply construed according to its fair meaning and not for or against the City or Lessee as both City and Lessee have had the assistance of attorneys in drafting and reviewing this Lease.

Q. Counterparts. This Lease may be executed in counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute one and the same instrument.

R. Other Provisions.

i. Lessee shall provide all telephone and internet infrastructure to the Leased Premises, independent of such infrastructure provided by the City of Cordova, Cordova School District.

ii. Lessee shall be responsible for any and all fees, costs, charges and/or expenses arising from or related to the telephone and internet infrastructure that it provides to the Leased Premises.

iii. Lessor shall provide janitorial service and supplies.

iv. Lessor shall pay all other utility costs (consisting of heat, electricity, snow removal, sewer and water).

v. Lessee is responsible for damage to the Leased Premises and to the City's property caused by Lessee's use or occupancy of the Leased Premises by Lessee or its employees, agents, students, or invitees. In the event of any damage to or destruction of the Leased Premises, Lessee shall promptly give written notice to the City generally describing the nature and extent of such damage or destruction. In the event of damage or destruction caused by Lessee's use or occupancy, Lessee shall, at its own expense, restore, repair, replace, rebuild, or alter the same as nearly as possible to its value and character immediately prior to such damage or destruction, such restoration to be begun promptly and to be prosecuted diligently.

vi. The school building hours are 7:00 a.m. to 10:00 p.m. Subject to the next two provisions below, the University shall have access to and use of the Leased Premises from 7:00 a.m. to 10:00 p.m.

vii. Any and all adult classes (including GED classes) shall conclude no later than 10:00 p.m. on the Premises.

viii. For security reasons, Lessee's visitors must remain under the direct supervision of Lessee while on the Premises.

ix. Lessee and other persons occupying and/or using the Leased Premises by virtue of this Agreement shall comply with Lessor's School Board policies, a copy of which has been provided to Lessee, and with all applicable local, state and federal law.

x. Lessee may erect in or affix to the school building such exterior and interior signs as it deems necessary to inform the public of the nature and locations of Lessee's business, subject, however, to the prior approval by the City as to size, character, aesthetics and contemplated location of any such signs. If so approved, any signs shall be placed with the

understanding and agreement that Lessee will remove signs at the termination of the tenancy and repair any damage or injury to the Leased Premises caused thereby. If not so removed by Lessee, then the City shall have the same removed at Lessee's expense.

xi. School District Administration may use/allocate the Premises, with advance notification to the Lessee, on weekends or after normal business hours for the purpose of meeting school district programming needs.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed on the dates set opposite their respective signatures on the following page.

CITY:

City of Cordova

By:

Its: Helen Howarth, City Manager



Date:

Attest:

Susan Bourgeois, City Clerk

LESSEE:

University of Alaska

By: 
03A3276879554E7...
Its: 
Date: January 12, 2024

18 July 2023

Cordova School Board
Cordova City School District
PO Box 1330 / 675 Second Street
Cordova, AK 99574

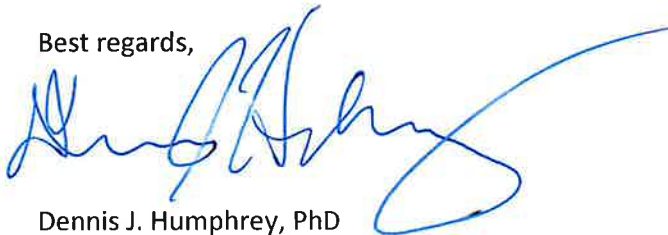
Dear Cordova School Board,

Prince William Sound College wishes to renew its lease on approximately 1,203 of instructional space on the Cordova Jr/Sr High School Campus (U.S. Survey No. 2637).

Prince William Sound College will use the leased space for coordination and delivery of classroom instruction for both dual-credit Cordova High School students and for Cordova community members seeking postsecondary education opportunities locally. We look forward to continuing educational support for the Cordova community.

Please feel free to contact me to discuss any particulars involved in the lease renewal process.

Best regards,



Dennis J. Humphrey, PhD
Campus Director
Associate Professor of English
Prince William Sound College
University of Alaska Anchorage
Valdez, AK 99686
(907) 834-1662 (Director's Office line)
(907) 834-1665 (English Faculty line)

(he/him)

I live and work on traditional Alutiiq/Sugpiaq land

**Regular City Council Meeting
November 1, 2023 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order – Mayor David Allison called the Regular City Council Meeting to order at 7:00 pm on November 1, 2023, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance – Mayor Allison led the audience in the Pledge of Allegiance.

C. Roll call - Present for roll call were **Mayor David Allison** and Council members **Tom Bailer, Cathy Sherman, Kasey Kinsman, Wendy Ranney, Anne Schaefer** and **Ken Jones**. Council member **Kristin Carpenter** was absent. Also present were Acting City Manager **Samantha Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

M/Bailer S/Schaefer to approve the agenda.

Hearing no objection to approval of the regular agenda, **Mayor Allison** declared it approved as submitted.

E. Disclosures of Conflicts of Interest and ex parte communications - none

F. Communications by and Petitions from Visitors

1. Guest speakers - none

2. Audience comments regarding agenda items

Chelsea Haisman of 606 Birch Street spoke in support of holding off on pool renovations until after school year and Iceworm swim team season is over.

Tracey Nuzzi of 1.6 Mile Whitshed Rd echoed Haisman's comments in support of waiting until summer for pool renovations.

Brad Reynolds of 210 Boardwalk Way advocated for a summer start to do the pool liner project.

Jason Lee of 214 South Second Street supports summer pool liner project timing.

Laura Hanson of 310 Railroad Row spoke in support of waiting to do the pool liner project until after IceWorm swim team season is over.

Nora Haisman a member of the Ice Worm swim team spoke asking Council to do the pool work in summer.

3. Chairpersons and Representatives of Boards and Commissions – no reports

4. Student Council Report – a written report was in the packet.

G. Approval of Consent Calendar - none

H. Approval of Minutes - none

I. Consideration of Bids/Proposals/Contracts

5. Council direction to Manager to negotiate a contract with RenoSys Corp for installation of a new PVC membrane liner at Bob Korn Pool

M/Ranney S/Jones to direct the City Manager to negotiate a contract with RenoSys Corporation for installation of a new PVC membrane liner at Bob Korn Memorial Swimming Pool using Option 2 – installation in July-August 2024 for \$208,207.

Ranney said the season is short and we heard about reasons why summer option seems better for all involved. **Jones** agreed with those comments and said he learned how to swim in that pool, and he understands the importance of it. **Bailer** asked questions about the cost. Parks and Rec Director **Duncan Chisholm** said this came in higher than expected but he has several projects that have been funded and he is able to re-prioritize and still get this funded, not asking for more funding. **Kinsman** said he is in favor of option 2. **Schaefer** and **Sherman** agreed they were also in favor of option 2.

Vote on the motion: 6 yeas, 0 nays, 1 absent (Carpenter). Motion was approved.

J. Reports of Officers

6. Mayor's Report – **Mayor Allison** said sobriety is coming up in another week or two and he will make comments at the opening ceremony of that.

7. Acting City Manager's Report – all she has been doing is budget, with help of staff, **Susan** and **Kevin**. **Helen** has said she is improving – we may know more in a few weeks about her return.

8. City Clerk's Report – **Bourgeois** said that work session packet was her report as well – budget has been consuming everyone's time. She appreciated **Greenwood** mentioning a few staff who have been integral, she wanted to add kudos to the Finance staff – because their hardest day of the year is Oct. 31 and they still answered all the questions we asked and gave us reports, etc. in order to put together a cohesive work session packet for Council. Thanks to **Tami**, **Sandy**, **Barb** and **Brenda** for that!

K. Correspondence

9. 10-18-23 Email from K. Hayden regarding Tax Ideas for Council

10. 10-25-23 Letter from A. Lutes regarding CVFD

Ranney thanked **Tony** for his letter and the pictures – it is nice to see when the City sends someone on a training that they report back and let us know how it went. **Kinsman** commented on **Hayden's** correspondence, he wanted to clarify that the 12% tax on short-term rentals is imposed on anything up to 30 days, 6% is on monthly rentals of over 30 days.

L. Ordinances and Resolutions - none

M. Unfinished Business – none

N. New & Miscellaneous Business

11. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists

Council asked for a few different options for sales tax change ordinances to come forward at the next meeting or as soon as possible, split tax, 7% tax, and change to the cap. Also, November 8 there would be a special meeting for union contract approval and then they would meet in another budget work session.

O. Audience Participation - none

P. Council Comments

Sherman huge thanks to **Sam** and **Susan** and the rest of staff.

Schaefer huge thanks to staff for stepping up, good discussion tonight, thanks for audience participation.

Kinsman thanked **Tony Lutes** for putting that piece of gratitude into our correspondence. He reminded the community that the room was now empty – the community came out to speak when there was something they wanted passed, and it passed. Money has to come from somewhere he encouraged budget involvement to help Council decide.

Bailer said you see it all the time in sports – when the star QB goes down, the team comes together and pulls through and that's a testament to the leadership we have and the people we have here; big thanks to all the staff of the City helping to get us through budget.

Q. Adjournment

Hearing no objection **Mayor Allison** adjourned the meeting at 7:58 pm.

Approved: February 7, 2024

Attest: _____

Susan Bourgeois, City Clerk

**Regular City Council Meeting
November 15, 2023 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order – **Mayor David Allison** called the Regular City Council Meeting to order at 7:00 pm on November 15, 2023, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance – **Mayor Allison** led the audience in the Pledge of Allegiance.

C. Roll call - Present for roll call were **Mayor David Allison** and Council members **Tom Bailer**, **Kasey Kinsman**, **Wendy Ranney**, and **Anne Schaefer**. Council members **Cathy Sherman**, and **Ken Jones** were present on zoom videoconference. Council member **Kristin Carpenter** was absent. Also present were Acting City Manager **Samantha Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

M/Bailer S/Schaefer to approve the agenda.

Hearing no objection to approval of the regular agenda, **Mayor Allison** declared it approved as submitted.

E. Disclosures of Conflicts of Interest and ex parte communications - none

F. Communications by and Petitions from Visitors

1. Guest speakers - **Cathy Renfeldt**, Executive Director, Cordova Chamber of Commerce presented a slide show about some of the Chambers initiatives over the past year and discussed cruise ships coming to Cordova in summer 2024.

2. Audience comments regarding agenda items

Jim Kacsh of 824 Woodland Drive commented on 2 items: 1) he wrote a letter in the packet about battery recycling – he is upset at the City dumping batteries on his private business; and 2) he spoke against the idea of a split sales tax.

Tommy Sheridan of 610 Spruce Street is a Chamber Board member and he spoke in support of the Chamber. He also spoke in support of Sean den Adel representing the City on the AMA Board.

Alicia Cypher of 1014 Whitshed Rd she spoke in support of CVFD letter in packet and funding the ask.

Marisol Diou spoke in support of the funding request for first responders.

Ryan McManus of 208 Boardwalk said his business will lose sales with increased cap. His opinion would be 7% straight raise and leave the cap alone.

3. Chairpersons and Representatives of Boards and Commissions – no reports

4. Student Council Report – no report.

G. Approval of Consent Calendar

5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absence of Council member **Kristin Carpenter** from the November 1, 2023 Regular Meeting.

Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Schaefer-yes; Bailer-yes; Carpenter-absent; Sherman-yes; Kinsman-yes; Jones-yes; and Ranney-yes. Consent Calendar was approved.

H. Approval of Minutes - none

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report – **Mayor Allison** said he attended sobriety this weekend and will be attending the Chamber's gala this coming weekend. He will probably attend AML the first week in December.

7. Acting City Manager's Report – **Greenwood** said she has been devoting most of her time to budget, latest update on **Howarth** is she will return to work on January 1. She asked **Collin Bronson** to update Council and the public on progress of South Harbor Renovation project.

8. City Clerk's Report – **Bourgeois** had nothing significant to report.

K. Correspondence

9. 10-25-23 Email and letter from S. Denadel re City AMA representation
10. 10-31-23 Email from J.Rude of CDFU regarding Board of Fish in Cordova in 2024
11. 11-03-23 Email from Anchor Auto/Marine regarding battery disposal problem
12. 11-07-23 Email from Fire Chief Robert Mattson regarding incentive for volunteers

L. Ordinances and Resolutions

13. Ordinance 1210 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code sections 5.40.010 and 5.40.030 to increase the sales tax rate from 6% to 7% and increase the cap on taxable sales and services from \$3,000 to \$10,000 and revising language in both sections to clarify the scope and application of Cordova's sales tax and exemptions from it – 1st reading

M/Bailer S/Schaefer to adopt Ord 1210 an ord of the Council of the City of Cordova, Alaska amending Cordova Municipal Code sections 5.40.010 and 5.40.030 to increase the sales tax rate from 6% to 7% and increase the cap on taxable sales and services from \$3,000 to \$10,000 and revising language in both sections to clarify the scope and application of Cordova's sales tax and exemptions from it.

Mayor Allison clarified that Council had hoped these ordinances would come with each part (tax rate and tax cap) in a separate ordinance. Therefore, the agenda was amended (on Monday Nov 13), and Ordinance 1212 was added after the realization that the 2 parts were combined in 1210 and 1211. The idea being perhaps to remove the cap portion from this ord and vote the cap alone in ord 1212.

M/Bailer S/Schaefer to amend ordinance 1210 by removing the cap language from this ordinance.

Vote on the motion to amend: 6 yeas, 0 nays, 1 absent (Carpenter). Motion to amend was approved.

On the main motion as amended – just to increase sales tax rate from 6% to 7%. **Bailer** said he spoke to several business owners who said they would prefer the same rate year-round over a split rate. **Schaefer** struggles with the need to raise revenue but does not have a clear understanding of the magnitude of the deficit. **Kinsman** said he agrees with that but even with the extra revenue this brings in, we are just trying to pay bills/put out fires – we need to contemplate putting some into savings – to be able to handle unbudgeted items which occur every year. **Kinsman** said he is anxious to see a fee schedule too – he wants to see services paid for by the users – more so than currently. **Ranney** said she has heard from business owners also who prefer 6% to 7% over a split. **Jones** said we are at an impasse; he'd prefer to do this vs. the split and raising the cap, broadens the hit vs. raising property tax. **Sherman** prefers the 7% year-round vs. split – she would really like to see exactly what is in savings. She understands we have to do something – cuts to the expenses in the budget still have to be made; she will support this for now.

Mayor Allison reiterated that this is first reading, next meeting there will be public hearing and then second reading. **Kinsman** encouraged the public listening as well as the public in attendance tonight to express to Council their ideas, not just "I don't want to pay it" come to Council with solutions – bring it to the table. To have no constructive things to say, no solutions, just "I don't want to pay it" – is to him, unacceptable.

Vote on the motion as amended: 6 yeas, 0 nays, 1 absent (Carpenter). Motion was approved.

14. Ordinance 1211 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code sections 5.40.010 and 5.40.030 to increase the sales tax rate from 6% to 7% from April 1 through September 30 and increase the cap on taxable sales and services from \$3,000 to \$10,000 and revising language in both sections to clarify the scope and application of Cordova's sales tax and exemptions from it – 1st reading

This ordinance was never moved, therefore, died for lack of a motion.

14a. Ordinance 1212 An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code section 5.40.030 to increase the cap on taxable sales and services from \$3,000 to \$10,000 – 1st reading

M/Bailer S/Schaefer to adopt Ordinance 1212 an ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code section 5.40.030 to increase the cap on taxable sales and services from \$3,000 to \$10,000.

M/Bailer S/Schaefer to amend the motion by changing \$10,000 to \$5,000.

Schaefer said the rationale behind \$5k is the savings isn't enough to warrant a ferry trip out of town and therefore local businesses have better opportunity to still compete. **Ranney** said she would not support \$10k but will support \$5k. **Jones** said he doesn't support the \$10k but doesn't really support going to \$5k either; he opined that the last action will raise \$625k in revenue he thinks we can make up the rest in cuts. **Kinsman** said he will support this, also the verbiage in here with stricter rules on the cap – he is hopeful. **Sherman** said she will support.

Vote on the motion to amend: 5 yeas, 1 nay (Jones), 1 absent (Carpenter). Motion to amend was approved.

Schaefer said she is in favor – this starts the process, begins the conversation and she is hopeful for public comments. **Bailer** said he agrees and thinks that is where we are all at on this – looking for public comment.

Vote on the motion as amended: 5 yeas, 1 nay (Jones), 1 absent (Carpenter). Motion was approved.

M. Unfinished Business – none

N. New & Miscellaneous Business

15. Council recommendations to ABC Board for renewal of Liquor Licenses #61 and #62 Tiny Wings dba Anchor Bar and Liquor Store

M/Schaefer S/Bailer to recommend renewal of Liquor Licenses #61 and #62 with the following 2 conditions: 1) Tiny Wings, dba Anchor Bar & Grill, shall pay all delinquent utilities and property taxes owing to the City of Cordova by February 15, 2024 (3 months from meeting date) while remaining current on utilities, paying all necessary City business license fees and collecting and remitting all sales taxes monthly; and 2) Tiny Wings, dba Anchor Bar & Grill, shall provide the City with proof of a completed and satisfactorily passed inspection from the State Fire Marshal before opening for business.

Schaefer said it sounds like the business owners are in touch with the City and they want to get square with the City in order to sell. It would be great if the business were up and running again. **Sherman** is in agreement – she thinks this covers us and gives the business an opportunity to catch up and sell, would be best for us not to lose the liquor license for our community. **Jones** and **Kinsman** said they will support.

Vote on the motion: 6 yeas, 0 nays, 1 absent (Carpenter). Motion was approved.

16. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists

Council scheduled a budget work session, public hearing and special meeting for Nov 29. Council asked for a discussion of the CVFD letter requesting additional funding at the next budget work session. **Bailer** asked for an update on the transfer of our investments from UBS to AKPCM.

O. Audience Participation

Cathy Renfeldt of 308 Railroad Row thanked Council for reaching out to businesses about the sales tax concerns and she also voiced support for the CVFD.

Rob Mattson of 301 Lake Avenue, CVFD Fire Chief, spoke in support of the letter he wrote to Council asking for on call funding in the 2024 budget for his EMTs.

P. Council Comments

Ranney said she will support compensated the volunteers – she'd hate to live in a community that didn't have these services available to citizens. Appreciates staff work on budget.

Sherman thanked **Susan** and **Sam** for all the work on budget – it is a tough year. She really wants to hear from people on what they want to see funded.

Bailer it is difficult to live in Cordova – it is expensive, we must keep that in mind. He has lots of respect for people who are police, fire and EMTs, he agrees that funding is important, as is ski hill, as is parks and rec, as are all City services, what are the wants and what are the needs, it is a difficult task – the community will have to pay for some of the wants.

Kinsman thanks and appreciation to **Chief Mattson** – echoes what **Tom** says about the respect for first responders.

Schaefer thanks to **Sam** and **Susan** and all the staff for putting all the numbers together – nice to have the public input tonight.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Mayor Allison** adjourned the meeting at 9:03 pm.

Approved: February 7, 2024

Attest: _____
Susan Bourgeois, City Clerk

DRAFT

Alaska Municipal League

November 29, 2023 & December 4, 2023-December 8, 2023

Newly Elected Officials Training

Alaska Conference of Mayors

Alaska Municipal League 73rd Annual Local Government Conference

Training Summary

Council Member Wendy Ranney

I would like to start off by thanking the City and Council for sending me to this conference and for facilitating my training from the Alaska Municipal League. The City Council members are community volunteers and most of us are not educated in the ways of local government and city budgets. I feel that this training should be mandated for a City Council Members and it is also useful for other Boards and Commissions where community members are making decisions, like our local coops. The classes were very informative, and I will outline the training sessions that I attended, but the networking with other local government officials and the conversations that came from that networking were a tremendous help in making sense of local politics and City management. I have extensive notes from my attendance and am happy to have conversations regarding any of the training with anyone who is interested.

Wednesday, November 29

Part 1 Newly Elected Officials Training

Online training done from Cordova 9:00am-4:30pm

- Budgets & Government Accounting
- Lobbying Effectively
- Ethics & Conflict of Interest
- Intro to Title 29

Monday December 4, 2023

Part 2 Newly Elected Officials Training

Anchorage

- Open Meetings Act
- Quasi-Judicial role & Ex-Parte Contact
- Roles and Responsibilities of Municipal Officials
- Parliamentary Procedure

Tuesday December 5, 2023

Alaska Conference of Mayors

Anchorage

- Embracing Civility
- Assessment Trends and Property Tax Challenges

Alaska Conference of Mayors Continued:

-Potential Policy Statements

- Supporting Science-based decisions of State boards & Commissions
- Opposing additional mandatory property tax exemptions
- Encouraging increased investment and efforts in support of childcare accessibility and Affordability.

Even though this was the Alaska Conference of Mayors, all the participants in the conference were encouraged to participate. I was able to network with Mayors from other small communities like ours as well as larger communities and brainstorm solutions to issues that seem to be statewide. This, as well as the topics that I listed above, was a great resource and I highly recommend that all elected officials attend this conference at least one time during their service.

Wednesday, December 6, 2023

**Alaska Municipal League Local Government Conference
Anchorage**

The opening session consisted of multiple welcome statements by the Mayor of Anchorage as well as statements from Sen. Lisa Murkowski, Sen. Dan Sullivan, and Rep. Mary Peltola. The Governor did not attend but did send his Chief of staff Tyson Gallagher to give us the State of the State, and Legislative Priorities were discussed by Sen. Jesse Bjorkman, Sen. Bill Wielechowski, House Minority Leader Calvin Schrange and Rep. DeLana Johnson.

There were multiple concurrent sessions in the afternoon, and it was hard to choose what to attend.

My First Session was: Local Government Role in Broadband

Followed by: Cities of Opportunity and Social Determinants of Health

I was able to peak into a Coastal Caucus discussion and work session and then had to leave to call in to a City Council Meeting.

Thursday, December 7, 2023

**Alaska Municipal League Local Government Conference
Anchorage**

Concurrent Sessions started early after announcements today. I was able to attend the following Sessions:

Strengthening Coastal Resilience

(And I hope to be able to access sessions that were running at the same time as I was told that all of the presentations will be available on the website. Those were Local government Action on Housing and the AML Grant Writing Experience and Services presentation.)

Leveraging Generative AI-Effective Use of ChatGPT

(But hope to be able to access New Energy-Deploying Federal Investments from the website)

Finally, I attended: **Sustainable Energy Strategies=Lowering Energy Costs in Alaska**

After 4:30 there were Work Sessions and I participated in:

National League of Cities 101

(This was interesting to me as we are automatically members of the National League of Cities because we are members of AML, and I wanted to see what resources are available to us.

I did attend the AML Annual Business Meeting, Election and Legislative and Resolutions Committee Report, but left to go to the airport before the Election Results were revealed.

Once again, I would like to Thank Council and the City for sending me on this training trip. I am still trying to organize all of my notes and contacts but hope to be using some new learned information in future decisions and conversations with Council.

Respectfully Submitted
Wendy Ranney
Council Seat D

Notice of Election to vote on these Offices and Propositions

Two (2) Hospital Services Board Members * for Two (2) Regular, Three (3) Year Terms

The term of office for the mayor and council members shall begin on the first day after the council certifies the election results. If the mayor-elect or a council member-elect fails to qualify within 30 days after the beginning of a term of office, the election of the mayor or council member shall be void. No person who has been elected mayor or council member, as the case may be, for two consecutive terms shall again be eligible

The mayor and council members shall be elected at large, by the greatest number of votes cast, ~~and not less than forty (40) percent of the votes, and~~ Votes shall be cast by secret ballot. The election shall be non-partisan, and no party designation or emblem shall be placed on the ballot.

Every qualified voter of the city shall be entitled to vote for one candidate for mayor and for one candidate for each council seat. On the ballots between the title of the office or council seat and the names of the candidates, shall be printed the instruction "Vote for one." A voter may also write in the name of, and vote for, a person whose name does not appear on the ballot. The candidate receiving the greatest number of votes cast, and not less than forty (40) percent of the total votes cast for the office of mayor or for a council seat, as the case may be, shall be elected. If no candidate for the office of mayor or for a council seat, as the case may be, receives the greatest number of votes cast, and not less than forty (40) percent of the votes cast for the office or seat, a runoff election shall be held within three weeks after the date of certification of the election for which the runoff election is required, and notice of the runoff election shall be published at least twenty (20) days before the runoff election date. The runoff election shall be between two candidates receiving the highest and next highest number of votes for the office or council seat, as the case may be. The candidate receiving the greatest number of votes in the runoff election shall be elected. In case of a tie, the election shall be determined fairly by a drawing from among the candidates tying, in a meeting of the council and under its direction.

No ☐

Absentee voting a special needs ballot: A qualified voter who is unable to go to a polling place to vote because of disability, infirmity or confinement may vote absentee by special needs ballot. The voter may, through a representative, request a special needs ballot from an election official on election day or from the City Clerk up to 21 days (February 13, 2024) before the election date.

Ballot Proposition No. 1
Amendment of City Charter Sections 2-1, 10-2, and 10-4

Resolution 05-23-16, approved on May 3, 2023, is the mechanism by which Council put this charter change on the ballot. The title of Proposition No. 1 and the whereas clauses from the resolution explain the proposed changes in detail and give reasons for the proposed changes.

A yes vote means that the voter is in support of the charter changes.

Prop 1 title language:

Proposition No. 1

Amendment of City Charter Sections 2-1, 10-2, and 10-4 to Effectuate Non-Designated Council Seats for City Council Members, Clarify that Council Members and the Mayor Serve Three-Year Terms of Office, and Remove 40% Vote Threshold for Prevailing Mayoral and City Council Candidates

Should Cordova City Charter Sections 2-1, 10-2, and 10-4 be amended to read as follows (deletions are ~~stricken through~~; new text is **bold and underlined**):

Whereas clauses from Resolution 05-23-16:

WHEREAS, Cordova Charter currently designates seats for members of Council and the Mayor and creates staggered terms for the Council member seats; and

WHEREAS, the proposed amendments to City Charter 2-1 and 10-2 eliminate such designated City Council seats while maintaining the Charter’s provisions for nonpartisan elections at large and for three-year terms for Council members; and

WHEREAS, the Cordova Charter contains specific directives regarding run-off elections and the 40% vote threshold that cannot be uniformly applied to candidates for mayor and Council where Council members are elected at large rather than elected to fill specific designated seats; and

WHEREAS, specific election procedures for run-off elections and the tabulation of votes is best governed by the Cordova Municipal Code, permitting City Council to revise and update election procedures to meet advancement in technology, changes in voter population or participation, and in response to changes in applicable federal and state laws; and

WHEREAS, City Council has determined that amendments to Charter Section 2-1, 10-2, and 10-4 are appropriately included in a single proposition because, as permitted in City Charter Section 13-1 these sections and the proposed amendments to them are “so interrelated that they should be approved or rejected together” since they all result in the repeal of seat designations for City Council or, in the case of Section 10-4, removing the 40% threshold for prevailing mayoral and council member candidates that could not be applied where voters are selecting more than one candidate to fill an equal number of undesignated seats.

To: Mayor and City Council
From: Robert Mattson, Fire Chief
Date: Jan 24th, 2023

CORDOVA VOLUNTEER FIRE DEPARTMENT

Quarterly Report

In this 4th quarter of 2023. The Cordova Volunteer Fire Department responded to 33 Emergency Calls for service for a total of 247 member hours (YTD 188/976). Including emergency calls, the department participated in the regular Thursday night meetings, public education, and other activities for a total of 874 member hours (YTD 4364).

Not included in the total Member Hours are the On-Call Status for EMS and Officer on Duty of 8320 hours (YTD 33280).

Synopsis of notable training during the 4th quarter. CVFD members attended elementary school, Advanced open water dive training, rescue dive training, fire rapid intervention search, Company drills, engine pump ops.

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

October 2023 ACTIVITIES		Attendance	Hours	Total People Hours
Date	Thursday Meetings			
10/5	Business meeting	19	1.5	28.5
10/12	Business meeting	19	2	38
10/19	ASFA	22	3	66
	Total			133
Date	Public Education Taught			
10/16	Fire prevention, school	3	4	12
10/17	Fire prevention, school	1	1.5	1.5
10/18	Fire prevention, station	2	1	2
10/20	Fire prevention, school	1	2	2
	Total			64
Date	Other Activities			
10/7	Public assist	1	1	1
10/9	BOM meeting	3	1.5	4.5
10/10	BOM interviews	4	2	8
10/18	Billing	1	1	1
10/21	Adv. open water training	5	10	50
10/22	Resue dive training	5	10	50
10/22	Adv. open water training	5	10	50
	Total			164
Date	Fire Runs			
10/22	House fire	12	2	24
10/26	MVA	20	3	60
	Total			84
Date	Ambulance Runs			
10/2	Weakness/Stuck	3	1	3
10/11	Seizure	3	2	6
10/13	DOA	4	3	12
10/14	Inmate check	2	1	2
10/17	Medical transport	3	2	6
10/19	Fall	4	1	4
10/19	Medical transport	3	2	6
10/20	Medical transport	3	2	6
10/20	Medical transport	3	1	3
10/23	Medical transport	2	2.5	5
10/24	Medical transport	2	3	6
	Total			56
Total hours for the month of October				500

November 2023 ACTIVITIES		Attendance	Hours	Total People Hours
Date	Thursday Meetings			
11/2	Imagetrend training	21	2.5	52.5
11/9	Businss meeting cont./RIT	21	2	42
11/16	Company ops	20	3	60
	Total			155
Date	Public Education Taught			
11/5	Open house	8	5	40
11/5	Open house, setup	3	3	9
	Total			49
Date	Other Activities			
11/9	PD assist	4	4.5	18
11/9	Scheduling	1	1.5	1.5
11/20	Eldar lift assist	4	1	4
	Total			24
Date	Fire Runs			
	Total			0
Date	Ambulance Runs			
11/5	Heart attack/Code	14	2	28
11/7	Hip dislocation	4	2	8
11/11	Shoulder pain	3	1	3
11/16	Chest Pain	3	2	6
11/12	Medical transport	3	2	6
11/27	Lift assist	4	1	4
11/17	Fall	4	1	4
11/18	Fall	3	1	3
11/26	Lift assist	3	1	2
	Total			36
<u>Total hours for the month of November</u>				263





December 2023 ACTIVITIES		Attendance	Hours	Total People Hours
Date	Thursday Meetings			
12/21	Run review/Engine ops	10	3	30
	Total			30
Date	Public Education Taught			
	Total			0
Date	Other Activities			
12/5	Town Christmas event	14	3	42
12/31	MVA	1	1	1
	Total			43
Date	Fire Runs			
	Total			0
Date	Ambulance Runs			
12/6	Medical transport	4	2	8
12/10	Welfair Check	5	1	5
12/10	Broken Arm	5	2	10
12/11	Afib	7	2	14
12/13	OD	3	1	3
12/13	Medical transport	3	4	12
12/15	Surgical Infection	3	2	6
12/18	MVA	3	2	6
12/18	Fall	3	1	3
12/25	Possible broken hip	2	1	2
12/27	Medical transport	3	2	6
	Total			38
Total hours for the month of December				111

Parks and Recreation Department

Performance Summary: Quarter 4, 2023 - Key performance indicators.

😊 = on target 😐 = in progress 😞 = not on target

Activity Area	Performance measure	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year End Total	Target 2023	Indicator	Comment
Bidarki Recreation Center and Bob Korn Memorial Swimming Pool	We provide our community with access to leisure and recreational opportunities								
	Number of visits to Bidarki Recreation Center.	4,236	5,074	5,598	4,574 ¹	19,482	15,000	😊	Achieved
	Number of visits to Bob Korn Memorial Swimming Pool.	3,238	1,540	2,675	3,026 ²	10,479	5,000	😊	Achieved.
	Water testing results are always within the safe parameters according to the ANSI/APSP/ICC-11 2019 American National Standard for Water Quality in Public Pools and Spas	100%	100%	100%	100%	100%	100%	😊	Achieved.

Parks and Open Spaces	Percentage of users who are satisfied with recreation facilities.	N/A						>80%		Due to delay in Parks & Rec Master Plan survey was not done.
	New Recreation Programming. Increase the number of recreation opportunities offered.		2	2	2	6	NEW			2 new programs delivered in Q4
	We provide leisure and recreational opportunities in our community									
	Percentage of residents who are satisfied with parks and open spaces	N/A						>80%		Due to delay in Parks & Rec Master Plan survey was not done.
	Provision of an adequate network of playgrounds which provide safe and stimulating play. Resident satisfaction with playgrounds.	NEW						>80%		Due to delay in Parks & Rec Master Plan survey was not done.

Notes

¹ 4197 member visits & 377 Daily admissions.

² 1158 members visits & 1868 Daily admissions

³ Respondents are satisfied or very satisfied.

Quarter 4 Highlights

Recreation Programming Update

- The After School Program ran on Mondays, Wednesdays, and Fridays in October. In November, due to staff shortages, it ran on Mondays only. During December it ran on Mondays and Fridays.

October participants: 100

November participants: 39

December participants: 67

- During November, a Grade 3 – 6 drop-in basketball program (Hoop Club) was held on Wednesdays and Fridays. In December the program ran on Wednesdays only due to the reintroduction of the After School program on Fridays. On average there were 15 participants per session with a total of 135 participants.

Bob Korn Memorial Swimming Pool

- For year end, attendance at the pool exceeded expectations. A total of 10,479 visits were recorded for the year.
- A lifeguarding course was held in November and with 9 lifeguards trained. In addition, 5 existing lifeguards were reviewed and three people also completed the Safety Training for Swim Coaches.
- The Iceworm Swim Team started back training 6 days a week which has resulted in increased attendance at the pool. In addition, swim meets are planned for early 2024.
- Staff are now providing lifeguard services during Cordova School District use of the pool during the school term.

Parks Operations

- A draft concept plan for the development of the Breakwater Park area was developed and public consultation on the plan was conducted in November/December.

Capital Projects Update.

- The contract for the replacement of the pool liner at Bob Korn Memorial Swimming Pool was awarded to RenoSys Corporation Inc for a total not to exceed \$208,708. Installation work is expected to begin in July 2024.

**UBS Financial Services Inc.**

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Anchorage, Alaska 99503

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

January 19, 2024

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

Cordova Council members and Staff,

The City increased \$925,818 for the year bringing the total value of \$9,223,282, a 11.16% increase for 2023.

The City's stocks, +23.44% outpaced the MSCI All Country World Index, +22.20%.

Stocks posted a strong recovery, north of 20%, in 2023 making up a good chunk of what they gave up in 2022.

It's important to note that almost half of the performance of major indices, such as the S&P 500, were predominately driven by the largest companies in the world.

This divergence in performance has created a disparity in valuations between the larger segments of the market and smaller companies. Creating a case for overweighting allocations to smaller stocks.

On the whole, we expect stock excess returns over bonds for the next 5 years to be muted as the 2023 return was largely driven by investors driving up valuations rather than strong company earnings growth.

The City's bonds, +6.45% outpaced the MSCI All Country World Index, +5.53%.

With the Federal Reserve pausing if not ending their interest rate raising campaign, the bond market rallied significantly in the 4th quarter.

Shifting from a loss on the year to a north of 5% return in a matter of weeks. However, bonds are still underwater relative to their high watermark set in 2021.

With starting yields higher than they have been since before the 2008 credit crisis, fixed income assets are positioned for a strong 5 years.

Regards,

Chad Adams, CFP®
Enc. Q4 2023 reports



Branch office
3000 A Street
Suite 100
Anchorage, AK 995034040

Financial Advisor
AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

As of January 19, 2024

Report Prepared for: City of Cordova

^ performance and account start dates differ (see disclosures)

Account Number	Account Name	Type
UX XX543	CT-BSA - Cash	Business Service Account
UX XX544	PF-Mkt Linkd CD	Business Service Account
UX XX545^	PF-Quality Inc	Portfolio Management Program
UX XX546	PF-Mod-Con	Portfolio Management Program
UX XX046	CT-Quality Inc	Portfolio Management Program

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Asset Class Performance

as of December 31, 2023

	Value on 12/31/2023	% of Total Portfolio	Net time-weighted returns (annualized > 1 year)				Start Date
			YTD 12/31/2022 to 12/31/2023	For period of 12/31/2021 to 12/31/2022	For period of 12/31/2020 to 12/31/2021	For period of 12/31/2016 to 12/31/2023	
Cash	91,586.30	0.99	N/A	N/A	N/A	N/A	Mar 20, 2020
Cash	91,586.30	0.99	N/A	N/A	N/A	N/A	Mar 20, 2020
Fixed Income	5,943,480.60	64.44	6.45	-10.48	1.38	2.82	Dec 31, 2016
US	4,106,927.88	44.53	5.35	-11.61	0.33	2.67	Dec 31, 2016
Global	1,836,552.71	19.91	9.24	-8.00	3.01	2.19	Dec 31, 2016
Equity	3,188,215.90	34.57	23.44	-24.90	16.92	10.11	Dec 31, 2016
US	1,533,609.56	16.63	21.51	-21.94	22.47	11.08	Dec 31, 2016
Global	949,064.07	10.29	29.62	-24.62	17.26	12.60*	Aug 06, 2018
International	705,542.26	7.65	18.87	-29.91	8.69	5.97	Dec 31, 2016
Other	0.00	0.00	N/A	-16.23	8.43	N/A	Aug 25, 2020
Balanced	0.00	0.00	N/A	-16.23	8.43	N/A	Aug 25, 2020
Total Portfolio	\$9,223,282.80	100%	11.16%	-15.99%	5.48%	3.59%	Dec 31, 2016
Benchmarks - Time weighted returns			YTD 12/31/2022 to 12/31/2023	For period of 12/31/2021 to 12/31/2022	For period of 12/31/2020 to 12/31/2021	For period of 12/31/2016 to 12/31/2023	
US Treasury Bill - 3 Mos			5.14	1.52	0.04	1.71	
BBG Agg Bond			5.53	-13.01	-1.54	1.29	
MSCI AC World - NR			22.20	-18.36	18.54	10.04	
HFRX Global Hedge Fund			3.10	-4.41	3.65	2.29	

*Performance is partially available for the selected time period and is based on the performance start date.

Gross time weighted returns are displayed at the asset class level for advisory accounts not displayed by their manager's strategy

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



Additional Information About Your Portfolio

as of December 31, 2023

Inception to date net time-weighted returns (annualized > 1 year)

Performance	For period of		ITD
	12/31/2010 to	09/17/2009 to	
Start date	12/31/2023	12/31/2023	
Consolidated	09/17/2009	3.15%	3.11%



Disclosures Applicable to Accounts at UBS Financial Services Inc.

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

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

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

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

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

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your account records.

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

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

Time-weighted Returns for accounts / SWP/AAP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after 09/30/2010, Advisory assets on or after 12/31/2010, SWP/AAP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

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

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

Asset Class Performance: If you selected the Manager Roll-up option, even though the asset manager may invest in more than one asset class, the asset manager will be included in an asset class based upon the asset manager's investment style/category. Therefore, the values/percentages of asset classes presented within this report may not match if you selected the Manager Roll-up option.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors cannot invest directly in the indices. Market index data maybe subject to review and revision. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Blended Index - For Advisory accounts, Blended Index is designed to reflect the asset categories in which your



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

account is invested. For Brokerage accounts, you have the option to select any benchmark from the list.

For certain products, the blended index represents the investment style corresponding to your client target allocation. If you change your client target allocation, your blended index will change in step with your change to your client target allocation.

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

For strategies that are highly customized, such as Concentrated Equity Solutions (CES), benchmarks are broad market indices included for general reference and are not intended to show comparative market performance or potential portfolios with risk or return profiles similar to your account. Benchmark indices are shown for illustrative purposes only.

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

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

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

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

Important information on options-based strategies: Options involve risk and are not suitable for everyone. Prior to buying or selling an option investors must read a copy of the Characteristics & Risks of Standardized

Options, also known as the options disclosure document (ODD). It explains the characteristics and risks of exchange traded options. The options risk disclosure document can be accessed at the following web address: www.optionsclearing.com/about/publications/character-risks.

Concentrated Equity Solutions (CES) managers are not involved in the selection of the underlying stock positions. The Manager will advise only on the options selection in order to pursue the strategy in connection with the underlying stock position(s) deposited in the account. It is important to keep this in mind when evaluating the manager's performance since the account's performance will include the performance of the underlying equity position that is not being managed. CES use options to seek to achieve your investment objectives regarding your concentration stock position. Options strategies change the potential return profile of your stock. In certain scenarios, such as call writing, the call position will limit your ability to participate in any potential increase in the underlying equity position upon which the call was written. Therefore, in some market conditions, particularly during periods of significant appreciation of the underlying equity position(s), the CES account will decrease the performance that would have been achieved had the stock been held long without implementing the CES strategy.

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

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

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

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

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

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

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

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

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

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

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

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

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance

history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

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

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

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

Important information about brokerage and advisory services. As a firm providing wealth management services to clients, UBS Financial Services Inc. offers investment advisory services in its capacity as an SEC-registered investment adviser and brokerage services in its capacity as an SEC-registered broker-dealer. Investment advisory services and brokerage services are separate and distinct, differ in material ways and are governed by different laws and separate arrangements. It is important that clients understand the ways in which we conduct business, that they carefully read the agreements and disclosures that we provide to them about the products or services we offer. For more information, please review client relationship summary provided at ubs.com/relationshipsummary.

UBS Financial Services account protection

The Firm is a member of the Securities Investor Protection Corporation (SIPC), which protects securities customers of its members up to \$500,000 (including \$250,000 for claims for cash). Explanatory brochure available upon request or at www.sipc.org. The SIPC asset protection limits apply to all accounts that you hold in a particular capacity.

The Firm, together with certain affiliates, has also purchased supplemental insurance. The maximum amount payable to all eligible clients, collectively under this protection is \$500 million as of December 10, 2019. Subject to the policy conditions and limitations, cash at the Firm is further protected for up to \$1.9 million in the aggregate for all your accounts held in a particular capacity. A full copy of the policy wording is available upon request.

Neither the SIPC protection nor the supplemental protection apply to:

- Certain financial assets controlled by (and included in your account value) but held away from UBS Financial Services. For example certain (i) insurance products, including variable annuities, and (ii) shares of mutual funds registered in the name of the account holder on the books of



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

- the issuer or transfer agent);
- Investment contracts or investment interests (e.g., limited partnerships and private placements) that are not registered under the Securities Act of 1933;
- Commodities contracts (e.g., foreign exchange and precious metal contracts), including futures contracts and commodity option contracts;
- Securities on loan to UBS Financial Services; and
- Deposit accounts (except certificates of deposit) at UBS Bank USA, UBS AG U.S. branches and banks in the FDIC Insured Deposit Program.

The SIPC protection and the supplemental protection do not apply to these assets even if they otherwise appear on your statements. The SIPC protection and the supplemental protection do not protect against changes in the market value of your investments (whether as a result of market movement, issuer bankruptcy or otherwise).



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Financial Advisor
AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

As of December 31, 2023

Report Prepared for: City of Cordova

Account Number	Account Name	Type
UX XX046	CT-Quality Inc	Portfolio Management Program
UX XX543	CT-BSA - Cash	Business Service Account

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Asset Allocation Review

as of December 31, 2023

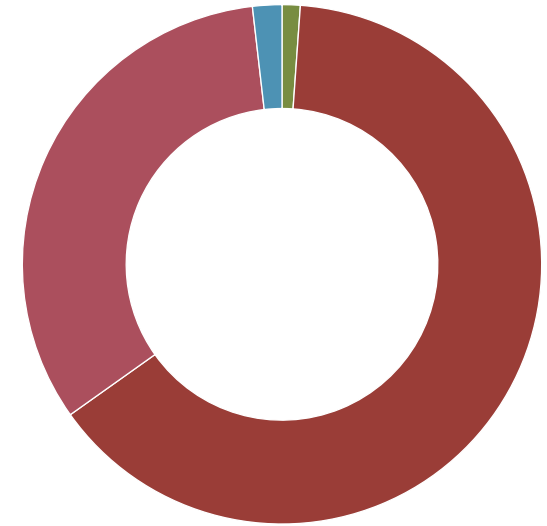
Summary of Asset Allocation

	Market value (\$)	% of Portfolio
Cash	6,369.70	1.13
Cash	6,369.70	1.13
Fixed Income	547,862.75	97.05
US	361,518.90	64.04
Global	186,343.85	33.01
Equity	10,284.04	1.82
US	10,284.04	1.82
Commodities	0.00	0.00
Non-Traditional	0.00	0.00
Other	0.00	0.00
Total Portfolio	\$564,516.49	100%

Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category

Total Value: \$564,516.49

- Cash 1.13%
- US Fixed Income 64.04%
- Global Fixed Income 33.01%
- US Equity 1.82%



Accrued interest, if any, has been included in the total market value.

Sources of Portfolio Value

as of December 31, 2023

	2014 12/31/2013 to 12/31/2014	2015 12/31/2014 to 12/31/2015	2016 12/31/2015 to 12/31/2016	2017 12/31/2016 to 12/31/2017	2018 12/31/2017 to 12/31/2018	2019 12/31/2018 to 12/31/2019	2020 12/31/2019 to 12/31/2020	2021 12/31/2020 to 12/31/2021	2022 12/31/2021 to 12/31/2022	2023 12/31/2022 to 12/31/2023
Opening value	5,089,543.21	3,953,951.65	6,725,752.69	2,801,972.02	1,065,025.29	1,071,931.10	552,451.99	602,207.69	600,618.64	534,215.22
Net deposits/withdrawals	-1,200,150.00	2,791,258.16	-3,979,951.03	-1,807,017.12	0.00	-600,189.50	0.00	0.00	0.00	0.00
Investment return	64,558.43	-19,457.11	56,170.36	70,070.39	6,905.81	80,710.39	49,755.70	-1,589.05	-66,403.42	30,301.27
Closing value	3,953,951.65	6,725,752.69	2,801,972.02	1,065,025.29	1,071,931.10	552,451.99	602,207.69	600,618.64	534,215.22	564,516.49
Net Time-weighted ROR	1.68	-0.25	1.80	4.60	0.65	7.67	9.01	-0.26	-11.06	5.67

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

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.02	0.03	0.26	0.82	1.82	2.21	0.54	0.04	1.52	5.14
BBG US Gvt/CR Aor> Inter	2.84	1.31	1.44	1.60	1.19	5.89	6.15	-1.60	-7.93	4.77
FTSE WGBI USD	-0.48	-3.57	1.60	7.49	-0.84	5.90	10.11	-6.97	-18.26	5.18

Expected Cash Flow

from 01/01/2024 to 12/31/2024

Summary of Expected Cash Flows

	2024 January	February	March	April	May	June	July	August	September	October	November	December	Total (\$)
Total Portfolio	1,463	1,463	2,213	1,463	1,463	2,213	1,463	1,463	2,213	1,463	1,463	2,890	21,232
Taxable	1,126	1,126	1,876	1,126	1,126	1,876	1,126	1,126	1,876	1,126	1,126	2,553	17,186
Taxable U.S. income	1,126	1,126	1,876	1,126	1,126	1,876	1,126	1,126	1,876	1,126	1,126	2,553	
Dividends	1,125	1,125	1,876	1,125	1,125	1,876	1,125	1,125	1,876	1,125	1,125	2,552	17,183
Interest payments	0	0	0	0	0	0	0	0	0	0	0	0	3
Tax-exempt	337	337	337	337	337	337	337	337	337	337	337	337	4,047
Tax-exempt U.S. income	337	337	337	337	337	337	337	337	337	337	337	337	
Dividends	337	337	337	337	337	337	337	337	337	337	337	337	4,047

Includes all fixed income securities in the selected portfolio.



Disclosures Applicable to Accounts at UBS Financial Services Inc.

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

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

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

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

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

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your account records.

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

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

Time-weighted Returns for accounts / SWP/AAP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after 09/30/2010, Advisory assets on or after 12/31/2010, SWP/AAP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

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

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

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

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

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors cannot invest directly in the indices. Market index data may be subject to review and revision. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

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

For certain products, the blended index represents the investment style corresponding to your client target allocation. If you change your client target allocation, your blended index will change in step with your change to your client target allocation.

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

For strategies that are highly customized, such as Concentrated Equity Solutions (CES), benchmarks are broad market indices included for general reference and are not intended to show comparative market performance or potential portfolios with risk or return profiles similar to your account. Benchmark indices are shown for illustrative purposes only.

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

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

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

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

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

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

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

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

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

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

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Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

exchange traded options. The options risk disclosure document can be accessed at the following web address: www.optionsclearing.com/about/publications/character-risks.

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

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

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

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

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

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual

investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

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

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

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

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

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

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

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

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



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

available on Morningstar.

Estimated Annual Income: The Estimated Annual Income is the dividend/interest rate paid by the investment solely as of the date of this report, annualized yearly per share and multiplied by the quantity of shares held in the selected account(s). For Expected Cash Flow and Portfolio Holdings reports prior to June 23, 2023, savings products & sweep funds do not display such calculations and instead, values are displayed as N/A. For all other reports, Estimated Annual Income for savings products & sweep funds is not calculated or factored into aggregate calculations and will be displayed as 0.

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

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

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

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

Accounts Included in this Report: The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If the account is a donor advised fund account, the assets in those

accounts are owned by the Sponsoring Charitable Organization, and not the donor. You and your financial advisor have procured the appropriate authorization to view the assets in the donor advised fund account. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

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

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

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

- 1) Have there been any changes to your financial situation or investment objectives?
- 2) Would you like to implement or modify any restrictions regarding the management of your account?

If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

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

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

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

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



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

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

Important information about brokerage and advisory services. As a firm providing wealth management services to clients, UBS Financial Services Inc. offers investment advisory services in its capacity as an SEC-registered investment adviser and brokerage services in its capacity as an SEC-registered broker-dealer. Investment advisory services and brokerage services are separate and distinct, differ in material ways and are governed by different laws and separate arrangements. It is important that clients understand the ways in which we conduct business, that they carefully read the agreements and disclosures that we provide to them about the products or services we offer. For more information, please review client relationship summary provided at ubs.com/relationshipssummary.

UBS Financial Services account protection

The Firm is a member of the Securities Investor Protection Corporation (SIPC), which protects securities customers of its members up to \$500,000 (including \$250,000 for claims for cash). Explanatory brochure available upon request or at www.sipc.org. The SIPC asset protection limits apply to all accounts that you hold in a particular capacity.

The Firm, together with certain affiliates, has also purchased supplemental insurance. The maximum amount payable to all eligible clients, collectively under this protection is \$500 million as of December 10, 2019. Subject to the policy conditions and limitations, cash at the Firm is further protected for up to \$1.9 million in the aggregate for all your accounts held in a particular capacity. A full copy of the policy wording is available upon request.

Neither the SIPC protection nor the supplemental protection apply to:

- Certain financial assets controlled by (and included in your account value) but held away from UBS Financial Services. For example certain (i) insurance products, including variable annuities, and (ii) shares of mutual funds registered in the name of the account holder on the books of the issuer or transfer agent);
- Investment contracts or investment interests (e.g., limited partnerships and private placements) that are not registered under the Securities Act of 1933;
- Commodities contracts (e.g., foreign exchange and precious metal contracts), including futures contracts and commodity option contracts;
- Securities on loan to UBS Financial Services; and
- Deposit accounts (except certificates of deposit) at UBS Bank USA, UBS AG U.S. branches and banks in the FDIC Insured Deposit Program.

The SIPC protection and the supplemental protection do not apply to these assets even if they otherwise appear on your statements. The SIPC protection and the supplemental protection do not protect against changes in the market value of your investments (whether as a result of market movement, issuer bankruptcy or otherwise).



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Financial Advisor
AURORA WEALTH MANAGEMENT
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UBS Client Review

As of December 31, 2023

Report Prepared for: CoC - PF

^ performance and account start dates differ (see disclosures)

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

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Asset Allocation Review

as of December 31, 2023

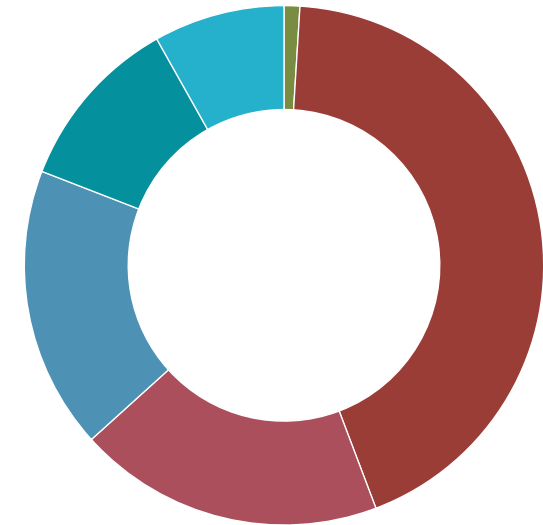
Summary of Asset Allocation

	Market value (\$)	% of Portfolio
Cash	85,216.61	0.99
Cash	85,216.61	0.99
Fixed Income	5,395,617.84	62.31
US	3,745,408.97	43.25
Global	1,650,208.87	19.06
Equity	3,177,931.85	36.70
US	1,523,325.52	17.59
Global	949,064.07	10.96
International	705,542.26	8.15
Commodities	0.00	0.00
Non-Traditional	0.00	0.00
Other	0.00	0.00
Total Portfolio	\$8,658,766.31	100%

Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category

Total Value: \$8,658,766.31

- Cash 0.98%
- US Fixed Income 43.26%
- Global Fixed Income 19.06%
- US Equity 17.59%
- Global Equity 10.96%
- International Equity 8.15%



Accrued interest, if any, has been included in the total market value.

Sources of Portfolio Value

as of December 31, 2023

	2014 12/31/2013 to 12/31/2014	2015 12/31/2014 to 12/31/2015	2016 12/31/2015 to 12/31/2016	2017 12/31/2016 to 12/31/2017	2018 12/31/2017 to 12/31/2018	2019 12/31/2018 to 12/31/2019	2020 12/31/2019 to 12/31/2020	2021 12/31/2020 to 12/31/2021	2022 12/31/2021 to 12/31/2022	2023 12/31/2022 to 12/31/2023
Opening value	8,846,187.84	9,205,997.16	8,662,920.28	8,588,414.52	8,077,168.30	7,770,160.11	8,065,554.06	8,761,326.58	9,276,216.23	7,763,248.79
Net deposits/withdrawals	0.00	0.00	-397,842.00	-1,363,559.15	0.00	-692,141.71	0.00	0.00	0.00	0.00
Investment return	359,809.32	-543,076.88	323,336.24	852,312.93	-307,008.19	987,535.66	695,772.52	514,889.65	-1,512,967.44	895,517.52
Closing value	9,205,997.16	8,662,920.28	8,588,414.52	8,077,168.30	7,770,160.11	8,065,554.06	8,761,326.58	9,276,216.23	7,763,248.79	8,658,766.31
Net Time-weighted ROR	4.07	-5.90	3.74	11.07	-3.80	13.12	8.63	5.88	-16.31	11.54

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

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.02	0.03	0.26	0.82	1.82	2.21	0.54	0.04	1.52	5.14
BBG Agg Bond	5.97	0.55	2.65	3.54	0.01	8.72	7.51	-1.54	-13.01	5.53
BBG US Gvt/CR Aor> Inter	2.84	1.31	1.44	1.60	1.19	5.89	6.15	-1.60	-7.93	4.77
FTSE WGBI USD	-0.48	-3.57	1.60	7.49	-0.84	5.90	10.11	-6.97	-18.26	5.18
MSCI AC World - NR	4.16	-2.36	7.86	23.97	-9.41	26.60	16.25	18.54	-18.36	22.20
HFRX Global Hedge Fund	-0.58	-3.64	2.50	6.00	-6.72	8.62	6.81	3.65	-4.41	3.10

Expected Cash Flow

from 01/01/2024 to 12/31/2024

Summary of Expected Cash Flows

	2024 January	February	March	April	May	June	July	August	September	October	November	December	Total (\$)
Total Portfolio	20,452	20,452	27,139	20,452	20,452	27,139	20,452	20,452	27,139	20,452	20,452	45,778	290,811
Taxable	17,339	17,339	24,027	17,339	17,339	24,027	17,339	17,339	24,027	17,339	17,339	42,666	253,459
Taxable U.S. income	17,339	17,339	24,027	17,339	17,339	24,027	17,339	17,339	24,027	17,339	17,339	42,666	
Dividends	17,336	17,336	24,023	17,336	17,336	24,023	17,336	17,336	24,023	17,336	17,336	42,662	253,416
Interest payments	4	4	4	4	4	4	4	4	4	4	4	4	42
Tax-exempt	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	37,353
Tax-exempt U.S. income	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	
Dividends	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	3,113	37,353

Includes all fixed income securities in the selected portfolio.



Disclosures Applicable to Accounts at UBS Financial Services Inc.

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

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

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

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

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

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your account records.

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

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

Time-weighted Returns for accounts / SWP/AAP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after 09/30/2010, Advisory assets on or after 12/31/2010, SWP/AAP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

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

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

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

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

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors cannot invest directly in the indices. Market index data may be subject to review and revision. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

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

For certain products, the blended index represents the investment style corresponding to your client target allocation. If you change your client target allocation, your blended index will change in step with your change to your client target allocation.

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

For strategies that are highly customized, such as Concentrated Equity Solutions (CES), benchmarks are broad market indices included for general reference and are not intended to show comparative market performance or potential portfolios with risk or return profiles similar to your account. Benchmark indices are shown for illustrative purposes only.

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

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

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

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

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

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

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

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

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

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

Important information on options-based strategies: Options involve risk and are not suitable for everyone. Prior to buying or selling an option investors must read a copy of the Characteristics & Risks of Standardized Options, also known as the options disclosure document (ODD). It explains the characteristics and risks of



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

exchange traded options. The options risk disclosure document can be accessed at the following web address: www.optionsclearing.com/about/publications/character-risks.

Concentrated Equity Solutions (CES) managers are not involved in the selection of the underlying stock positions. The Manager will advise only on the options selection in order to pursue the strategy in connection with the underlying stock position(s) deposited in the account. It is important to keep this in mind when evaluating the manager's performance since the account's performance will include the performance of the underlying equity position that is not being managed. CES use options to seek to achieve your investment objectives regarding your concentration stock position. Options strategies change the potential return profile of your stock. In certain scenarios, such as call writing, the call position will limit your ability to participate in any potential increase in the underlying equity position upon which the call was written. Therefore, in some market conditions, particularly during periods of significant appreciation of the underlying equity position(s), the CES account will decrease the performance that would have been achieved had the stock been held long without implementing the CES strategy.

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

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

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

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

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

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual

investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

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

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

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

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

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

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

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

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



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

available on Morningstar.

Estimated Annual Income: The Estimated Annual Income is the dividend/interest rate paid by the investment solely as of the date of this report, annualized yearly per share and multiplied by the quantity of shares held in the selected account(s). For Expected Cash Flow and Portfolio Holdings reports prior to June 23, 2023, savings products & sweep funds do not display such calculations and instead, values are displayed as N/A. For all other reports, Estimated Annual Income for savings products & sweep funds is not calculated or factored into aggregate calculations and will be displayed as 0.

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

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

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

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

Accounts Included in this Report: The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If the account is a donor advised fund account, the assets in those

accounts are owned by the Sponsoring Charitable Organization, and not the donor. You and your financial advisor have procured the appropriate authorization to view the assets in the donor advised fund account. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

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

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

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

- 1) Have there been any changes to your financial situation or investment objectives?
- 2) Would you like to implement or modify any restrictions regarding the management of your account?

If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

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

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

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

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



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

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

Important information about brokerage and advisory services. As a firm providing wealth management services to clients, UBS Financial Services Inc. offers investment advisory services in its capacity as an SEC-registered investment adviser and brokerage services in its capacity as an SEC-registered broker-dealer. Investment advisory services and brokerage services are separate and distinct, differ in material ways and are governed by different laws and separate arrangements. It is important that clients understand the ways in which we conduct business, that they carefully read the agreements and disclosures that we provide to them about the products or services we offer. For more information, please review client relationship summary provided at ubs.com/relationshipssummary.

UBS Financial Services account protection

The Firm is a member of the Securities Investor Protection Corporation (SIPC), which protects securities customers of its members up to \$500,000 (including \$250,000 for claims for cash). Explanatory brochure available upon request or at www.sipc.org. The SIPC asset protection limits apply to all accounts that you hold in a particular capacity.

The Firm, together with certain affiliates, has also purchased supplemental insurance. The maximum amount payable to all eligible clients, collectively under this protection is \$500 million as of December 10, 2019. Subject to the policy conditions and limitations, cash at the Firm is further protected for up to \$1.9 million in the aggregate for all your accounts held in a particular capacity. A full copy of the policy wording is available upon request.

Neither the SIPC protection nor the supplemental protection apply to:

- Certain financial assets controlled by (and included in your account value) but held away from UBS Financial Services. For example certain (i) insurance products, including variable annuities, and (ii) shares of mutual funds registered in the name of the account holder on the books of the issuer or transfer agent);
- Investment contracts or investment interests (e.g., limited partnerships and private placements) that are not registered under the Securities Act of 1933;
- Commodities contracts (e.g., foreign exchange and precious metal contracts), including futures contracts and commodity option contracts;
- Securities on loan to UBS Financial Services; and
- Deposit accounts (except certificates of deposit) at UBS Bank USA, UBS AG U.S. branches and banks in the FDIC Insured Deposit Program.

The SIPC protection and the supplemental protection do not apply to these assets even if they otherwise appear on your statements. The SIPC protection and the supplemental protection do not protect against changes in the market value of your investments (whether as a result of market movement, issuer bankruptcy or otherwise).



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Financial Advisor
AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

As of December 31, 2023

Report Prepared for: CoC - Total

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

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

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Asset Allocation Review

as of December 31, 2023

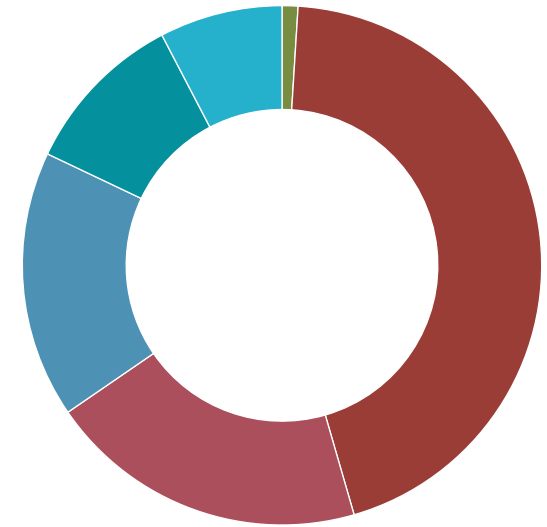
Summary of Asset Allocation

	Market value (\$)	% of Portfolio
Cash	91,586.30	0.99
Cash	91,586.30	0.99
Fixed Income	5,943,480.60	64.44
US	4,106,927.88	44.53
Global	1,836,552.72	19.91
Equity	3,188,215.90	34.57
US	1,533,609.56	16.63
Global	949,064.07	10.29
International	705,542.27	7.65
Commodities	0.00	0.00
Non-Traditional	0.00	0.00
Other	0.00	0.00
Total Portfolio	\$9,223,282.80	100%

Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category

Total Value: \$9,223,282.80

- Cash 0.99%
- US Fixed Income 44.53%
- Global Fixed Income 19.91%
- US Equity 16.63%
- Global Equity 10.29%
- International Equity 7.65%



Accrued interest, if any, has been included in the total market value.

Sources of Portfolio Value

as of December 31, 2023

	2014 12/31/2013 to 12/31/2014	2015 12/31/2014 to 12/31/2015	2016 12/31/2015 to 12/31/2016	2017 12/31/2016 to 12/31/2017	2018 12/31/2017 to 12/31/2018	2019 12/31/2018 to 12/31/2019	2020 12/31/2019 to 12/31/2020	2021 12/31/2020 to 12/31/2021	2022 12/31/2021 to 12/31/2022	2023 12/31/2022 to 12/31/2023
Opening value	13,935,731.05	13,159,948.80	15,388,672.97	11,390,386.54	9,142,193.59	8,842,091.21	8,618,006.05	9,363,534.27	9,876,834.87	8,297,464.01
Net deposits/withdrawals	-1,200,150.00	2,791,258.16	-4,377,793.03	-3,170,576.27	0.00	-1,292,331.21	0.00	0.00	0.00	0.00
Investment return	424,367.75	-562,533.99	379,506.60	922,383.32	-300,102.38	1,068,246.05	745,528.22	513,300.61	-1,579,370.86	925,818.79
Closing value	13,159,948.80	15,388,672.97	11,390,386.54	9,142,193.59	8,842,091.21	8,618,006.05	9,363,534.27	9,876,834.87	8,297,464.01	9,223,282.80
Net Time-weighted ROR	3.59	-3.41	3.62	9.98	-3.28	12.45	8.65	5.48	-15.99	11.16

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

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.02	0.03	0.26	0.82	1.82	2.21	0.54	0.04	1.52	5.14
BBG Agg Bond	5.97	0.55	2.65	3.54	0.01	8.72	7.51	-1.54	-13.01	5.53
BBG US Gvt/CR Aor> Inter	2.84	1.31	1.44	1.60	1.19	5.89	6.15	-1.60	-7.93	4.77
FTSE WGBI USD	-0.48	-3.57	1.60	7.49	-0.84	5.90	10.11	-6.97	-18.26	5.18
MSCI AC World - NR	4.16	-2.36	7.86	23.97	-9.41	26.60	16.25	18.54	-18.36	22.20
HFRX Global Hedge Fund	-0.58	-3.64	2.50	6.00	-6.72	8.62	6.81	3.65	-4.41	3.10

Expected Cash Flow

from 01/01/2024 to 12/31/2024

Summary of Expected Cash Flows

	2024 January	February	March	April	May	June	July	August	September	October	November	December	Total (\$)
Total Portfolio	21,915	21,915	29,352	21,915	21,915	29,352	21,915	21,915	29,352	21,915	21,915	48,668	312,044
Taxable	18,465	18,465	25,902	18,465	18,465	25,902	18,465	18,465	25,902	18,465	18,465	45,218	270,644
Taxable U.S. income	18,465	18,465	25,902	18,465	18,465	25,902	18,465	18,465	25,902	18,465	18,465	45,218	
Dividends	18,461	18,461	25,899	18,461	18,461	25,899	18,461	18,461	25,899	18,461	18,461	45,214	270,600
Interest payments	4	4	4	4	4	4	4	4	4	4	4	4	45
Tax-exempt	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	41,399
Tax-exempt U.S. income	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	
Dividends	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	41,399

Includes all fixed income securities in the selected portfolio.



Disclosures Applicable to Accounts at UBS Financial Services Inc.

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

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

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

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

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

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your account records.

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

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

Time-weighted Returns for accounts / SWP/AAP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after 09/30/2010, Advisory assets on or after 12/31/2010, SWP/AAP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

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

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

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

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

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors cannot invest directly in the indices. Market index data may be subject to review and revision. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

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

For certain products, the blended index represents the investment style corresponding to your client target allocation. If you change your client target allocation, your blended index will change in step with your change to your client target allocation.

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

For strategies that are highly customized, such as Concentrated Equity Solutions (CES), benchmarks are broad market indices included for general reference and are not intended to show comparative market performance or potential portfolios with risk or return profiles similar to your account. Benchmark indices are shown for illustrative purposes only.

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

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

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

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

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

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

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

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

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

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

Important information on options-based strategies: Options involve risk and are not suitable for everyone. Prior to buying or selling an option investors must read a copy of the Characteristics & Risks of Standardized Options, also known as the options disclosure document (ODD). It explains the characteristics and risks of



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

exchange traded options. The options risk disclosure document can be accessed at the following web address: www.optionsclearing.com/about/publications/character-risks.

Concentrated Equity Solutions (CES) managers are not involved in the selection of the underlying stock positions. The Manager will advise only on the options selection in order to pursue the strategy in connection with the underlying stock position(s) deposited in the account. It is important to keep this in mind when evaluating the manager's performance since the account's performance will include the performance of the underlying equity position that is not being managed. CES use options to seek to achieve your investment objectives regarding your concentration stock position. Options strategies change the potential return profile of your stock. In certain scenarios, such as call writing, the call position will limit your ability to participate in any potential increase in the underlying equity position upon which the call was written. Therefore, in some market conditions, particularly during periods of significant appreciation of the underlying equity position(s), the CES account will decrease the performance that would have been achieved had the stock been held long without implementing the CES strategy.

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

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

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

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

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

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual

investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

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

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

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

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

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

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

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

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



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

available on Morningstar.

Estimated Annual Income: The Estimated Annual Income is the dividend/interest rate paid by the investment solely as of the date of this report, annualized yearly per share and multiplied by the quantity of shares held in the selected account(s). For Expected Cash Flow and Portfolio Holdings reports prior to June 23, 2023, savings products & sweep funds do not display such calculations and instead, values are displayed as N/A. For all other reports, Estimated Annual Income for savings products & sweep funds is not calculated or factored into aggregate calculations and will be displayed as 0.

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

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

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

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

Accounts Included in this Report: The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If the account is a donor advised fund account, the assets in those

accounts are owned by the Sponsoring Charitable Organization, and not the donor. You and your financial advisor have procured the appropriate authorization to view the assets in the donor advised fund account. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

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

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

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

- 1) Have there been any changes to your financial situation or investment objectives?
- 2) Would you like to implement or modify any restrictions regarding the management of your account?

If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

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

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

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

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



Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

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

Important information about brokerage and advisory services. As a firm providing wealth management services to clients, UBS Financial Services Inc. offers investment advisory services in its capacity as an SEC-registered investment adviser and brokerage services in its capacity as an SEC-registered broker-dealer. Investment advisory services and brokerage services are separate and distinct, differ in material ways and are governed by different laws and separate arrangements. It is important that clients understand the ways in which we conduct business, that they carefully read the agreements and disclosures that we provide to them about the products or services we offer. For more information, please review client relationship summary provided at ubs.com/relationshipssummary.

UBS Financial Services account protection

The Firm is a member of the Securities Investor Protection Corporation (SIPC), which protects securities customers of its members up to \$500,000 (including \$250,000 for claims for cash). Explanatory brochure available upon request or at www.sipc.org. The SIPC asset protection limits apply to all accounts that you hold in a particular capacity.

The Firm, together with certain affiliates, has also purchased supplemental insurance. The maximum amount payable to all eligible clients, collectively under this protection is \$500 million as of December 10, 2019. Subject to the policy conditions and limitations, cash at the Firm is further protected for up to \$1.9 million in the aggregate for all your accounts held in a particular capacity. A full copy of the policy wording is available upon request.

Neither the SIPC protection nor the supplemental protection apply to:

- Certain financial assets controlled by (and included in your account value) but held away from UBS Financial Services. For example certain (i) insurance products, including variable annuities, and (ii) shares of mutual funds registered in the name of the account holder on the books of the issuer or transfer agent);
- Investment contracts or investment interests (e.g., limited partnerships and private placements) that are not registered under the Securities Act of 1933;
- Commodities contracts (e.g., foreign exchange and precious metal contracts), including futures contracts and commodity option contracts;
- Securities on loan to UBS Financial Services; and
- Deposit accounts (except certificates of deposit) at UBS Bank USA, UBS AG U.S. branches and banks in the FDIC Insured Deposit Program.

The SIPC protection and the supplemental protection do not apply to these assets even if they otherwise appear on your statements. The SIPC protection and the supplemental protection do not protect against changes in the market value of your investments (whether as a result of market movement, issuer bankruptcy or otherwise).

City of Cordova
PO Box 1210
Cordova, AK 99574

January 31, 2024

Dear Mayor and City Council Members,

Our board of directors and I would like to thank the City of Cordova for its continued partnership with Cordova Chamber of Commerce. We feel confident that our work to support businesses and grow a more resilient, diversified economy in Cordova multiplies the City's annual \$110,000 investment. The City of Cordova's support continues to be vital to the success of our business support, economic development, quality of life, and destination marketing efforts as we grow and evolve our programs to include the latest Blue Economy and regenerative models. We have also expanded our Cordova Center marketing efforts significantly. Here is an abridged report of our major activities and programs in Q4 2023:

- **Meeting/Conference Outreach**

- \$20k increase in funding to \$110k from \$90k standard (\$81k was temporary COVID-related reduction in 2021 only) in 2023 from City Council is linked to Cordova Center Marketing. While MOU has not been put in place yet, Chamber is already taking steps to provide this support.
 - Launched new pages for Cordova Center on popular independent traveler planning site [Alaska.org](https://alaska.org) with updated language and imagery
 - Running ads for Cordova Center in [Edible Alaska](https://ediblealaska.com) as available.
 - Social media [content](#) created to promote meetings in Cordova.
 - Considering purchasing listing for Cordova Center on TravelAlaska.com.
 - Two full pages on [Chamber website](#) about Cordova Center and meeting planning in Cordova
 - Including sections on Cordova Center and "Meeting in Cordova" in quarterly emails to our destination marketing audience.
- Working to recruit 2025 Alaska Mariculture Conference to Cordova, have met with organizers and sending lodging and dining info to confirm we can accommodate this group of 175-200 attendees.
- Providing planning and logistical support to Alaska Power Association (Aug 2025), Pioneers of Alaska (Oct 2024), and Alaska Historical Society (Oct 2024) statewide conferences to be held in Cordova – including assistance with lodging, catering, tours, and transportation.
- Also started outreach to a few other meeting & conference prospects
- Met with new Cordova Center events coordinator, Megan Anderson. We will work together on a formal MOU.

- **Membership Report**

- **Over 100% increase in membership & sponsorship revenue year over year!**
- Looking forward to our updated 2024 Membership structure based on FTE that will open all membership benefits to all members, including all Business Empowerment events.

- **Events Report**

- **Fungus Festival, Sept 8-10, 2023**
 - Passports estimate total local spending for all in-person registrants at \$47,640. Good to see economic impact from our festivals even when many are local.
 - Registration: 76 registrants. Anchorage: 8, Cordova: 40, Elsewhere AK: 7, Other state: 19, Unknown: 2
 - Main feedback to our post-event survey was preferring Cordova Center location over PWSSC, as transportation was needed (and not always available) for attendees to get to PWSSC campus. This change was because the Cordova Center was already booked for our dates.



- Profit/Loss: Would not have broken even on this festival without Corporate Membership contributions (these memberships includes sponsorship), but feedback is strong this festival enhances quality of life for locals.
- Tasting Party: Sold 64 tickets. Recruited lots of donations for silent auction and food. Made almost twice the revenue as last year. Factoring in Karen's time, we made around \$1,200 profit compared to Tasting Party -specific expenses. Erin Cooper (USFS) contributed significant time which was uncompensated.

o **Business Beers, AK Startup Week Edition** (10/2/24) – Good turnout (15-20 people, not everyone signed in). Shared resources for startups through AK Startup Week. Open group

discussion about the experience of starting up a business, what you wish you had known, what resources were helpful. Brought spending to a local business.

- o **NVE Sobriety Celebration** – Chamber supported by operating raffle, promoting the event locally, and organizing their Artisan Market (Christi as Chamber board member). Chamber also had a table full of visitor information and info about the Chamber. Was great to support NVE at this event.
- o **Cordova Business Gala** - Sold out this event on November 18 at the Cordova Center. Theme: Tufts, Ties & Regalia. 75 guests. Around \$5,000 profit event after expenses.
 - Took considerable staff time to plan, promote, and execute this event. But proved a good investment to elevate the status of the Cordova business community on a statewide level and raise funds to support Chamber programs.
 - Hope to increase ticket sales next year by increasing guest count and reducing complimentary tickets included in Corporate membership packages.
 - Gala sponsorships were very helpful. Already have some commitments for Gala sponsorship in 2024.
 - Food by Chef George Fechter was excellent. Lots of great local ingredient donations.
 - **Business Awards** – Great to do this in-person on stage. Boswell Bay Lumber & Woodworking award plaques and frames from Net Loft looked fabulous.
 - [Short-film](#) by media intern was well received.
 - Live auction was success: 9 auction prizes raised \$4775 in revenue. Already have two big auction items committed for 2024 Gala.
 - Optional networking bingo was a hit and placemats to promote member engagement were well-received, yielding four new committee members.
 - After some last-minute cancellations, ended up with only three guests from out of town. So, no one utilized immersive tour options we curated. Should set date sooner in the year to get on calendars of Corporate or visiting guests.
- o **Holiday Kickoff** – December 1st went well. Successful partnership with Brooke Mallory to put on the Holiday Bazaar. Thanks to CEC, CVFD, CSD, Cordova Center, and everyone who decorated lamp posts and/or participated in



- Moonlight Madness to promote a festive atmosphere and local-focused shopping.
 - **Icworm Festival** – Running raffle as well as providing a lot of free promotion for the festival, as usual. Trying to establish an MOU with the Icworm Board to define scope of partnership and benefits to both parties.
 - **Shorebird Festival** – Deep in planning for this. Keynote speaker secured and ticket sales are open. Recruiting annual festival artwork right now.
- **Business Support**
 - Altering format for Business Empowerment classes (as mentioned above) from hosting two big events per year with multiple classes per event, to hosting one class every quarter in coordination with Business Beers.
 - Offering ribbon cuttings virtually & in-person free to all Chamber members.
 - Equipment Rental procedure – many members have been taking advantage of this at new rates and no complaints.
 - Karen will go through storage unit, discard items broken beyond repair (at least one grill and two pop up tents) and decide if we need to order anything new.
 - Working to get one or more staff trained as AK SBDC Navigator, funded by PWSEDD
 - Sending emails to “Members” audience every other week and to our “All Business” audience once per month
 - Workforce Development
 - Partnered with CHS to host Job Fair earlier this year, and hoping to offer more of these types of events
 - Partnering with PWSEDD on **Childcare Solutions Forum** on Feb 23-24!
 - **Chamber Choice Healthcare** – now have several members that have signed up for this. Will be promoting more this month!
 - Keeping an ongoing [list of businesses needed in Cordova](#) and willing to customize our new [Digital Visitor Guide](#) for employee recruitment & relocation purposes
 - Cordova Business Hub FB Group is available for all members to share announcements with other businesses, ask questions, have business-related discussions, etc.
- **Destination Marketing update:**
 - Cathy attended Alaska Travel Industry Association annual convention in Fairbanks in October and was a conference presenter. Presentation on “Overcoming Barriers to Sustainability for Small Businesses” was very well-received.
 - Cathy completed her courses and now holds a Professional Certificate in Sustainable Tourism Destination Management from the George Washington University. ATIA believes this to be the first such certification held by a tourism professional in Alaska!
 - **Regenerative Impact Studio** - Cathy has been meeting weekly with Mondy Jamshidi-Kent (Naupaka Pacific, formerly of Travel2Change) to plan Regenerative Impact Studio this winter.
 - Also have been meeting with potential partners: ABEC, AK SBDC, Chugach Corp, NVE, Native Conservancy, Native Hawaiian Hospitality Assoc, Alaska Native cultural practitioner Mary Goddard, etc.
 - Funding: \$7400 received from Hurtigruten Foundation grant, Alaska Airlines will support at some level (amount unconfirmed), seeking support from many others. Please share any funding sources you know of that might be available or corporate sponsors that might be interested.
 - Hoping to open applications for soon in Feb.
 - At Gala, announced launch of 6-week hybrid trans-Pacific Impact Studio to include cultural and environmental training, business mentoring, and tour development. Then tours are



- loaded onto a marketplace website (TBD) + up to 9 months of testing/mentoring. Possibly offer micro-grants through bank sponsors.
 - Shared preliminary results via zoom of Cordova's Community Sentiment Toward Tourism survey in partnership with the [Oregon State Resident Sentiment research project](#)
 - Whittier's Tourism Best Management Practices (TBMP) are available to view [here](#). Continuing to sit it on progress. Very interesting.
 - Looking for support to develop social media strategy that better targets regenerative tourism and independent adventure traveler market
 - Emily Anderson is looking into our Google Advertising and will help Cathy optimize that.
 - **Expedition Cruise Visits** (see chart at end of report)
 - Hurtigruten Roald Amundsen is on the schedule for two visits to Cordova in 2024. Hoping they will have little higher occupancy than last year. Been working closely with them to put together included tours and optional tours. Community Visit structure is still in place.
 - TUI (Hapag-Lloyd) also coming in twice. In touch with them about changing 7/20 AM visit to a PM visit on 7/19. Also trying to get more positive impact from them for local businesses and tour operators.
 - No longer expecting 9 "turns" from smaller (96 pax) Lindblad vessel in 2024. 2026 would be next opportunity.
 - We are expecting weekly visits from UnCruise (36 pax), from May – September. Been working closely with them to ensure good local economic impact.
 - Cruise head tax research – Cathy is conducting outreach to several other coastal AK communities to ask what they receive in state-allocated Cruise Passenger Vessel (CPV) funds from larger boats + what they charge (if anything) for a local cruise head tax. Will share with City Council once research is complete to advise any changes they will make.
 - Destination Leadership Team update meeting monthly, discussing cruise head tax, business improvement district, and sharing destination-related updates. Recruiting more DLT members. Let Cathy know if you're interested or have recommendations.
 - Trying out a new platform to collect user-generated videos that we can use for promotional purposes. We have two campaigns currently active:
 - Member Testimonials campaign – each "why I'm a member" video provides entry to win a free Chamber membership for one year. [Link to participate here](#).
 - Best of Cordova campaign – each scenic video submitted provides entry to win a \$100 local gift cards. Link to participate [here](#).
 - Planning to offer [Yiftee community gift cards](#) (free to us and to local merchants, card buyers pay a \$1 + 5% card value eDelivery fee) for prizes that drive local spending.
 - **Cooperative Advertising** – Off to a slow start selling cooperative ads for 2023, but happy to provide these discounted targeted options to local businesses.
 - Keeping website up to date with visitor and travel info. New [Regenerative Tourism page](#).
 - Quarterly emails to our DM audience through Mailchimp
- **Blue Economy Project**
 - Been sharing Mariculture-related opportunities, grants, and info via email, social channels, jobs board, etc.
 - Working to recruit next Mariculture Conference of Alaska to be held at Cordova Center.
 - **Blue Economy Social** at Gala included information to increase understanding of topic
 - Working to establish a Blue Economy committee.
 - Received interest last summer from several local business members about participating on this committee, but need a strong chair.
 - Projects could include: promoting energy & innovation projects and funding opportunities on the horizon, ocean-based business Collaboration, whatever other projects the committee is interested in undertaking.
- **Advocacy**
 - Reached out to local businesses to BOF Meeting in Cordova next December and received commitments from three eateries to having services available for this group to keep this important meeting. Will be reaching out again to remind and confirm details.

- o AMHS service gap for PWS Oct 13-Dec 14. We sent letter in opposition and created easy, one-click email campaign for residents and businesses to send in comments to DOT. Plan to reach out again to AMHS planners and DOT to voice our concern and ask why PWS is the only region with this type of gap in service.
- o Shop Cordova First – promoted throughout the year in 2023, not just during holidays. Planning to continue. Open to ideas.
- **Organization & Professional Development –**
 - o [Local Alaska Chamber of the Year Award](#) – what an honor! This is a big deal!
 - o Still looking for an opportunity to send one of our staff to attend another Alaska festival, as was listed as a strategic planning goal. Would prefer one that is similar to our festivals, but they tend to overlap our events in timing.
 - o Cathy completed course work for her **Professional Certificate in Sustainable Tourism Destination Management** from George Washington University. Waiting for official grades and certificate. Received \$1,000 scholarship from Alaska Tourism Industry Association. Chamber contributed remaining \$1,700.
 - o Cathy was asked by Alaska Outdoor Alliance to attend and help lead a session at the Confluence Summit in Anchorage April 3-5
 - o Installed new CRM software, CC-Assist. Can start processing membership renewals on anniversary date, not calendar year.
- **Funding update**
 - o **Almost 45% increase in non-dues revenue year over year!** This complements and compounds the impact of our membership dues and City support!
 - o Gaming revenue is up thanks to new pulltab vendor, Powder House and steady from long-time vendor, Laura's.
 - o Presented to City Council on 11/15 and sent [Impact Report](#) for inclusion in 10/25 meeting packet.
 - o PWSEDD funding \$5,000 toward Chamber staff training by AK SBDC
 - o \$7400 awarded by Hurtigruten Foundation grant (more details under Destination Marketing).
 - o Foundation Committee met to discuss forming a 501c3 Foundation under our 501c6 Chamber org to apply for more grants and take on more fundraising. We will address this again after Gala.
 - o Economic Injury Disaster Loan is our only major long-term liability. Very low interest rate provides secure access to rainy-day funds in our Ways & Means account if ever needed. We paid back \$48,900 of our \$88,900 and are now making regular monthly loan payments. Considering another balloon payment based on final year-end financials.



EXPEDITION CRUISE VISITS 2024

DATE		SHIP	MAX PAX	TIME
05/27/2024	MONDAY	HURTIGRUTEN	500	1400-2200
6/3/2024	MONDAY	UNCruise	36	
6/10/2024	MONDAY	UNCruise	36	
06/20/2024	THURSDAY	HURTIGRUTEN	500	1400-2200
06/17/2024	MONDAY	UNCruise	36	
6/24/2024	MONDAY	UNCruise	36	
07/01/2024	MONDAY	UNCruise	36	
07/08/2024	MONDAY	UNCruise	36	
07/15/2024	MONDAY	UNCruise	36	
07/20/2024	SATURDAY	HAPAG-LLOYD	250	0700-1230
07/22/2024	MONDAY	UNCruise	36	
07/29/2024	MONDAY	UNCruise	36	
08/05/2024	MONDAY	UNCruise	36	
08/09/2024	FRIDAY	HAPAG-LLOYD	250	1400-2400
08/12/20204	MONDAY	UNCruise	36	
08/19/2024	MONDAY	UNCruise	36	
08/26/2024	MONDAY	UNCruise	36	
09/02/2024	MONDAY	UNCruise	36	

Library

The Year in Review, 2023

The Library has seen some dramatic changes in 2023. Several staff retired, grants concluded, and open hours reduced. The library returned to regular hours in January and new hires were made. Cordova Public Library is poised to continue as a dynamic presence in the community in 2024.

Library Staff

Geraldine de Rooy, Library Director

Youth Services, Anna Hernandez

Paula Payne, Cultural Program Leader

Anna Tikhomirova, Jude Nel and Jillian Gold, Librarians

2023	Patron Visits	Circulation	Youth Programs	Virtual Attendance	In person attendance	ILL loans	Patron cpu use	Adigital downloads	Reference	Adult Programs	Virtual attendance		Days open	Hours Open	Digital Reference
January	1292	998	17	37	71	8	122	299	107	3	15	17	22	182	90
February	1334	796	18	52	115	25	138	213	130	1	5	0	20	164	80
March	1304	980	17	34	70	39	229	289	134	3	16	7	24	191	113
Totals	3930	2774	52	123	256	72	489	801	371	7	36	24	66	537	283

2023	Patron Visits	Circulation	Youth	Virtual	In person	ILL loans	Patron	Adigital	Reference	Adult	Virtual	In Person	Days	Hours	Digital
April	1769	827	18	39	179	19	217	252	126	6	7	45	21	169	118
May	2577	1079	17	17	138	14	256	337	150	6	3	58	22	182	115
June	2351	1388	13	32	154	15	266	287	122	8	3	60	22	182	97
Totals	6697	3294	48	88	471	48	739	876	398	20	13	163	65	533	330

2023	Patron Visits	Circulation	Youth	Virtual	In person	ILL loans	Patron	Adigital	Reference	Adult	Virtual	In Person	Days	Hours	Digital
July	1723	1227	5		188	9	222	278	138	5	2	63	19	155	92
August	1824	1015				13	223	274	131	6	4	20	23	191	92
September	1648	910	11		195	12	244	262	135	7	4	33	21	169	88
Totals	5195	3152	16	0		34	689	814	404	18	10	116	63	515	272

2023	Patron Visits	Circulation	Youth	Virtual	In person	ILL loans	Patron	Adigital	Reference	Adult	Virtual	In Person	Days	Hours	Digital
October	1763	815	8		512	13	162	259	119	6	4	48	20	164	86
November	1182	943	9	6	62	10	175	228	83	5	6	28	19	125	66
December	1523	730	6		76	14	176	217	111	4	2	68	21	102	50
Totals	4468	2488	23	6	650	37	513	704	313	15	12	144	60	391	202

Annual total	20290	11708	139	217	1377	191	2430	3195	1486	60	71	447	254	1976	1087
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Council Packet Correspondence Primer: **Communicating with Your Elected Cordova Officials**

This primer provides an overview of City of Cordova policies regarding the submission of correspondence to the City Clerk's office for distribution to City Council. These policies are general in nature and do not preempt the application of relevant laws to correspondence distribution. To the extent you have questions regarding the distribution of specific correspondence, please contact the City Clerk's office.

What gets published in Council packets as Correspondence?

- Letters, emails, cards, or other written or electronic mail addressed to City Council, any individual member of City Council or the Mayor, regardless of whether or not the sender has requested inclusion of the correspondence in a City Council packet.
- Letters, emails, cards, or other written or electronic mail written by the Mayor, individual City Council members in their capacity as elected officials, or the Council as a body
- Letters, emails, cards, or other written or electronic mail by agencies/entities that are pertinent to Council and the citizens of Cordova (e.g. population determination, full value determination, open comment periods for projects/leases in and around Cordova, etc.)
- Only correspondence received by the Clerk's Office on or before noon on the Wednesday before a regular Council meeting is eligible for inclusion in the packet for that meeting. Correspondence eligible for inclusion received after that date and time will be included in the next regularly scheduled Council meeting packet. (See CMC 3.12.035).

What does not get published in Council packets as Correspondence?

- Letters, emails, cards, or other written or electronic mail that are disparaging to individuals or entities
- Letters, emails, cards, or other written or electronic mail that have been sent anonymously
- Letters, emails, cards, or other written or electronic mail that contain confidential information or information that would warrant a constitutional violation of privacy or could potentially violate an individual's or an entity's constitutional rights.

More information about items not subject to publication:

- Correspondence that is not subject to publication in a Council packet will, however, be forwarded to the Mayor and City Council members with notification that the communication will not be included in the Council packet and the reasons for the exclusion.
- The City will attempt to contact the writer of the correspondence to inform them that the City has determined not to publish what they have sent. Notifications will be sent to the return address on the communication if one has been provided. (the best way to ensure the City is able to reach the writer is if the correspondence has been emailed through the City Clerk cityclerk@cityofcordova.net)
- A person who submits a communication that is not subject to publication in a Council packet, may still attend a meeting and read the communication during audience comments (if it is about an agenda item) or during audience participation, if it is not about an agenda item. Oral comments during a Council meeting will not be monitored or limited for content unless the comments made incite or promote violence against a person or entity. The City is not responsible or liable for the comments, thoughts, and/or opinions expressed by individuals during the public comment period at a Council meeting.

Suggestions concerning correspondence:

- Correspondence intended for all Council members should be emailed to the City Clerk at cityclerk@cityofcordova.net, hand-delivered or sent via U.S. mail to the Clerk's office. Correspondence should be clearly addressed to "Cordova City Council." Unless clearly stated otherwise, the City Clerk will presume that all correspondence addressed to City Council is intended for inclusion in the packet.

Date: 1/5/24

To: City of Cordova, Mayor and City Council

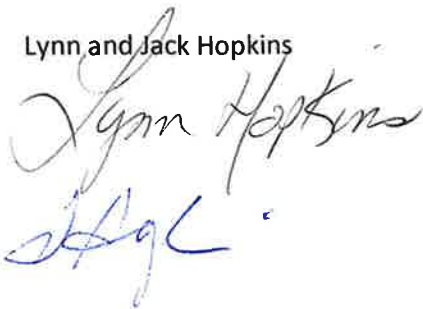
Regarding: Change of addresses

We have received a letter from The City of Cordova regarding the E911 Emergency Response Address Database stating that our physical addresses have been changed. We have two lots in the 6.5 mile community. Upon hearing the reasoning behind the change we do not think the address changes in our area (6.5 mile) are justified. The current addresses can go into the data base just as well as the revised numbers. Additionally, the City could require that we all have our house numbers visible on Eyak Drive.

Yesterday we called the City Planning Department and wrote an email regarding this change. We did receive a call back which was good. Of course we want the EMT responders to have the best possible way to get to people out here in an emergency. However, upon giving it more thought, the address changes are unnecessary and create many problems for those of us who have been using the addresses we were initially given. For example, we just applied for our passport renewals - now our address is wrong. We just applied for PFD's, and now our address is wrong - a crime actually! Bank accounts, credit cards, shipping addresses, billing addresses and more, would have to be changed. Even the house numbers that we currently have will have to be replaced - which is an expense (one of ours is made of copper numbers and one is hand carved). None of this matters when it come so saving a life - BUT, we believe that the first responders already have adequate access to our current addresses.

Hopefully the City and Response team will take another look at what they are proposing. The letter from the City states that this affects "a small number of addresses to ensure uniformity" and that they are "minor chnages". It would seem that this change is affecting far more than "a small number" of households, and these are not "minor" changes! People out Whitshed are not happy about the changes either. These changes will also result in added expenses for the city. Should these changes actually happen, the City should at least reimburse residents for the added cost of changing all of the above. The passport renewal fee is \$130.00, and changing a will or revocable trust would cost more.

Lynn and Jack Hopkins

The block contains two handwritten signatures. The top signature is in black ink and appears to read 'Lynn Hopkins'. The bottom signature is in blue ink and is more stylized, possibly reading 'Jack Hopkins'.

Susan Bourgeois

From: Kevin Johnson
Sent: Saturday, January 13, 2024 12:04 PM
To: Susan Bourgeois
Subject: Fw: Address Change: 145 Eyak Drive

From: Gordon Jensen <truenorthremedy@gmail.com>
Sent: Saturday, January 13, 2024 9:06 AM
To: Kevin Johnson <planning@cityofcordova.net>
Subject: Re: Address Change: 145 Eyak Drive

Yes, please do. Thank you. Is that an open meeting on the 17th?

> On Jan 12, 2024, at 9:45 AM, Kevin Johnson <planning@cityofcordova.net> wrote:

>

> Good morning Mr. Jensen,

>

> Thank you for your comments. The Council will be discussing this at their meeting on 1/17. I can forward your comments onto them if you would like.

>

> Thanks,

>

> Kevin Johnson

> City Planner

> City of Cordova

> 907-424-6220

>

>

>

> -----Original Message-----

> From: Gordon Jensen <truenorthremedy@gmail.com>

> Sent: Tuesday, January 9, 2024 11:10 AM

> To: Kevin Johnson <planning@cityofcordova.net>

> Subject: Address Change: 145 Eyak Drive

>

> Dear Mr. Johnson,

> I am not supportive of and do not wish to change my residence address. This will add yet another burden of updating addresses to MANY institutions and vendors. We are not that far removed from changing over from "6.5 Mile" to the "Eyak Drive" designation, and I am still dealing with repercussions from the forced email change when CTC's email server was shutdown a year ago (after more than 20 yers with that address).

> Although I have lived and operated a business from this location more than 30 years, to one reviewing data such as 'how long at this address', it would give the impression of frequent moves and possible instability. Not a good look for individuals or small businesses in that context.

> In my experience, as a long term resident of this neighborhood, I cannot recall anyone in this area who emergency responders had trouble locating. And if there has been, I would suggest maybe that our current address numbering system be more widely mapped and published, since many businesses or another entities online respond to '*** Eyak Drive' as "not recognized", or "address invalid", and is thus rejected.

> Thank you for your consideration in this matter, Gordon Jensen
> 907-253-7657



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS
Anchorage Office

550 West Seventh Avenue, Suite 1640
Anchorage, Alaska 99501
Main: 907.269.4581
Fax: 907.269.4539

January 16, 2024

Helen Howarth, City Manager
City of Cordova
P.O. Box 1210
Cordova, AK 99574

SUBJECT: Population Determination for FY2025 DCCED Financial Assistance Programs

Dear Ms. Howarth:

Pursuant to 3 AAC 180.050(d), the Commissioner of the Department of Commerce, Community, and Economic Development annually certifies the population of each municipality, community, and reserve in the State of Alaska for use in various financial assistance programs based upon population determinations made pursuant to 3 AAC 180.030. For the **City of Cordova** the following population will be used for all FY25 programs the department administers.

The population of City of Cordova has been determined to be 2540

If you do not agree with the population determination, you may request a population adjustment by submitting a written request and substantiate the request by completing either of the two approved methods: Head Count Census Method or Housing Unit Method. The request must include a resolution from the governing body proposing a corrected population total.

If you choose to request a population adjustment, please review the Head Count Census and Housing Unit Method manuals the department has published to assist you with this process. These manuals are available at <https://www.commerce.alaska.gov/web/dcra/MappingAnalyticsandDataResources/PopulationAdjustment.aspx> or you may also contact the department for a copy of the manuals.

The request for adjustment and completed census documentation must be postmarked no later than April 3, 2024, and submitted to:

Department of Commerce, Community, and Economic Development
Division of Community and Regional Affairs
Attn: Grace Beaujean
550 West 7th Avenue, Suite 1640
Anchorage, AK 99501

Please refer to 3 AAC 180.040 for requirements governing requests for adjustments to population determinations.

For additional information, please contact Grace Beaujean, Research Analyst 4, at 907.269.4521 or DCRAResearchAndAnalysis@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandra Moller', written over a light gray horizontal line.

Sandra Moller
Director

cc: Division of Community and Regional Affairs, Research and Analysis Section
Division of Community and Regional Affairs, Grant & Funding Section

City of Cordova Population Statistics		
year	population	% chg
1910	1152	
1920	955	-17.10%
1930	980	2.62%
1940	938	-4.29%
1950	1165	24.20%
1960	1128	-3.18%
1970	1164	3.19%
1980	1879	61.43%
1990	2110	12.29%
2000	2454	16.30%
2001	2454	0.00%
2002	2434	-0.81%
2003	2372	-2.55%
2004	2298	-3.12%
2005	2288	-0.44%
2006	2211	-3.37%
2007	2194	-0.77%
2008	2161	-1.50%
2009	2126	-1.62%
2010	2239	5.32%
2011	2289	2.23%
2012	2316	1.18%
2013	2302	-0.60%
2014	2286	-0.70%
2015	2321	1.53%
2016	2386	2.80%
2017	2279	-4.48%
2018	2360	3.55%
2019	2343	-0.72%
2020	2366	0.98%
2021	2545	7.57%
2022	2566	0.83%
2023	2540	-1.01%

Susan Bourgeois

From: mary underwood <bugeyedjane@gmail.com>
Sent: Wednesday, January 17, 2024 3:07 PM
To: Susan Bourgeois; Tom Bailer; David Allison
Subject: Mayor and council members

Mary Underwood
PO Box 95
160 Eyak Drive Cordova, Alaska 99574

City of Cordova Mayor Allison & City Council Members PO Box 1210 Cordova, Alaska 99574

January 17, 2024

Dear Mayor Allison and City Council Members: This letter is in regard to address changes made to numerous property owners in the city of Cordova. I know this has affected a number of people in Cordova, but I will only speak to changes made to the 6 ½ mile area on Eyak and Gandil Drive. A number of years ago the city assigned address numbers to the residents. We have used this address for a variety of documents and accounts i.e.: Fishing licenses ,Passports, mortgage, homeowners insurance , Alaska Airlines Known Shipper, Alaska Permanent Fund Dividend ,Living Trust Wills Bank accounts Loan applications Credit card Utilities US Post Office Etc. etc. etc. Now, the city wants us to go through the tedious process of changing all of our accounts, etc. and in some cases spend money (\$1,000 to make that change in a Living Trust), because the city has decided it is more convenient for them??? WHAT difference does it make if the odd numbers are on the wrong side??? That is what Kevin told me when I called the city. The city gave us the addresses in the first place! We have had two fires in our warehouse and the emergency crews found us both times.....and that was BEFORE we had house numbers. It is great that we have physical house numbers. The city and the emergency crews have maps with addresses for each property. Why make everyone go through this expensive and tedious process to change all of our accounts??? The city may use the addresses it assigned us the first time and it can be shared with the Postal Service and Google Maps and we can all find one another. The emergency services crews can find us and the citizens won't have to go through this expensive and tedious process. Our current addresses are valid and accurate now. Thank you for your time and hopefully you will reconsider and leave our physical addresses as is!!!

Mary Underwood
908-831-6323

Susan Bourgeois

From: Penelope Oswalt <penya5@gmail.com>
Sent: Wednesday, January 17, 2024 12:36 PM
To: Susan Bourgeois
Subject: Protest of address change for 6.5 mile

Dear City Clerk and the Cordova City Council,

I would like to protest the address changes being implemented for Eyak Drive, 6.5 mile, Cordova, Alaska. I realize it is important to have consistency with E911 coding. However, switching all the right side and left side street numbers on Eyak Drive to meet an outside criteria is really not acceptable. We on Eyak Drive have used the address originally given to us by the City in all of our legal, personal, Federal, State and business addresses for year. The cost and confusion to change all of this information is huge, time consuming and in some cases (legal, property and others) negligent. I urge you to consider modifying this change on Eyak Drive and leaving these addresses as they stand.

I am currently traveling and have not been able to respond in a timely manner. I just found out an hour ago this was on the agenda.

Sincerely,
Penelope Oswalt Stimson
Sent from my iPhone



Cordova District Fishermen United
PO Box 939 | 509 First Street | Cordova, AK 99574
phone. (907) 424 3447 | fax. (907) 424 3430
web. www.cdfu.org

January 18, 2024

City of Cordova
PO Box 1210
Cordova, Alaska 99574

Re: Breakwater Trail Park

Dear Mayor Allison, City Manager Howorth, and City Council Members,

On behalf of Cordova District Fishermen United (CDFU), I am writing to express support for the proposed vision of the Breakwater Trail Park improvements near K Float at the Cordova Harbor. We are excited by what a safe, attractive waterfront greenspace with amenities will bring to Cordova's fishing community, and hope that all park plans consider the proximity to the harbor and ways to support fishermen.

Thinking of CDFU members, the entire fleet, and the Cordova community, we are especially interested in Cordova Covered Spaces Working Group's work and private fundraising toward the addition of a covered space for picnicking, that could also be used for net mending. We all want more sheltered places that let us be outside more or for longer periods, whether from rain, snow, high sun or winds. Weather is a barrier for CDFU to dependably hold outdoor events or activities near the harbor, and we regularly desire a dependable space for picnics and other fleet gatherings. We would regularly use this space and add vitality to the area. It makes us smile to think of a fresh, safe greenspace where fishermen can get off their boat and easily walk to relax and meet with each other, family and friends. We expect a covered space with seating, tables and grills would be extremely popular, very well-used by community groups and local families, adding to the reasons people want to live and remain in Cordova.

As a shared public gathering space, a roof also creates a sense of togetherness and collective ownership. This can be subtle, but two separate people pausing five minutes to stare at the harbor from the Fishermen's memorial are two separate people pausing and going about their busy days. But two separate people who both choose to sit under the same picnic shelter at Breakwater Park to admire Orca Inlet are now doing something separately, together, simply



Cordova District Fishermen United
PO Box 939 | 509 First Street | Cordova, AK 99574
phone. (907) 424 3447 | fax. (907) 424 3430
web. www.cdfu.org

because they are sharing a roof. Even if they don't interact, they can more easily recognize they are using the same thing and therefore sharing an experience (not alone). With a high seasonal workforce performing stressful work, park places provide an opportunity to replace stress and loneliness with a sense of community, and in turn promote more positive mental health and life choices. We're hopeful that the Breakwater Park project will help foster more positive community off the dock that helps captains retain and grow a healthy crew workforce staying year-round or returning to Cordova year after year to strengthen the Area E fleet.

In current concept renderings of the park improvements it looks like the existing informal parking spaces at the end of Nicholoff Way will need to be made more strategic to accommodate the Breakwater Park plans, and that overall a space of about eight parking spaces will be absorbed to complete the park's ultimate vision. There may be minor inconveniences to the fleet or harbor during any construction phases on improvements, but all is outweighed by what an active waterfront greenspace will mean for quality of life of fishermen and residents.

Cordova deserves a working waterfront with related harbor improvements that reflect its economic force and influence, and we are excited for Breakwater Park upgrades being a part of that. Thank you for the City's efforts collaborating with local volunteers and the Cordova Covered Spaces Working Group to develop Breakwater Trail Park.

Sincerely,

Jess Rude
Executive Director

cc: Natasha Casciano, Cordova Covered Spaces Working Group natasha@cordovagear.com

Ivy Patton
110 Gandil Dr
PO Box 85
Cordova AK 99574
1/18/24

Cordova City Council
Cityclerk3@cityofcordova.net
601 1st Street
Cordova, AK 99574

Dear Cordova City Council:

I am writing to share my concerns regarding the forcible home address change in the 6.5 mile community. I own a house located at YOUR ADDRESS, Cordova AK. The proposed address changes have negative consequences. Through no fault of our own, homeowners must suffer with real and perceived grievances such as contacting and changing our addresses with mortgage lenders, insurance companies, credit cards, invoices, banks and other financial institutions, City and State Elections office, DMV, utilities such as home heating fuel, electricity, and internet, and other private companies we do personal business with. These negative consequences may have financial obligations that we will incur, including lawyer fees.

I urge the City to come up with another solution for their 911 plan. This can include clear signage on some side roads off Eyak Drive and house numbers displayed clearly. My home shows up in the proper location on local maps on a smart phone and on google earth when my physical address is typed in.

Sincerely,

Ivy Patton

John and Patricia Wilson
169 Eyak Drive
Cordova, Alaska 99574

1/18/2024

Kevin Johnson, City Planner,
Cordova City Council Members

Dear Mr. Johnson and the Cordova City Council,

I am writing to you with my concerns about the forcible home address changes in the 6.5 mile area.

We own a home at 169 Eyak Drive. We have owned this home for over forty years. At various times our address has been Mile 6.5 Copper River Highway, NHN (No House Number) Black Sheep Drive and NHN Olsen Drive. Most recently it has been changed to 169 Eyak Drive. None of these changes were at our request.

These changes have various negative effects that we must deal with thru no fault of our own. These are dealings with Mortgage and Title companies, banks and financial businesses such as credit card companies, insurance companies and all other bills, invoices, etc. in dealing with private companies and utilities. These all incur time, effort and money.

We really do not reside on Eyak Drive. Our home is between Eyak and Olsen across the slough and down the neighbor's driveway. Although it is nice to finally have a house number, we would choose to have a number that is consistent with the current numbering system for Eyak Drive. Our side of this road has been an even numbering since House numbers were initiated in Cordova.

Please reconsider this plan and come up with something agreeable to all concerned.

Better signage, grandfathering in addresses, and house numbers. I would like to support my neighbors in this situation, and not have home numbers on Eyak Drive changed.

Thank you for your consideration.

John and Patricia Wilson.

TO: Mayor Dave Allison and Cordova City Council Members:

This letter is in reference to address changes the city wants to make to Mile 6 ½ area.

Paul Nylund, Valdez Senior City Planner and GIS Technician said that addresses in the City of Valdez are “mostly” standard, but there are areas that are not. Valdez has E911. They have not forced the areas that are not standard to change because they realize what a pain that is for the residents.

Molly Taiber, Petersburg city planner said that Petersburg is “for the most part” standard, but they have areas that are not and they have E911 services (2022).

Leslie Jones from Department of Natural Resources told me to reach out to Hillary Palmer for information on standard requirements to meet NENA (National Emergency Number Association). Cities need to be compliant to NENA standards in order to have E911. I gave the email, that I received from Hillary Palmer to the city clerk and she was going to make copies for you. I hope you have read them as she is an expert. Hillary is an expert in helping communities adhere to NENA standards. She said it was not necessary for our community neighborhood (6 ½ mile) to change our city-assigned, standard addresses in order to be compliant, even though the main city of Cordova has even and odd numbers on different sides than mile 6 ½. I understand the mile 5 area has had their addresses changed, as well.

Why do we need to change our addresses?

If it would help our emergency services people find us, I would love to help advocate for residents to post their city-assigned addresses on their homes and businesses. I would love to find out how and where they would like addresses to be posted and help folks to get it done! It is obvious that this would be a great help to our emergency people and to the citizens of Cordova. It seems like a simple solution and would not adversely affect, and cause undo paperwork and cost. It would not disrupt people’s lives!

It appears that the only reason the city has to change our addresses is to make it look pretty on the books. City code can be rescinded or changed. New buildings can be assigned addresses to be compliant in the area where they reside. Simple solution.

Our fire chief has already said that if addresses are changed even to odd or odd to even will not help them find us. Posting addresses where emergency people can find residents will help them. I sincerely hope you will reconsider having the residents at mile 6 ½ change their city-assigned addresses to another city-assigned address when it will not make any positive change for Cordova.

Thank you,

Joan Songer



AGENDA ITEM 21
City Council Meeting Date: 02/07/2024
CITY COUNCIL COMMUNICATION FORM

FROM: Samantha Greenwood, Interim City Manager
DATE: 1/30/24
ITEM: Transfer of Funds from Permanent Fund to sustain cash flow during the final phase of the South Harbor Rebuild Project
NEXT STEP: Vote on Ordinance 1215

☒ ORDINANCE
☐ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: Staff suggests the following motion: “I move to adopt Ordinance 1215”

II. BACKGROUND: The South Harbor Rebuild RAISE grant was signed on January 19, 2024, finally, allowing access to the grant funds of \$20 million. The delay in receiving the funds caused City to use most of the other funds to keep the project going. The remaining funds (\$1.3 million) are tied to the completion milestones. Construction is still on schedule; this request is about cash flow for the city while the reimbursement request moves through the federal system. This means that in the 4 to 6 months, we will be billed ~ 18 million dollars.

MARAD requires a review outside its reimbursement program, DELPHI., for the first submittal. We have our first reimbursement request for 2 million submitted to MARAD. Upon approval, we can put it into the federal reimbursement program. MARAD states that the average reimbursement if there are no issues, takes 30 days. Since we have only one contractor, our reimbursement submittals are simple and should move through the system quickly.

To maintain cash flow during the final stages of the South Harbor Rebuild, staff has investigated a line of credit from Key Bank and First National Bank; the interest rates were approximately 8% and 10.8%, respectively. City Council asked that I check in with our investment broker for his thoughts on borrowing from the permanent fund. That is my summary of that conversation, this is an unusual situation where the funds that are being borrowed will be returned in full in 6 to 12 months. The impact on the investment portfolio will be limited by the short time frame in which the funds will be out. The longer the duration of the borrowing, the more impact on the future earnings path of the permanent fund. The three million dollars will allow the city to maintain cash flow while making payments to Turnagain and waiting for MARAD reimbursement.

The time frame for the repayment of the 3 million depends on reimbursement timing from MARAD. It is difficult to provide terms for repayment without a firm timeline; we know it will be less than a year and most likely 6 to 7 months. Upon passage of the ordinance, the city council can direct staff to provide a resolution

to memorialize the commitment of the harbor to pay interest on the 3 million from the time of withdrawal until repayment to the permanent fund.

III. SUMMARY AND ALTERNATIVES: Due to the 20 million being inaccessible until the final stages of the project, a cash flow issue will occur. Adopting this ordinance will ensure City avoids the cashflow issue and allows the project to move ahead smoothly.

**CITY OF CORDOVA, ALASKA
ORDINANCE 1215**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE TRANSFER OF \$3,000,000 FROM THE GENERAL RESERVE FUND
(PERMANENT FUND) TO THE HARBOR ENTERPRISE FUND TO SUSTAIN CASH FLOW
FOR THE REMAINDER OF THE SOUTH HARBOR PROJECT**

WHEREAS, the Council of the City of Cordova, Alaska, will allow a transfer of \$3,000,000 to facilitate cashflow during the 2021 RAISE grant reimbursement process funding the South Harbor Reconstruction Project; and

WHEREAS, the following interfund transfer, pursuant to this Ordinance, is intended to provide a source of money to pay South Harbor Project expenses; and

Fund #	Fund Title	Purpose	Amount
505-390-49998	Transfer from Permanent Fund	Harbor Project Cash Flow	\$3,000,000

WHEREAS, the RAISE grant agreement was executed on January 19, 2024 and reimbursement is currently in process; and

WHEREAS, delays in the grant agreement execution have depleted the project's budget and additional funds are needed to keep the project on schedule; and

WHEREAS, the City anticipates the entirety of these borrowed funds will be reimbursed as the RAISE process continues through the life of the project; and

WHEREAS, while the exact amount of funds needed to continue with the project shall not exceed \$3 million, the amount borrowed may be less; and

NOW, THEREFORE BE IT ORDAINED that the Council of the City of Cordova, Alaska, hereby authorizes the transfer of \$3,000,000 from the General Reserve Fund (Permanent Fund) to the Harbor Enterprise Fund for expenses associated with construction costs of the South Harbor Project pending RAISE grant reimbursements.

This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska and published within ten (10) days after its passage.

1st reading and Public Hearing: February 7, 2024

2nd reading and Public Hearing:

PASSED AND APPROVED THIS ____ DAY OF _____ 2024.

David Allison, Mayor

ATTEST:

Susan Bourgeois, City Clerk



AGENDA ITEMS 22 & 23
City Council Meeting Date: 2/7/24
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, Acting Public Works Director
DATE: 2/1/24
ITEM: Resolutions 02-24-07 & 02-24-08 Water & Wastewater Master Plan Loans
NEXT STEP: Approval of Resolutions

☒ ORDINANCE
☒ RESOLUTIONS

☐ INFORMATION
☐ MOTION

I. REQUEST OR ISSUE: City of Cordova has been chosen to receive a \$150,000, 100% forgiven loan, to produce Master Plans for our water and wastewater systems. Staff requests that the Council pass the following Resolutions allowing City to enter into loan agreements.

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided a recommended motions for the City Council. Each resolution should be moved and voted upon separately.
“I move to approve Resolution 02-24-07”; “I move to approve Resolution 02-24-08”

III. FISCAL IMPACTS: The city qualifies for 100% loan forgiveness, the only fiscal impact expected is the allocation of staff time to assist the consultants as needed through the planning process.

IV. BACKGROUND INFORMATION: Cordova was identified as being eligible for two separate 100% forgiveness loans, one (\$75K) for creation of a Water Systems Master Plan, and one (\$75K) for a Wastewater Master Plan. The funding for these master plans runs through the Alaska Clean Water Fund (ACWF) and the Alaska Drinking Water Fund (ADWF). Due to how this money is funneled through the State, the mechanism to provide the money to the municipality is in the form of a loan, however Cordova has already prequalified for 100% forgiveness. The city would not be expected to contribute financially to these except in the form of staff time to assist the consultants as needed.

These plans will identify the different parts of the City’s water and wastewater systems, there current functionality, and future needs. This will allow staff and Council to identify and prioritize specific projects, timelines, and plan for funding needs. The “current” Water Systems Master Plan is from 1987, and a wastewater master plan for the city does not exist.

V. LEGAL ISSUES: Legal has approved the attached Resolutions.

VI. SUMMARY AND ALTERNATIVES: City Council could choose to approve both resolutions, one resolution, or neither of the resolutions.

**CITY OF CORDOVA, ALASKA
RESOLUTION 02-24-07**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE APPLICATION AND EXECUTION OF A LOAN FROM THE ALASKA
DRINKING WATER FUND IN AN AGGREGATE AMOUNT NOT TO EXCEED \$75,000 TO
FINANCE THE WATER SYSTEM MASTER PLAN PROJECT**

WHEREAS, pursuant to AS 46.03.032 the Alaska Department of Environmental Conservation (“DEC”) may make loans to municipalities from the Alaska Drinking Water Fund (“Drinking Water Fund”) to pay the cost of planning, designing, building, constructing, and rehabilitating public wastewater collection, treatment and discharge systems; and

WHEREAS, the Water System Master Plan Project (the “Project”) would include the following work: compiling and completing the city assessment data and prioritizing projects based on potential failures, increased distribution, and infrastructure conditions and a rate analysis to determine fiscal impacts; and

WHEREAS, the City of Cordova (“City”) is eligible to borrow from the Drinking Water Fund for the Project, and the interest rates to be paid by the City on loans from the Drinking Water Fund are favorable compared to the rates charged by other sources of funds that are available to the City; and

WHEREAS, the City seeks to obtain the necessary financial assistance for the project; and

WHEREAS, the Project currently is included on an Alaska Drinking Water Fund project priority list for the current fiscal year; and

WHEREAS, the loan of up to \$75,000 would be repaid over no more than a 20-year term, with a finance rate calculated pursuant to 18 AAC 76.080.

NOW THEREFORE, BE IT RESOLVED THAT the City of Cordova authorizes the City Manager to apply to the DEC for a loan from the Alaska Drinking Water Fund for the Project.

The City authorizes the City Manager and Acting City Manager to execute the loan agreement which will become a binding obligation in accordance with its terms when signed by both parties. The City Manager and Acting City Manager are authorized to represent the City in carrying out the City’s responsibilities under the loan agreement. The City Manager and Acting City Manager are authorized to delegate responsibility to appropriate City staff to carry out technical financial, and administrative activities associated with the loan agreement.

PASSED AND APPROVED THIS 7th DAY OF FEBRUARY 2024

David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

**CITY OF CORDOVA, ALASKA
RESOLUTION 02-24-08**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE APPLICATION AND EXECUTION OF A LOAN FROM THE ALASKA
CLEAN WATER FUND IN AN AGGREGATE AMOUNT NOT TO EXCEED \$75,000 TO
FINANCE THE WASTEWATER MASTER PLAN PROJECT**

WHEREAS, pursuant to AS 46.03.032 the Alaska Department of Environmental Conservation (“DEC”) may make loans to municipalities from the Alaska Clean Water Fund (“Clean Water Fund”) to pay the cost of planning, designing, building, constructing, and rehabilitating public wastewater collection, treatment and discharge systems; and

WHEREAS, the Wastewater Master Plan Project (the “Project”) would include the following work: preparation of a master plan to assess and prioritize needed upgrades to the wastewater system; and

WHEREAS, the City of Cordova (“City”) is eligible to borrow from the Clean Water Fund for the Project, and the interest rates to be paid by the City on loans from the Clean Water Fund are favorable compared to the rates charged by other sources of funds that are available to the City; and

WHEREAS, the City seeks to obtain the necessary financial assistance for the project; and

WHEREAS, the Project currently is included on an Alaska Clean Water Fund project priority list for the current fiscal year; and

WHEREAS, the loan of up to \$75,000 would be repaid over no more than a 20-year term, with a finance rate calculated pursuant to 18 AAC 76.080.

NOW THEREFORE, BE IT RESOLVED THAT the City of Cordova authorizes the City Manager to apply to the DEC for a loan from the Alaska Clean Water Fund for the Project.

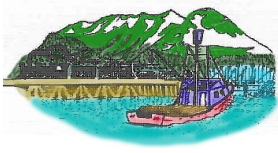
The City authorizes the City Manager and Interim City Manager to execute the loan agreement which will become a binding obligation in accordance with its terms when signed by both parties. The City Manager and Interim City Manager are authorized to represent the City in carrying out the City’s responsibilities under the loan agreement. The City Manager and Interim City Manager are authorized to delegate responsibility to appropriate City staff to carry out technical financial, and administrative activities associated with the loan agreement.

PASSED AND APPROVED THIS 7th DAY OF FEBRUARY 2024

David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



City Council of the City of Cordova, Alaska

Pending Agenda

February 7, 2024 Regular Council Meeting


A.	Future agenda items - topics put on PA with no specific date for inclusion on an agenda		initially put on or revisited
	1)	Public Safety Resources - discussion	1/20/2021
	2)	Ordinance change (Title 4) to ensure Council has a role in CBA approval process	9/6/2023
	3)	Council discussion about incentives for investment in Cordova	11/3/2021
	4)	Revenues (head tax, mv fees, airline landing tax, etal) - explore alternate revenues in 2024	12/6/2023
	5)	Res to legislature supporting adoption of stricter punishment for drug sales that cause overdose deaths	6/15/2022
	6)	Alaska Mariculture Alliance - city rep appointment after bylaw changes - update from Mayor	9/21/2022
	7)	Facility condition assessments part 2 work session (did P&R on 4-19-23) - Oct '23	9/6/2023
	8)	City Code re: procurement, Manager spending limit trigger in a code provision	4/19/2023
	9)	In person attendance requirements for Council members - follow up fall '23	5/3/2023
	10)	Discuss/create a policy for established timeframes for review of City ongoing contracts	9/6/2023
	11)	Explore methods to capture tourism dollars by requiring arriving RVs to use paid facilities	9/6/2023
B.	Resolutions, Ordinances, other items that have been referred to staff		date referred
	1)	Disposal of PWSSC Bldg - referred until more of a plan for north harbor so the term of RFP would be known	1/19/2022
	2)	Disposal of ASLS 79-258 - motion to put out for proposals was referred to staff after an e.s.	9/16/2020
	3)	Res 12-18-36 re E-911, will be back when a plan has been made	12/19/2018
C.	Upcoming Meetings, agenda items and/or events: with specific dates		
	1)	Capital Priorities List, <u>Resolution 02-23-03</u> , is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action	
	2)	Staff quarterly reports will be in the following packets:	
		4/17/2024	7/17/2024
			10/16/2024
	3)	Joint City Council and School Board Meetings - twice per year, May & October	
		6pm before Council mtg 5/1/2024	6pm @ CHS before Sch Bd mtg Oct. or Nov. 2024
	4)	Clerk's evaluation - each year in Feb (before Council changeover after Mar election) - next Feb '24	
5)	Manager's evaluation - each year in Jan - next one Jan '24		
6)	In <u>May</u> each year City will provide public outreach regarding beginning of bear season	photo by Wendy Ranney	
7)	Code rewrite Titles 5 & 7 - Work Sessions with City attorneys ongoing 1Q '24		
8)	Each year in June Council will approve by Resolution, the School's budget and City's contribution		
D.	Council adds items to Pending Agenda in this way:		
	item for action	tasking which staff: Manager/Clerk?	proposed date
	1) ...		
	2) ...		
	3) ...		
Mayor Allison or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.			

photo by Wendy Ranney



8/3/2022



City Council of the City of Cordova, Alaska
Pending Agenda
February 7, 2024 Regular Council Meeting

E. Membership of existing advisory committees of Council formed by resolution:

- 1) Fisheries Advisory Committee:**
- | | | |
|--|---|--|
| re-auth res 01-20-04 approved Jan 15, 2020 | 1-John Williams (fisheries educ/Mar Adv Prgm) | 2-Jeremy Botz (ADF&G) |
| auth res 04-03-45 approved Apr 16, 2003 | 3-vacant (processor rep) | 4-Jim Holley (marine transportation/AML) |
| | 5-Chelsea Haisman (fish union/CDFU) | 6-Tommy Sheridan (aquaculture) |
- 2) Cordova Trails Committee:**
- | | | |
|----------------------------------|--------------------|-----------------|
| re-auth res 11-18-29 app 11/7/18 | 1-Elizabeth Senear | 2-Toni Godes |
| auth res 11-09-65 app 12/2/09 | 3-Dave Zastrow | 4-Ryan Schuetze |
| | 5-Stormy Haught | 6-Michelle Hahn |
- 3) Fisheries Development Committee:**
- | | | | |
|-----------------------------------|-------------------|-----------------|------------------|
| authorizing resolution 12-16-43 | 1-Warren Chappell | 2-Andy Craig | 3-Bobby Linville |
| reauthotrization via Res 11-19-51 | 4-Gus Linville | 5-vacant | 6-Bob Smith |
| approved 11/20/2019 | 7- Ron Blake | 8- John Whissel | |

F. City of Cordova appointed reps to various non-City Boards/Councils/Committees:

- 1) Prince William Sound Regional Citizens Advisory Council**
- | | | |
|--------------------|------------------------|----------------------------|
| David Janka | appointed January 2023 | 2 year term until May 2024 |
|--------------------|------------------------|----------------------------|
- 2) Prince William Sound Aquaculture Corporation Board of Directors**
- | | | |
|-------------------|--|-----------------------------|
| Tom Bailer | re-appointed October 2021 | 3 year term until Sept 2024 |
| | re-appointed October 2018 | |
| | appointed February 2017-filled a vacancy | |

**CITY OF CORDOVA, ALASKA
RESOLUTION 01-24-01**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
DESIGNATING CAPITAL IMPROVEMENT PROJECTS**

WHEREAS, the Cordova City Council has identified several Capital Improvement projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William Sound; and

WHEREAS, the Council of the City of Cordova has identified the following Capital Improvement projects as being critical to the future well-being and economy of Cordova and the surrounding area:

Port and Harbor

- North Harbor Efficiency and Safety
 - Stabilize Breakwater Ave through sheet piling to create usable uplands for industrial, commercial, Harbor and associated uses.
 - Improve pedestrian safety by creating a sidewalk and boardwalk system to navigate between the north and south harbors.
 - Provide additional cranes, laydown areas, and in-harbor fuel services.
- Waste Oil/Maintenance Building
- Shipyard Expansion
- Harbor Basin Expansion

Water Upgrades

- Improve water delivery during peak water usage.
- Booster station at Murchison tank to improve water delivery during peak flow.
- Permanent siphon at Crater Lake to improve water delivery during peak flow.
- Upgrade Pipe Infrastructure.
- Upgrade pump stations and equipment.
- Feasibility Study services and Fire Protection (hydrants) to Outlying Areas
- Water distribution upgrades

Sewer Upgrades

- Replacement/upgrade of Wastewater plant and Scada.
- Replacement/Upgrades of Lift Stations.
- Replacement of Force main in Odiak Slough.
- Upgrade Pipe Infrastructure.

Streets Infrastructure and Equipment

- 6th and 7th Streets Upgrades
- Chase Avenue Upgrades
- Replace/Upgrade pedestrian walkways (4th and Adams) (Council Street), and (2nd Street to Main)
- Wheeled Loader
- Road Grader
- Backhoe

Water Services and Fire Protection (hydrants) to Outlying Areas – Feasibility Study

Public Safety

- E-911 Implementation
- Acquire and integrate new hardware to fully utilize the new E-911 addressing.
- Replace Failing RMS
- Replace Dispatch Console
- Replace Radio Structure on Ski Hill
- Engineering and Preliminary Design of Public Safety Building
- Prep Site

Recreational Safety and Development

Pool Infrastructure

- Door and Siding Replacements and CMU Joint Repairs
- Pool Cover Replacement
- Pool Roof Replacement
- Ventilations Remodel/Replacement
- Electrical Distribution System Replacement
- ADA Compliance and Parking Area re-grade.

Bidarki Recreation Center

- Structural Repair
- Code and Ada Compliance
- Facility Improvements

Eyak Lake Skater's Cabin

- Demolish and replace.

Playground Renovations

- Replacement of swing set at Noel Pallas Children's Memorial Playground

Parks Restrooms/Buildings/Structures

- Ballfield/Cordova Municipal Park Restroom/Concession Stand – Code and ADA Compliance
- Fleming Spit Restroom Replacement
- Odiak Pond Boardwalk and Gazebo – Code and ADA Compliance
- Odiak Camper Park Restrooms/Facility Improvements – Code and ADA Compliance.
- Parks Maintenance Shop Facility Improvements – Code Compliance

Ski Hill Improvements

Land Development

- Housing
- Cold Storage
- Harbor Basin Expansion

and;

WHEREAS, some or all of these projects will be submitted to State or Federal legislators and/or agencies as Capital Improvement projects for the City of Cordova, Alaska.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby designates and prioritizes the above listed projects as Capital Improvement projects.

PASSED AND APPROVED THIS 17th DAY OF JANUARY 2024



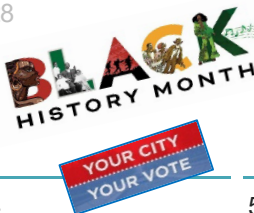
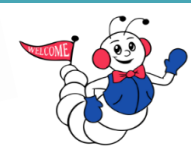




David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

February 2024

CALENDAR MONTH	FEBRUARY
CALENDAR YEAR	2024
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28  YOUR CITY YOUR VOTE		Iceworm Festival "Pre-Ice-Storic" Jan 27 - Feb 3, 2024				
4 Mar 5, 2024 Election: last day to register in order to vote 2/4/24	5 Mar 5, 2024 Election: declaration of candidacy period opens 12/19/23 and closes 2/5/24	6	7 6:45 Council Pub Hearing 7:00 Council reg mtg CCAB	8	9	10
11	12	13	14	15	16	17 
		Early Voting: City Election at Cdv Ctr/City Hall: 2/13 - 2/16 8a-5p				
		6:30 P&Z CCAB	6:00 Harbor Cms CCAB 7:00 Sch Bd HSL			
18	19 Presidents Day Holiday City Offices closed	20 	Early Voting: City Election at Cdv Ctr/City Hall: 2/20 - 2/23 8a-5p			24
		5:30 CTC Board Meeting CCER	6:00 CEC Board Meeting	6:45 Council Pub Hearing 7:00 Council reg mtg CCAB		
25	26 	Early Voting: City Election at Cdv Ctr/City Hall: 2/26 - 3/1 8a-5p				2
		6:00 P&R CCM		6:00 CCMCAB HCR		
3	4	Notes				

Legend:
 CCAB-Community Rms A&B
 HSL-High School Library
 CCA-Community Rm A

CCB-Community Rm B
 CCM-Mayor's Conf Rm
 CCER-Education Room






LN-Library Fireplace Nook
 CRG-Copper River Gallery
 HCR-CCMC Conference Room

Cnd - 1st & 3rd Wed
 P&Z - 2nd Tues
 SchBd, Hrb Cms - 2nd Wed
 CTC - 3rd Tues

P&R - last Tues
 CEC - 4th Wed
 CCMCA Bd - last Thurs

March 2024

CALENDAR MONTH	MARCH
CALENDAR YEAR	2024
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	1	2
Early Voting: City Election at Cdv Ctr/City Hall: 2/26 - 3/1 8a-5p						
3	4	5	6	7	8	9
Early Voting: City Election at Cdv Ctr/City Hall: 3/4 -8a-5p		 Cordova General Election 7am - 8pm CCA	7:00 Council reg mtg CCAB 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	Assessment Notices mailed - starts 30 day appeal period		
10	11	12	13	14	15	16
		6:30 P&Z CCAB	7:00 Council reg mtg CCAB			
17	18	19	20	21	22	23
		 5:30 CTC Board Meeting CCER				
24	25	26	27	28	29	30
	City Hall Closed Seward's Day Holiday 3/25	6:00 P&R CCM	6:00 CEC Board Meeting	6:00 CCMCAB HCR		
31	1	Notes				
Legend: CCAB-Community Rms A&B HSL-High School Library CCA-Community Rm A		CCB-Community Rm B CCM-Mayor's Conf Rm CCER-Education Room	LN-Library Fireplace Nook CRG-Copper River Gallery HCR-CCMC Conference Room	Cncl - 1st & 3rd Wed P&Z - 2nd Tues SchBd, Hrb Cms - 2nd Wed CTC - 3rd Tues	P&R - last Tues CEC - 4th Wed CCMCA Bd - last Thurs	

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
Mayor:	David Allison	March 1, 2022	March-25
3 years	Mayor@cityofcordova.net		
Council members:			
Seat A:	Tom Bailer	March 1, 2022	March-25
3 years	CouncilSeatA@cityofcordova.net	March 5, 2019	
Seat B:	Cathy Sherman	March 7, 2023	March-26
3 years	CouncilSeatB@cityofcordova.net	March 3, 2020	
Seat C:	Kasey Kinsman	March 7, 2023	March-26
3 years	CouncilSeatC@cityofcordova.net		
Seat D:	Wendy Ranney	July 5, 2023	March-24
3 years	CouncilSeatD@cityofcordova.net	elected by cncl	
Seat E:	Anne Schaefer, Vice Mayor	March 2, 2021	March-24
3 years	CouncilSeatE@cityofcordova.net	March 6, 2018	
		December 6, 2017	elected by cncl
Seat F:	Kristin Carpenter	March 1, 2022	March-25
3 years	CouncilSeatF@cityofcordova.net		
Seat G:	Ken Jones	March 1, 2022	March-25
3 years	CouncilSeatG@cityofcordova.net		

Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	Barb Jewell, president	Mar 1, 2022, Mar 5, 2019, Mar 1, 2016, Mar 5, 2013	March-25
	bjewell@cordovasd.org		
3 years	Henk Kruithof	March 2, 2021	March-24
	hkruithof@cordovasd.org		
3 years	Terri Stavig	March 1, 2022	March-25
	tstavig@cordovasd.org		
3 years	Peter Hoepfner	Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-24
	phoepfner@cordovasd.org		
3 years	David Glasen	March 7, 2023	March-26

seat up for re-election in Mar '24

vacant

board/commission chair

seat up for re-appt in Nov '24

(updated 01-17-24)

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Hospital Services - Board of Directors - Elected

length of term		Date Elected	Term Expires
3 years	Diane Ujioka CCMCBoardSeatC@cdvcmc.com	December 19, 2023 elected by board	March-24
3 years	Ann Linville CCMCBoardSeatA@cdvcmc.com	March 1, 2022	March-25
3 years	Chris Iannazzone CCMCBoardSeatB@cdvcmc.com	March 7, 2023 March 24, 2022 elected by board	March-25
3 years	Liz Senear CCMCBoardSeatD@cdvcmc.com	March 2, 2021	March-24
3 years	Kelsey Appleton Hayden, Chair CCMCBoardSeatE@cdvcmc.com	March 7, 2023 March 3, 2020	March-26

Library Board - Appointed

length of term		Date Appointed	Term Expires
3 years	Mary Anne Bishop, Chair	Nov '06, '10, '13, '16, '19, Dec '22	November-25
3 years	Debra Adams	Dec '21	November-24
3 years	Sherman Powell	June '18, Feb '20, Jan '23	November-25
3 years	Mark Donachy	Dec '23	November-26
3 years	Krysta Williams	Feb '18, Dec '20, Dec '23	November-26

Planning Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Kris Ranney	Dec '22	November-25
3 years	Mark Hall, Vice Chair	Nov '19, Dec '22	November-25
3 years	Sarah Trumblee	Dec '20, Dec '23	November-26
3 years	Tania Harrison, Chair	Mar '22	November-24
3 years	Gail Foode	Dec '23	November-26
3 years	Chris Bolin	Sep '17, Nov '18 Dec '21	November-24
3 years	Sean Den Adel	Dec '23	November-26

seat up for re-election in Mar '24

vacant

board/commission chair

seat up for re-appt in Nov '24

(updated 1-17-24)

City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Ryan Schuetze	Dec '23	November-26
3 years	Andy Craig, Chair	Nov '16, '19 & Dec '22	November-25
3 years	Garrett Collins	Dec '23	November-26
3 years	Ken Jones	Feb '13, Nov '16, Nov '19, Dec '22	November-25
3 years	Christa Hoover	Dec '21	November-24
3 years	Hein Kruithof	Dec '23	November-26
3 years	Tommy Sheridan	Sept '22	November-24

Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Sami Magallanes	Sept '23	November-24
3 years	Henk Kruithof	Nov '19, Dec '22	November-25
3 years	Aaron Hansen, Chair	Dec '21	November-24
3 years	Kara Rodrigues	Dec '23	November-26
3 years	Marvin VanDenBroek	Feb '14, Nov '16, Nov '19, Dec '22	November-25
3 years	Jason Ellingson	Mar '23	November-25
3 years	Dave Zastrow	Sept '14, Feb '15, Nov '17, Dec '20, Dec '23	November-26

Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	Kris Ranney, PC member	Mar '23	appt'd by PC	November-25
3 years	Heather Hall, professional member	Aug '16, Feb '20, Mar '23		November-25
3 years	Sylvia Lange, NVE member	Nov '22, Nov '19	appt'd by NVE	November-25
3 years	Christy Mog, professional member	Dec '23		November-26
3 years	Ashley Bivin, historical society member	Dec '23		November-24
3 years	Nancy Bird, professional member	Nov '17, Nov '18		November-24
		Dec '21		
3 years	Jim Casement, public member	Dec '23		November-26

seat up for re-election in Mar '24

vacant

board/commission chair

seat up for re-appt in Nov '24

(updated 1-17-24)