

Mayor

Kristin Smith

Council Members

Debra Adams

Aaron Hansen

Kasey Kinsman

Michael Mickelson

Wendy Ranney

Cathy Sherman

David Zastrow

City Manager

Samantha

Greenwood

City Clerk

Susan Bourgeois

Deputy City Clerk

Colette Gilmour

**Regular City Council Meeting
August 20, 2025 @ 7:00pm
Cordova Center Comm Rooms
Agenda**

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 Kristin Smith, Council members Debra Adams, Aaron Hansen, Kasey Kinsman, Michael Mickelson, Wendy Ranney, Cathy Sherman, and David Zastrow



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

E. Disclosures of Conflicts of Interest and Ex Parte Communication

- conflicts as defined in CMC 3.10.010 should be declared, then Mayor rules whether member should be recused, Council may 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 Speakers – none
2. Audience comments regarding agenda items..... (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions (Hospital Board, School Board, etal)

G. Approval of Consent Calendar..... (roll call vote)

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council members Adams, Hansen, and Mickelson from the August 6, 2025, Regular Meeting.
- 4a. Minutes: a. Minutes of the Regular Council Meeting of July 2, 2025..... (page 1)

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

5. Mayor's Report
6. City Manager's Report..... (page 5)
7. City Clerk's Report

K. Correspondence

8. City Council correspondence primer: correspondence policies & procedures..... (page 7)
 - a. 07-09-25 Email from K. Jones regarding Planning Commission assertions and conflict..... (page 8)
of interest – including 08-12-25 City Planner response
 - b. 08-05-25 Email from K. Jones opposing ordinance 1233..... (page 11)
 - c. 08-13-25 Public Notice for Northern Edge 2025..... (page 14)
 - d. 08-13-25 Letter from Schultz' regarding Mobile Grid lease of Lot 2, Block 7, NFDP..... (page 15)
(council may determine a need for an executive session to discuss this request)

L. Ordinances and Resolutions

9. Resolution 08-25-22..... (voice vote)(page 16)
A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Appraisal Company of Alaska for assessment services for tax years 2026, and 2027, in the amount of \$25,000, and for tax year 2028, in the amount of \$27,500
10. Resolution 08-25-23..... (voice vote)(page 25)
A resolution of the Council of the City of Cordova, Alaska supporting the University of Alaska Land Management Office development and disposal plan: Cordova Subdivision

M. Unfinished Business - none

N. New & Miscellaneous Business

11. Council action on disposal of Lot 2, Block 7A, Tidewater Development Park..... (voice vote)(page 34)
12. Council action on disposal of Lots 19-25, Block 6, Original Townsite..... (voice vote)(page 53)
13. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 114)

O. Audience Participation

P. Council Comments

Q. Executive Session

14. Recommendations from City Manager regarding CEC land disposal negotiations, a subject which is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government

The 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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Regular City Council Meeting
July 2, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order – **Mayor Kristin Smith** called the Regular City Council Meeting to order at 7:00 pm on July 2, 2025, in the Cordova Center Community Rooms.

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

C. Roll call – Present for roll call were **Mayor Kristin Smith** and Council members **Aaron Hansen, Kasey Kinsman, Cathy Sherman** and **Dave Zastrow**. Council members **Debra Adams** and **Wendy Ranney** were present via zoom videoconference. Council member **Mike Mickelson** was absent. Also present were City Manager **Samantha Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

Hearing no objection to approval of the agenda, **Mayor Smith** declared it approved.

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

Stephen Phillips of 100 Gandil Dr., spoke in support of agenda item 5a. He appreciates Council's support of this fundraiser for Cordova Arts & Pageants. He also suggested an ordinance change so that ski hill as a venue could be approved through the City Manager instead of the City Council approval requirement. In his role as the Fire Chief, he thanked Council for their continued support of the volunteers, and he gave a shout out to the City Manager for her hard work – meeting with him weekly and ensuring good EMS coverage.

Gail Foode spoke to agenda item 9a. in support of the breakwater fill lot remaining a safe place for families to gather and watch the fishing boats go in and out.

Belle Mickelson of 206 Lake Ave. spoke to agenda item 9a in support of parks and community spaces.

Sharon Ermold read a letter into the record from **Mary Ann Bishop** of 700 Fourth St. urging council to vote not to put the Breakwater Fill Lot out for RFP. **Ermold** said she also would like to see it remain as a public area.

Paul Swartzbart of Eccles Lagoon spoke in support of agenda item 9a and urged Council to let the citizens who own that lot keep it as is.

Paula Payne of 1805 Lakeview spoke in favor of Council retaining the breakwater fill lot as a public space.

Stephanie Rusinski of 930 Lake Ave urged Council to keep the breakwater fill lot for all of us.

3. Chairpersons and Representatives of Boards and Commissions - none

G. Approval of Consent Calendar

4. Minutes: **a.** May 7, 2025, Regular City Council Meeting Minutes; **b.** May 14, 2025, Special City Council Meeting Minutes; **c.** May 21, 2025, City Council Public Hearing

5. Council concurrence of Mayor Smith's appt to fill a vacancy on the Parks & Recreation Commission

5a. Council action to except Cordova Arts & Pageants from the requirements of CMC 6.12.030 for the Beer Garden at Salmon Jam on July 18 & 19, 2025

Vote on the Consent Calendar: 6 yeas, 0 nays, 1 absent. Sherman-yes; Zastrow-yes; Kinsman-yes; Ranney-yes; Adams-yes; Hansen-yes; and Mickelson-absent. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report – **Smith** reported: 1) thanked staff and **Amy Hodgkins** for coordinating the DMV visit, she has spoken to many citizens who were extremely grateful that they were able to get their DMV business done. **Greenwood** added that **Tina Hammer** and **Seawan Gehlbach** also assisted with that.

7. City Manager's Report - **Greenwood** reported: 1) CPD has a new officer, she just graduated from the academy, **Lilli Heineman**, she will be an officer in training through fall, there is other officer interest; 2) there is an offer out to a potential Cordova Center Coordinator; a few inquiries have been made regarding DMV position; Fire Marshal has been hired – to begin July 14; 3) we transferred \$1.5 million from AMLIP into General Fund in early June – in order to get through the low time before revenues will start kicking in again; 4) audit – last document out the door this week – goal is to have a financial update for an upcoming meeting; 5) she met with an AML Coastal Resilience Group – the hope is to get some data for climate change, which is difficult to come up with especially for grant applications; 6) new HR Director, **Kayleen Johnson**, is doing a great job so far, she has a lot of experience; 7) she and **Samantha Hagerthy-Schneider** have been meeting/discussing Skater's cabin – the fundraiser has kicked off, also the pool continues to be worked on, Chester pools is trying to get us the correct gasket to install.

8. City Clerk's Report - **Bourgeois** reported: 1) commended the Deputy Clerk, **Colette Gilmour**, who handled some technical glitches with software to get tax bills mailed timely, on July 1; 2) the offices has been dealing with more records requests than usual; 3) next week, US Navy reps will be here to discuss their Gulf of Alaska exercises later this summer.

K. Correspondence

9. City Council correspondence primer: correspondence policies & procedures

a. 06-10-25 Letter and list of signatures from Paula Payne regarding breakwater fill lot; **b.** 06-19-25 Letter from Congressman Begich regarding EAS; **c.** 06-23-25 Agency review notice for Aquatic Farmsite Lease amendment Royal Ocean Kelp ADL 233396

L. Ordinances and Resolutions

10. Resolution 07-25-17 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to negotiate directly with NVE regarding the transfer, exchange, merger or sale of City and CCMC assets in furtherance of a joint community medical care model of service

This item was moved to after the executive session – now item 14.

M. Unfinished Business

11. Council action to issue an RFP for Lot 1, Block 7A of Tidewater Development Park (aka breakwater fill lot, Harbor entrance lot)

M/Sherman S/Kinsman to dispose of Lot 1, Block 7A Tidewater Development Park approximately 40,259 sf as outlined in CMC 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.

Sherman said she would like to vote this down after hearing the public input. She would very much like to follow the public's lead. **Kinsman** said what he didn't hear from anyone tonight was any other revenue generation ideas. He has heard from multiple businesses interested in purchasing that space and helping generate revenue. The maintenance of any public infrastructure placed there would fall to Parks & Rec which would cost us all money. He is grateful to hear the support tonight – he wants them to clearly understand what they are asking for. **Hansen** said he believes the space is great for what it currently houses but he cannot disagree with **Kasey** about funding and our need for alternative revenues. **Zastrow** said it was great to have the turnout of people tonight, but he also doesn't disagree with what has been said. He does not want to go out for RFP and then pull the rug out by deciding not to sell after all. **Ranney** said putting this out for RFP does not mean that it won't still be a public space. We need revenue generation. If there are people interested in solely a public space, they can put heads together and put in their own proposal. She is in favor of putting out the RFP to see what ideas are out there. **Adams** said initially she had strong feelings about the need for revenue generation, but this community movement seems strong, and she maybe needs more information; she'd like to keep the RFP option open. **Mayor**

Smith mentioned that 2 other parts of the community that we have heard from are the Planning Commission and the Harbor Commission and both recommended that Council issue an RFP.

Vote on the motion: 5 yeas, 1 nay, 1 absent. Zastrow-yes; Sherman-no; Adams-yes; Hansen-yes; Kinsman-yes; Ranney-yes; and Mickelson-absent. Motion was approved.

N. New & Miscellaneous Business

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

Code change that **Stephen Phillips** mentioned – Clerk will get that written. Navy meet & greet next week. Tsunami preparedness meeting also next week. **Kinsman** asked about a work session for finances. **Greenwood** said it is a goal for July 16 to have that work session.

O. Audience Participation

Jeremiah Beckett of 317 First St. was hoping to hear an update from the City Manager on some of the Harbor equipment. His boat is finally repaired, and the travel lift is broken, and he can't be launched – it has been down a week already and no eta for the technician getting here.

Paula Payne of 1805 Lakeview replied to several of the questions raised: 1) revenue ideas – the whole city should come up with those not just the people interested in a public space on breakwater; 2) other communities do this why can't we – we can figure this out; 3) she figured it would be something they raise money for over time – but how would they go about that now since it is an unknown as to what is happening with the lot now.

Anita Smyke of Eccles Lagoon said she worked for USFS for years – and when a structure is built well the maintenance is not that big of a deal. She posed this question: would it be possible to sell part and designate some of the lot a public space.

Stephanie Rusinski of 930 Lake Avenue said she thought going out to RFPs is wasting people's time. She said the people will show up and we will vote it down.

Natasha Casciano of 406 Front Street said she and the covered spaces project stayed away from that lot because of the controversy over it. She is disappointed that there is a small business that has been paying a lease, collecting sales tax for a long time on that lot and Council didn't even recognize that tonight. She said it is invaluable to have open and covered spaces and to connect them, it can be done over time, doesn't have to happen overnight.

P. Council Comments

Kinsman thanked everyone for their comments – he apologized for not recognizing the small business on the breakwater, he thanked that business. This is an opportunity for everyone to hold council accountable – he fully expects people to come comment as they go through the RFP process. He looks forward to hearing more from these passionate people. He encouraged them and all to come run for council as seats come available each year.

Ranney said she appreciates everyone's comments and the passion behind it – she encourages anyone who has revenue generation ideas to come to a meeting and bring those forward, not just when there is something they are passionate about on the agenda. She supports the businesses down there by going to them and buying coffee. She takes offense when Council makes decisions for all of Cordova and gets scolded if it doesn't go the way some wanted it to go.

Adams said she is happy to hear the personnel positions being filled and as far as the issue of the RFP – there are many perspectives, and she wants to continue to hear many perspectives so they can make informed decisions on what's best for the whole community.

Hansen thanked the City Manager, the City Clerk for everything tonight and thanked the community members for comments and input tonight.

Zastrow said he really appreciates all the comments pre and post decision. He was glad he was involved in the mug-up about it also. The RFP is an exploratory process – I am looking for a creative idea. If what is proposed isn't a benefit to the City and the citizens then I am not going to vote for it. Those who said you are going to be here – please continue to watch the process, I am going to watch it like a hawk.

Thanks to staff as usual, we have an amazing packet with lots of information, you guys really make it easy. Shout out to the Mayor – all the things you are involved in are crucial to the community and I appreciate the Mayor running these things down and staying on top of things.

Q. Executive Session

13. Council discussion with City Manager and CCMC CEO regarding CCMC finances and future, in executive session because it is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the city

M/Sherman S/Zastrow to go into an executive session for a Council discussion with City Manager and CCMC CEO regarding CCMC finances and future, in executive session because it is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the city.

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

Mayor Smith recessed the meeting to clear the room at 8:52pm. Council invited CCMC CFO **Denna Stavig** to come into the executive session. Council was in the executive session from 8:58pm until 9:25pm. Then they took up item 10 moved to item 14.

10. 14. Resolution 07-25-17 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to negotiate directly with NVE regarding the transfer, exchange, merger or sale of City and CCMC assets in furtherance of a joint community medical care model of service

M/Sherman S/Zastrow to approve Resolution 07-25-17 A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to negotiate directly with NVE regarding the transfer, exchange, merger or sale of City and CCMC assets in furtherance of a joint community medical care model of service

Sherman said Council is clear after a discussion with CCMC CEO and Chief Financial Officer that we would like to encourage this direction. **Zastrow** said he concurs with everything Council member **Sherman** said. **Adams** said she is eager to get this moving. **Kinsman** hopes citizens are listening because this is a lot bigger of an undertaking than what we discussed earlier and had a lot of attendance for. He thanked CCMC for their foresight and really for putting Cordova first.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Mickelson-absent; Sherman-yes; Hansen-yes; Ranney-yes; Zastrow-yes; Kinsman-yes; and Adams-yes. Motion was approved.

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 9:32 pm.

Approved: August 20, 2025

Attest:

Susan Bourgeois, City Clerk

CITY OF CORDOVA



Samantha Greenwood
City manager

Jobs

- Communication Clerk – Applications received, reviewed, and applicants interviewed
- Finance Director- Position open
- Chief of police – No Applicants
- Lifeguard – No Applicants
- Public Safety Officer – No Applicants
- DMV - Applications received, reviewing, and interviewing
- Firefighter/ Medic 2 positions – application received, interviews pending

Pool Update

- Waiting on a new attachment for the water department's camera to get past the 90-degree corner. May have an update at the meeting

Skaters' Cabin Update

- We are moving towards the Demo phase and hope to have it under contract in the next 2 weeks.

Breakwater Trail -South Harbor

- Meet with the covered spaces group at the Breakwater Trail Park. We discussed the project and the group's current progress. I have brought together the staff who have been involved in the project, and we are meeting regularly to keep the project moving forward. We are reviewing the addition of a third row of parking in the parking lot adjacent to the park, painting the buoy, and determining how to incorporate it into the park, as well as helping to delineate the park's layout at the site.

Other

- Meeting regularly with Fire and EMS
- Met with Cash Vest - exploring options for better gains on the Landfill closure funds, monitoring cash flow, and fund balance
- Met with Hannah, completed the request for additional documents from NVE, discussed EMS, and medical insurance strategies for the city and hospital.
- Meet with Alaska Rural EVSE Deployment (ARED), which has a grant to develop electric charging stations in Alaska. This was a preliminary meeting that will provide more information as the process develops.

CITY OF CORDOVA



Samantha Greenwood
City manager

- Weekly check-in with Artic IT – wrapping up push to Windows 11, working on inventory computers to identify outdated computers, and general ticket issues.
- Met with Kristin, Kevin, Dotty, and her team regarding the Net Loft building, addressing a couple of issues and questions. Will continue to meet as a group regularly
- Took 2 ½ days off – it was good.

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.

Response to Mischaracterizations Regarding Tax Compliance and Potential Conflicts of Interest

From Kenneth Jones <serenityadventuresak@gmail.com>

Date Wed 2025-07-09 4:54 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>; Amanda Coward <planning@cityofcordova.net>

Cc Shannon Evans <sevans7429@gmail.com>

Dear Planning and Zoning Commission Members,

I am writing to formally rebut recent comments suggesting that my companies—Jones Properties LLC and Serenity Adventure Charters LLC—are “behind on taxes.” This assertion is demonstrably inaccurate and misleading.

To be clear: Neither of these entities is behind on any current taxes.

The only issue that arose was due to a policy change by city staff last year, when the City unilaterally shifted from allowing annual filings to requiring quarterly filings—without providing adequate notice or transition time. We had been expressly told by city staff that annual filings were permitted, and we followed that guidance in good faith. As soon as we became aware of the change, we immediately brought our account current and have remained in full compliance since January, which was consistent with our prior annual remittance schedule.

It is unfair and inappropriate to continue referencing this resolved clerical matter as a reflection of the standing or credibility of my businesses. Doing so implies bad faith where none exists and distracts from the actual merits of our proposals.

Further, I believe it is imperative to note the conflict of interest in Commissioner Kris Ranney weighing in on any proposal related to an adventure lodge or charter tourism business. It is no secret that such ventures directly compete with his family’s operations, and his objections should be viewed in that context. Of course he does not want to see another well-run adventure lodge open its doors—particularly one committed to raising standards and providing meaningful economic benefits to the community.

I also want to note that during the time in question, I was dealing with the sudden and devastating end of life care and eventual loss of my mother. While I do not expect sympathy, I would hope that anyone passing judgment—including Commissioner Ranney—will someday grow to understand firsthand the way profound personal loss can temporarily disrupt even the best-managed business operations.

I respectfully request that:

1. The Commission set the record straight regarding the tax status of Jones Properties LLC and Serenity Adventure Charters LLC.
2. Any discussion of past clerical filing issues be accurately characterized as fully resolved and not indicative of ongoing noncompliance.
3. The Commission formally acknowledge the potential conflict of interest inherent in allowing a competitor to opine on the merits of our business proposal.

These issues should not be used as pretext to undermine a proposal evaluated on its merits, community benefit, and economic contribution.

Thank you for your attention to this matter. I expect the record to be corrected and these concerns to be fully considered in your deliberations.

Sincerely,

Captain Kenneth B Jones
Serenity Adventure Charters
FV Serenity - FV Sentinel - FV Second Wind
www.alaskadeerhunt.com
9073603456 - Cell

This e-mail and any files transmitted with it may contain confidential material. This e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or have received this e-mail in error, please notify the sender by replying to the sender.

Re: Response to Mischaracterizations Regarding Tax Compliance and Potential Conflicts of Interest

From Amanda Coward <planning@cityofcordova.net>

Date Tue 2025-08-12 5:13 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>

Mr. Jones,

Thank you for your correspondence. The Planning Commission's role in this process is advisory-only. It issues a recommendation to City Council but does not issue a final decision. For that reason, there is no process for reconsideration before the Commission. I have, however, included your correspondence in the packet materials before City Council so it will have an opportunity to review your concerns and consider those concerns when determining what weight to place in the Commission's recommendations. Additionally, please note that I did forward your concerns regarding a potential conflict of interest to Cordova's legal counsel for analysis. After reviewing the City Attorney's response, which I will also include in the materials for Council's review, the City finds that Commissioner Ranney does not have a financial interest (substantial or otherwise) in the matter before the Commission.

With regard to your concerns regarding prior tax filings/payments, the City takes notice that relative to the Jones Property entity, taxes for the fourth quarter of 2023, and quarters one through four of 2024, were not paid within the timeframe prescribed by the Cordova Municipal Code (CMC). As such, they were not timely paid. Nevertheless, we do note that the same were ultimately paid in full as of March 28, 2025. First quarter taxes for 2025 were timely paid. With regard to the Serenity Adventures entity, this entity appears to be timely on filings with no sales reported.

In summary, your concerns are included as part of the record on the referral, and you will be free to address the same to Council if so desired. Council will likewise be free to consider the same, and give them the weight it deems proper, as part of any review of the proposal. I will also include this correspondence in the materials submitted to Council.

If you have any questions please do not hesitate to contact me.

Sincerely,

Amanda Hadley Coward

City Planner



City of Cordova
A L A S K A

P.O. Box 1210

Objection to Ordinance 1233: Residency Requirement Amendment

From Kenneth Jones <jonespropertiesak@gmail.com>

Date Tue 2025-08-05 9:33 PM

To Debra Adams <CouncilSeatA@cityofcordova.net>; Cathy Sherman <councilseatb@cityofcordova.net>; Kasey Kinsman <councilseatc@cityofcordova.net>; Wendy Ranney <councilseatd@cityofcordova.net>; David Zastrow <councilseate@cityofcordova.net>; Aaron Hansen <councilseatf@cityofcordova.net>; Mike Mickelson <councilseatg@cityofcordova.net>; Kristin Smith <mayor@cityofcordova.net>; Susan Bourgeois <cityclerk@cityofcordova.net>

To the Cordova City Council:

I write in strong opposition to Ordinance 1233, which seeks to amend the municipal code to allow city employees—specifically law enforcement officers—to reside outside city limits in the so-called “greater Cordova area.” While framed as a necessary step to enable flexible police scheduling, the ordinance is not required to implement rotational shifts such as two weeks on, two weeks off. What it does accomplish, however, is far more concerning: it undermines the tax base, weakens local investment, and further erodes the connection between city workers and the community they serve.

This Ordinance Rewards Disinvestment

Cordova’s budget, infrastructure, and services are funded by those who pay city property taxes—taxpayers who live, work, invest, and build within city limits. Ordinance 1233 actively undermines that model by encouraging city workers to reside outside city limits, where their property generates zero municipal revenue. Why should a city-funded salary support mortgage payments, property values, and real estate appreciation in areas that contribute nothing back to Cordova’s bottom line?

This creates a dangerous two-tier system:

- One tier of working residents paying taxes, maintaining properties, and following city code;
- Another tier of city employees benefiting from public funds while actively avoiding the tax obligations those funds rely on.

Creates an Uneven Playing Field for Local Employers and Landlords

This ordinance gives the city a self-created exemption from the very standards it expects private employers and investors to uphold. Private businesses must recruit from within the community, attract outside workers to relocate, pay local wages, and compete for limited housing stock. Meanwhile, the city is poised to relax its own residency rules, effectively allowing itself to cherry-pick applicants who have no stake in the community, don't contribute to the local housing economy, and send their paychecks elsewhere.

Cordova landlords—especially those who have invested in renovations, redevelopment, and increased capacity—are now watching as the City decides its own employees no longer need to support the very market they depend on.

Weakens Community Cohesion and Public Accountability

It is a fundamental principle of good governance that those who enforce laws, represent institutions, or make public decisions should be members of the community, not transient commuters. Officers who live in-town, shop locally, and send their children to school here have a stronger understanding of community values, culture, and accountability. Ordinance 1233 opens the door for a police force disconnected from the day-to-day realities of the city—officers who punch in, enforce, and leave, without any long-term investment or local presence.

Inconsistent Application of City Policies

Ironically, while proposers of property development projects, land leases, or other commercial investments are required to appear in person before boards or commissions—and are told remote participation is not permitted—the City is now proposing to allow its own employees to live remotely, outside city limits, while drawing public funds.

So: remote participation is disqualifying when citizens seek to invest in Cordova. But remote residency is acceptable when employees seek to extract value from it?

This contradiction is indefensible.

Invest in Cordova, Don't Abandon It

If the goal is to improve retention and morale in the police department, the city has tools available: competitive pay, housing incentives, and shift flexibility—none of which require rewriting residency requirements. But if this ordinance passes, it will signal something else entirely:

That Cordova is no longer prioritizing investment from within, but is willing to export its payroll, housing demand, and property ownership to areas beyond city limits—while asking local taxpayers to foot the bill.

Reject Ordinance 1233. Invest in those who invest in Cordova.

Respectfully,

Kenneth B Jones
Owner/Manager
Jones Properties LLC

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Service members, ships and aircraft meet in Alaska for Northern Edge 25

Published Aug. 13, 2025

By Staff Sgt. Wren Fiontar

Pacific Air Force Public Affairs

JOINT BASE PEARL HARBOR-HICKAM, Hawaii -- Thousands of U.S. service members with accompanying ships and aircraft are scheduled to participate in Northern Edge 2025 (NE25), a joint field training exercise at various locations in and around Alaska, beginning Aug. 17, 2025.

This U.S. Indo-Pacific Command exercise provides an opportunity for joint and multi-domain operations designed to offer high-end, realistic war-fighter training, develop and improve joint interoperability, and enhance the combat readiness of participating forces. NE25 demonstrates the U.S. commitment to the region by building interoperability, advancing common interests and a commitment to our allies and partners in ensuring a free and open Indo-Pacific. This year's exercise additionally showcases U.S. ability to defend the homeland from and throughout Alaska.

Operating locations include Joint Base Elmendorf-Richardson, Eielson Air Force Base, Allen Army Airfield, King Salmon, Cold Bay, Fairbanks International Airport, Ted Stevens International Airport, Juneau International Airport, Alaska; and Fairchild AFB and Joint Base Lewis McChord, Washington.

The training will take place in and over the Joint Pacific Alaska Range Complex, Gulf of Alaska, and the Aleutian Islands.



August 13, 2025

From: Richard and Osa Schultz dba Mobile Grid Trailers, Inc.

To: City of Cordova
PO Box 1210
Cordova, AK 99574

Amanda Coward
Samantha Greenwood
City Council

Re: Lease of Lot 2, Block 7, North Fill Development Park

We acknowledge non-compliance with the lease, specifically regarding our failure to complete the construction of a warehouse. However, most of the equipment that has been stored on the property is directly related to "trailer storage and towing facilities."

For decades, we have provided vehicle towing & disposal services to the Cordova community. Going back to the early 1990's when we transported over 100 dead cars for the city from the old dump under the ball field to the staging area for steel salvage. We have always done our best to salvage and recycle whenever possible to avoid wasting reusable resources.

The medical emergency Ric had in May has drastically impaired our ability to accomplish vacating the lot. His abdominal surgery required 5 weeks of hospitalization and another 6 weeks of recovery. Certainly, this evokes the clause in the lease "force majeure permitting" in "Section 13, Defaults and Remedies as an exception to our performance of a "cure." Force majeure is defined as "an unforeseen and uncontrollable event."

Despite the precautions outlined by his doctors, Ric has accomplished much in the last month. The three retired vessels have been disposed of at 17-mile landfill, as well as, the cars, 3 loads of scrap, and used tires. We continue to make daily progress.

The proposed deadline of Sept. 15, 2025, is not sufficient for us to accomplish vacating the lot, given the shortage of available properties to relocate to. Forfeiting our equipment and assets would be ruinous to our business and our lives. Therefore, we request the opportunity to rent this property for an additional 60 days and understand that there will be a retroactive adjustment to the base rent.

After investing the majority of our lives and livelihoods in this community, it is extremely stressful and very disappointing to be faced with such a hardship without more consideration of the circumstances. We ask for leniency in finding a remedy to this situation.

Sincerely, Richard and Osa Schultz



AGENDA ITEM 9
City Council Meeting Date: 8/20/25
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 8/13/25
ITEM: Resolution 08-25-22 approving 2026-2028 assessor contract
NEXT STEP: Majority voice vote

☐ ORDINANCE
☐ MOTION

☒ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: approval of assessing contract for 2026-2028 by City Council via sole source resolution.

II. RECOMMENDED ACTION / NEXT STEP: Council motion to approve Resolution 08-25-22

III. FISCAL IMPACTS: \$25,000 to be entered in the line-item in the City Clerk's budget for assessor fees when we begin work on the 2026 and 2027 budget and \$27,500 in 2028

IV. BACKGROUND INFORMATION: Appraisal Company has been the City Assessor since 1988. Mike Renfro and his crew of Assessors are easy to work with and have extensive knowledge of Cordova's property files. The Clerk's office would recommend continuing the City's relationship with Appraisal Company of Alaska.

Last time the city solicited an RFP only 2 firms replied, and Appraisal Company was by far the winning proposal. At this time there are still only 2 contract assessors in the State.

V. LEGAL ISSUES: Assessing is a requirement in City Code – we contract for this service and do not have assessing department staff, although the Deputy Clerk is tasked with maintenance of the property cards and databases of assessment information and the Finance Department and Deputy Clerk jointly manage the collections of the property taxes.

VI. SUMMARY AND ALTERNATIVES: Council can approve the resolution or direct staff in another way

**CITY OF CORDOVA, ALASKA
RESOLUTION 08-25-22**

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOLE SOURCE CONTRACT WITH APPRAISAL COMPANY OF ALASKA FOR ASSESSMENT SERVICES FOR TAX YEARS 2026, AND 2027, IN THE AMOUNT OF \$25,000, AND FOR TAX YEAR 2028, IN THE AMOUNT OF \$27,500

WHEREAS, the City Council is required by the City Charter Article V to provide for annual assessment, levy, and collection of taxes on property; and

WHEREAS, Cordova Municipal Code Chapter 5.05-Property Tax establishes the provisions of assessment, levy, and collection of property taxes in the City, including the role of the City Assessor; and

WHEREAS, City Council does hereby approve the following as required in Cordova Municipal Code Section 7.10.040 Council approval of contracts:

- A.** Contractor: *Appraisal Company of Alaska*
- B.** Contract price: *\$25,000 for tax years 2026 & 2027, \$27,500 for tax year 2028*
- C.** Nature and quantity of the performance that the City shall receive:
Assessing services as required by City Charter & City Code
- D.** Time for performance: *timelines as delineated in attached contract*; and

WHEREAS, the City Clerk has identified Appraisal Company of Alaska as the company most compatible with the needs of the City for these reasons:

- 1) Appraisal Company's employees have extensive history in Cordova and are specifically knowledgeable of Cordova's properties and neighborhoods and have worked with many of Cordova's property owners.*
- 2) Appraisal Company's employees have an excellent working relationship with the City Clerk, the Deputy Clerk, the City Planner, and the Public Works Director, and are attentive to their questions and concerns during the assessment/appeal process as well as at other times during the year when they are asked for assistance; and*

WHEREAS pursuant to Cordova Municipal Code Section 7.10.150 (A)(5), the City Manager has determined in writing via this resolution that, this contract for professional services, should be procured without formal competition and Council agrees in approving this resolution that the city requirements are being met with a sole source contract with Appraisal Company of Alaska.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby authorizes the City Manager to enter into an agreement, attached as Exhibit "A", with Appraisal Company of Alaska for tax years 2026, and 2027, in the amount of \$25,000, and for tax year 2028, in the amount \$27,500.

PASSED AND APPROVED THIS 20th DAY OF AUGUST 2025

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

CONTRACT FOR CITY OF CORDOVA
ASSESSMENT SERVICES
TAX YEARS 2026, 2027, 2028

Appraisal Company of Alaska

CITY OF CORDOVA, ALASKA

TAX YEARS 2026, 2027, 2028

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is between the CITY OF CORDOVA, ALASKA, and APPRAISAL COMPANY OF ALASKA, LLC ("Contractor"), effective on the 1st day of August 2025.

THIS AGREEMENT is for professional tax assessment services for the City of Cordova. Contractor's primary contact person under this agreement is Michael C. Renfro. Contractor's primary contact person may not be changed without the written consent of the City.

ARTICLE 1. SUMMARY OF SERVICES

1.1 The scope of work to be performed hereunder is more completely described in Appendix A which is incorporated herein by reference.

ARTICLE 2. COMPENSATION

2.1 Compensation shall be paid in accordance with the Basis of Compensation Schedule attached hereto as Appendix B and incorporated herein by reference.

ARTICLE 3. PERIOD OF PERFORMANCE

3.1 The Contractor agrees to commence work under this agreement only as authorized by and in accordance with written or oral notice to proceed and to complete the work in accordance with Scope of Work (Appendix A) and such time schedules as directed by the City of Cordova.

3.2 The period of performance under this agreement shall be tax assessment work for the City of Cordova for the 2026, 2027, 2028 tax years and shall end upon completion of the Board of Equalization hearings and appeals in the tax year 2028.

3.3 This contract may be carried over with the written agreement of both parties.

3.4 Termination: Either party may terminate this Agreement for substantial failure of the other party to perform its obligations hereunder only after having first provided written notice of the alleged failure to perform to the non-performing party and given the non-performing party, fifteen (15) days within which to either remedy said non-performance or if the non-performance cannot be cured within fifteen (15) days, commence and proceed with diligence to cure the non-performance. In the event of such termination, the Assessor will be paid for all services rendered to the date of termination, less any damages incurred by the City as a result of the Assessor's non-performance.

ARTICLE 4. SUBCONTRACTORS

4.1 The Contractor shall perform all services required under this agreement except as may be performed by its subcontractors. Subcontractors can only be used with the express prior written permission of the City of Cordova, which retains the right to approve or reject subcontractors and the use thereof. All subcontractors shall be required to comply with insurance requirements identified in Article 5 below.

ARTICLE 5. INSURANCE

5.1 The following minimum limits of insurance coverage are required:

<u>Type insurance</u>	<u>Limits of Liability</u>	
	<u>Each Occurrence</u>	<u>Aggregate</u>
Workmen's Compensation (for states In which employees are engaged)	\$1,000,000	\$1,000,000
Employer's General Liability	\$500,000	\$1,000,000
Comprehensive General Liability	\$2,000,000	\$4,000,000
Comprehensive Automobile Liability	\$500,000	\$1,000,000

ARTICLE 6. APPENDICES

6.1 The following appendices are attached to this agreement and incorporated herein:

- Appendix A Scope of Work
- Appendix B Basis of Compensation

IN WITNESS WHEREOF, the parties have executed this Agreement on the 6th day of August 2025

CONTRACTOR:

APPRAISAL COMPANY OF ALASKA, LLC CITY OF CORDOVA, ALASKA



By: _____
Michael C. Renfro
President

By: _____
City of Cordova

Date 8/5/25 _____ Date _____

APPENDIX A

SCOPE OF WORK

The Contractor shall:

1. Establish the full and true value of all taxable real property located within the City of Cordova to be assessed in the name of the person by whom it is owned on the first day of January, for the tax year of the contract.
2. Provide current assessments with new photographs and valuations for all new buildings constructed and assess all changes on existing properties.
3. Create and/or revalue in full detail as needed an individual file by parcel number within the MARS CAMA System.
4. Provide updates to the assessment roll to the City Clerk's office no later than February 1, 2026 and February 1 in subsequent tax years.
5. Represent the City of Cordova at Board of Equalization hearings for each tax year.
6. Conduct a sales ratio analysis (ratio between assessed values and sales prices) to determine the level of assessment. Assist the City with the State Assessment Report.
7. Keep the City Administration informed of sales ratio analyses or other information which may cause the assessor to make changes to local assessments that would raise or lower assessments greater than 5%.
8. In addition to those properties that have changes, the Assessor will inspect all properties to meet State Assessor guidelines and update all lease files.
9. Be accessible to City of Cordova staff throughout the term of the contract for consultation.
10. After completion of the Board of Equalization hearings, assist the City Clerk in certifying the final assessment roll.
11. Title information and/or legal opinions, if required, will be furnished by the City of Cordova.

APPENDIX B

BASIS OF COMPENSATION

Compensation and Terms of Payment

2026 assessment update	\$25,000
2027 assessment update	\$25,000
2028 assessment update	\$27,500

Contract assessor to also represent the City of Cordova at the annual Board of Equalization (BOE). The assessor's fee for representation at the BOE is included in the contract amount.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

APPRAISAL COMPANY OF ALASKA, LLC

405 W 27TH AVE, ANCHORAGE, AK 99503

owned by

APPRAISAL COMPANY OF ALASKA, LLC

is licensed by the department to conduct business for the period

October 21, 2024 to December 31, 2026
for the following line(s) of business:

53 - Real Estate, Rental and Leasing

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.
This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner



Exhibit A



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER State Farm Art Mathias 3900 Arctic Blvd Suite 102 Anchorage AK 995035780	CONTACT NAME: Art Mathias PHONE (A/C, No, Ext): 907-563-3188 FAX (A/C, No): E-MAIL ADDRESS: art.mathias.b7v7@statefarm.com <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : State Farm Fire and Casualty Company</td> <td>25143</td> </tr> <tr> <td>INSURER B : State Farm Mutual Automobile Insurance Company</td> <td>25178</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Fire and Casualty Company	25143	INSURER B : State Farm Mutual Automobile Insurance Company	25178	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED APPRAISAL COMPANY OF ALASKA INC 405 W 27TH AVE ANCHORAGE AK 995032612															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	92-BD-X677-2	04/17/2025	04/17/2026	EACH OCCURRENCE \$ 2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000						
	MED EXP (Any one person) \$ 10,000						
	PERSONAL & ADV INJURY \$ 2,000,000						
							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
							\$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	004 4342-D17-02J	04/17/2025	10/17/2025	COMBINED SINGLE LIMIT (Ea accident) \$
	BODILY INJURY (Per person) \$ 1,000,000						
	BODILY INJURY (Per accident) \$ 1,000,000						
	PROPERTY DAMAGE (Per accident) \$ 1,000,000						
							\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	N/A		92-BS-4086-1	04/17/2025	04/17/2026	EACH OCCURRENCE \$ 1,000,000
	AGGREGATE \$ 1,000,000						
	\$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	92-BS-M452-7	04/17/2025	04/17/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER \$
	E.L. EACH ACCIDENT \$ 1,000,000						
	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000						
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

This form was system-generated on 07/25/2025



Agenda Item 10
City Council Meeting Date: 08/20/25
City Council Communication Form

FROM: Samantha Greenwood, City Manager

DATE: 08/13/2025

ITEM: Resolution 08-25-23

ACTION: Resolution in support of University of Alaska Land Management Office (UALM)
Development and Disposal Plan: Cordova Subdivision

☐ Ordinance
☒ Resolution

☐ Motion
☐ Information

I. REQUEST OR ISSUE: Approval of Resolution 08-25-23 will include the city's public comment to the UALM board, showing support for selling and subdividing City of Cordova Parcel ID 02-082-700 32.9 acres (city tax lot 02-082-700) and 1.3 acres (City tax lot ID 02-082-610) of vacant land located adjacent to Whiskey Ridge Road.

II. RECOMMENDED ACTION: I move to approve Resolution 08-25-23.

III. FISCAL IMPACTS: If the properties are subdivided and developed, it would provide housing opportunities for individuals and provide housing as people move to the new development. It would also increase the property tax revenue.

IV. CONFLICTS OR ENVIRONMENTAL ISSUES: The city has received comments about the floating easement that provides parking for Eccles lagoon residents, which would need to be addressed if the development moves forward.

V. SUMMARY AND ALTERNATIVES: The resolution supports a potential development of a new subdivision that would help to address housing issues in Cordova and provide additional revenue for the city. The city council can choose to pass the resolution as written to support the potential subdivision development, amend it, or not approve it.

**CITY OF CORDOVA, ALASKA
RESOLUTION 08-25-23**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
SUPPORTING THE UNIVERSITY OF ALASKA LAND MANAGEMENT OFFICE
DEVELOPMENT AND DISPOSAL PLAN: CORDOVA SUBDIVISION**

WHEREAS, the City Council recognizes that limited accessible land is available for purchase and development in Cordova; and

WHEREAS, the City Council is in support of subdividing and developing land for residential uses as appropriate for the underlying zoning district; and

WHEREAS, the City Council is in support of the University of Alaska opening up new lands to development; and

WHEREAS, University of Alaska owns land described as tax lot number 02-082-700, GU.CV.0004, consisting of 32.9 acres located in the Cordova Recording District recorded under plat 2022-11 and adjacent lot, tax lot number 02-082-610, GU.CV.0014, consisting of 1.3 acres located in the Cordova Recording District recorded on May 16, 1974, as Plat No. 74-291; and

WHEREAS, the proposed property development has access to utilities and would be adjacent to an existing neighborhood; and

WHEREAS, University of Alaska Development and Disposal Plan: Cordova Subdivision includes platting, road, and utilities development; and

WHEREAS, the University of Alaska Development and Disposal Plan: Cordova Subdivision would provide much-needed housing opportunities for the residents of Cordova; and

WHEREAS, the University of Alaska Land Management Office and City Staff will collaborate on the subdivision design, the subdivision process, and follow requirements in the city code; and

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Cordova, Alaska, supports the University of Alaska Land Management Office Development and Disposal Plan: Cordova Subdivision.

PASSED AND APPROVED ON THE 20th DAY OF AUGUST 2025.

Kristin Smith, Mayor

Attest:

Susan Bourgeois, CMC, City Clerk

Meeting between City Staff and University of Alaska Land Management (UALM) and City of Cordova

City of Cordova

Samantha Greenwood, City Manager - Kevin Johnson, Public Works Director - Amanda Hadley Coward, City Planner

University of Alaska Land Management

Adrienne Stolpe, Director and Ki Jung Lee, Senior Development Property Manager

City Staff met with UALM leadership to review the recent public notice issued on Tuesday, July 22, 2025. That notice outlined a proposed subdivision of 32.9 acres of vacant university-owned land near Whiskey Ridge Road, into smaller lots.

UALM explained that their timing for publication was accelerated to preserve project funding, which is standard UALM practice. This includes a 30-day public comment period before any committee vote on a disposal or subdivision plan.

The UALM team advised City staff of the following milestones in the process:

- Written public comment to be received via email at ua-land@alaska.edu or other means on or before Friday, August 22, 2025, at 5 PM.
- A livestreamed public comment session on Wednesday, September 3, 2025.
- A UALM Committee meeting on Thursday, September 4, 2025, where the proposal will be voted on.
- A final vote by the full UALM Board on Friday, September 5, 2025, to decide whether the project progresses.

The city may choose to participate by submitting written remarks in advance, providing public testimony during the livestream, or both. Staff can write a resolution in support of the land being developed for the next council meeting. A resolution is attached in support of the land sale. We have multiple comments about the parking area, which is a floating easement, and that the residents of Eccles Lagoon use for parking. We have encouraged people to comment, and if the land does get put up for sale, the city will work closely with UALM and the public.

Next steps:

- A denial at either the committee or board level halts the subdivision entirely.
- An approval advances the proposal to the next phase, and this is when UALM and City staff will work collaboratively to ensure that Cordova's zoning and subdivision regulations are being met.

UALM has committed to ongoing coordination—ensuring City staff will remain informed as the project evolves.



PUBLIC NOTICE

Cordova Subdivision

The University of Alaska Land Management Office (UALM) is seeking public comment on the attached development and disposal plan.

Parties interested in commenting on this proposed disposal plan must submit written comments to UALM by fax at (907) 786-7733, by email at ua-land@alaska.edu, or at the address listed below no later than **5:00 P.M. on Friday, August 22, 2025**, to be considered.

Anchorage Office
1835 Bragaw St. Ste. 490
Anchorage, Alaska 99508

UNIVERSITY OF ALASKA
Land Management

www.alaska.edu/ualand
ua-land@alaska.edu

Fairbanks Office
2025 Yukon Dr. Ste. 211
Fairbanks, Alaska 99775



DEVELOPMENT AND DISPOSAL PLAN

Cordova Subdivision

Sections 29 & 32 within Township 15 S, Range 3 W, Copper River Meridian Cordova Recording District

The University of Alaska (“University”) intends to subdivide an approximately 32-acre tract of land in Cordova. After the subdivision process is complete, the parcels will be offered for sale at or above fair market value. The University intends to offer parcels for sale competitively or over the counter.

This public notice serves to notify the public of the University’s intent to subdivide and sell the indicated parcels of land. Additional public notice by outside agencies may be required during the subdivision process.

This development and disposal plan is effective as long as the University owns the parcel.

Anchorage Office
1835 Bragaw St. Ste. 490
Anchorage, Alaska 99508

UNIVERSITY OF ALASKA
Land Management

www.alaska.edu/ualand
ua-land@alaska.edu

Fairbanks Office
2025 Yukon Dr. Ste. 211
Fairbanks, Alaska 99775

PARCEL INFORMATION

Parcel No.: GU.CV.0004 (City of Cordova Parcel ID 02-082-700)

Description: Approximately 32.9 acres of vacant land located on Whiskey Ridge Road, within the UR, unrestricted district. Utilities are available directly adjacent to the parcel, and a six-inch water main and an eight-inch sewer main are located within Whiskey Ridge Drive and serve the neighboring subdivision.

Legal Description: Tract 1-A, Meadow View Subdivision, containing 32.9 acres, more or less, according to the survey plat recorded in the Cordova Recording District on September 19, 2022 as Plat No. 2022-11.

Parcel No.: GU.CV.0014 (City of Cordova Parcel ID 02-082-610)

Description: Approximately 1.3 acres of vacant land located adjacent to Tract 1-A of the proposed subdivision parcel, GU.CV.0004.

Legal Description: Tract 2, Group B, of Alaska State Land Survey No. 73-35, Cordova Small Tracts, containing 1.276 acres, more or less, according to the survey plat filed in the Cordova Recording District on May 16, 1974 as Plat No. 74-291.

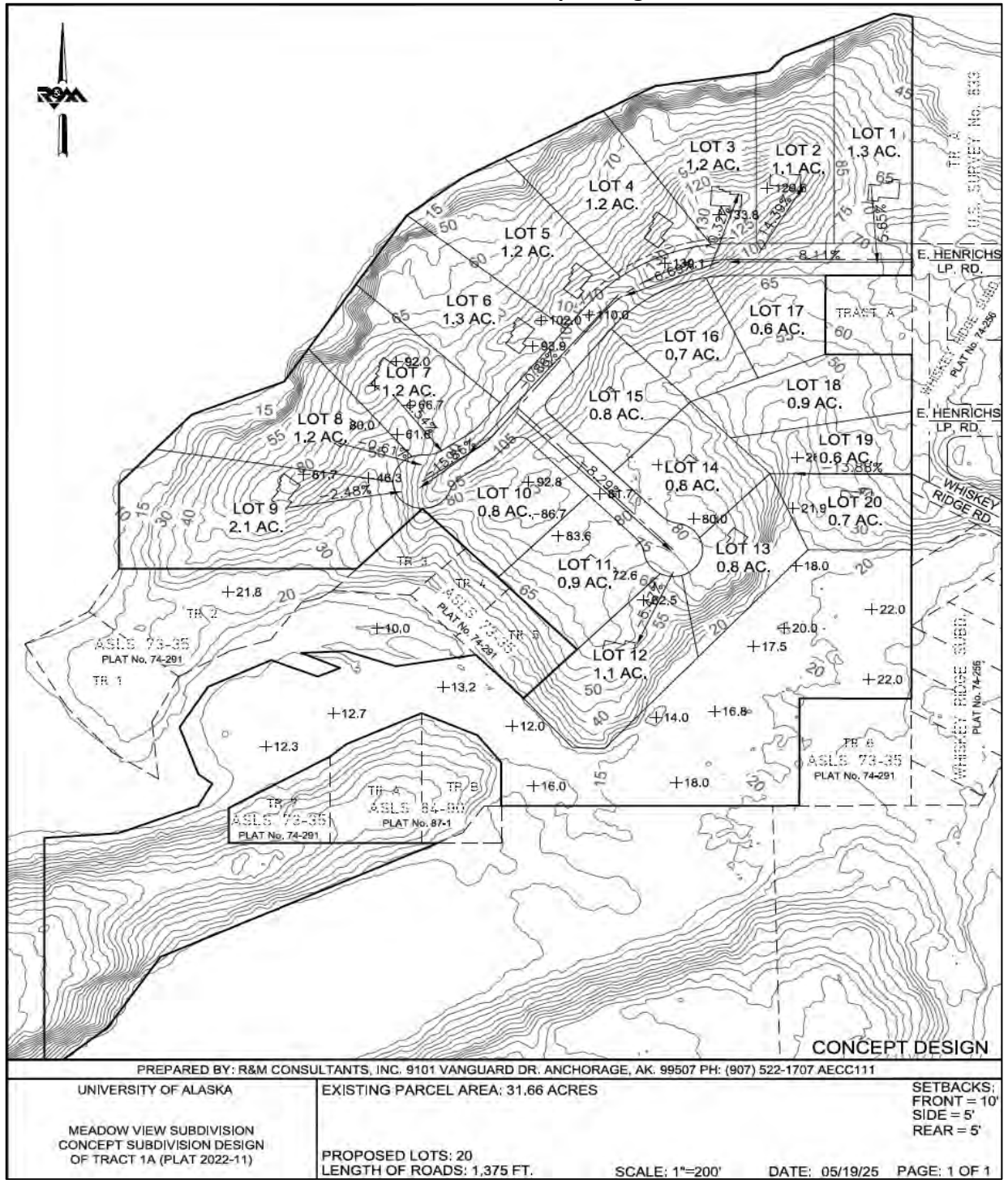
UNIVERSITY OF ALASKA
Land Management

Anchorage Office
1835 Bragaw St. Ste. 490
Anchorage, Alaska 99508

www.alaska.edu/ualand
ua-land@alaska.edu

Fairbanks Office
2025 Yukon Dr. Ste. 211
Fairbanks, Alaska 99775

Subdivision Concept Design



UNIVERSITY OF ALASKA
Land Management

Anchorage Office
1835 Bragaw St. Ste. 490
Anchorage, Alaska 99508

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ua-land@alaska.edu

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2025 Yukon Dr. Ste. 211
Fairbanks, Alaska 99775



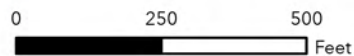
 University of Alaska Land

Map Location



Meadow View Subdivision

Created: 7/18/2025
NAD 1983 2011 StatePlane Alaska 3 FIPS 5003 Feet





University of Alaska
Land

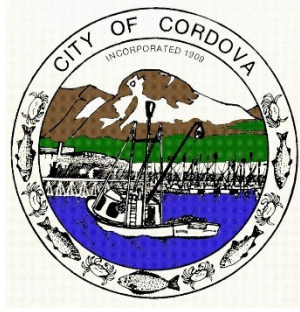
Map Location



Meadow View Subdivision

Created: 7/18/2025
NAD 1983 2011 StatePlane Alaska 3 FIPS 5003 Feet

0 50 100
Feet



AGENDA ITEM # 11
City Council Meeting Date: 08/20/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Wednesday August 06, 2025
ITEM: Land Disposal – Review of Proposal for Lot 2, Block 7A, Tidewater Development Park
NEXT STEP: Review and Make Decision on Received Proposal

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: Requested Actions: Review and Make Decision on Received Proposal
Applicant: Serenity Adventure Lodge, LLC
Legal Description: Lot 2, Block 7A, Tidewater Development Park
Area: Approximately 3,909 Sq. Ft. Office Building
Zoning: N/A (This property is not currently zoned)

The Request For Proposals (RFP) for this property was published May 30, 2025, and ended June 30, 2025, at 5 PM. The City received one proposal for the property. Attached is the full proposal packet as published for the public, and the received proposal.

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motion for the Planning Commission to consider opening the agenda item for discussion:

“I move to recommend City Council approve the proposal from *(insert preferred proposal)* to lease or purchase Lot 2, Block 7A, Tidewater Development Park.”

Choose one of the following to insert for the asterisk above:

- Serenity Adventure Lodge, LLC

III. FISCAL IMPACTS: If a lease or a purchase of the property occurs, the City would collect property tax revenue or possessory tax, there would be an increase in sales tax revenue from the associated business of 7% and the bed tax revenue of 13%.

IV. BACKGROUND INFORMATION: Lot 2, Block 7A, Tidewater Development Park located in the

north harbor tidelands. This structure is locally known as the Old Science Center Building.

The Prince William Sound Science Center (PWSSC) began leasing the building in 1991 and continued to lease the building until July of 2023. The building has since sat empty, apart from two brief short-term rentals by both SERVS and a traveling vet service. Both only lasting a few days each. Electricity, water, and sewer service have all been disconnected since October of 2023.

Following a discussion with City Council, staff published an RFP in February of 2024. This RFP was to gauge if there was interest from anyone that wanted to either, A – move the structure off of the lot and place it on another lot in town, or B – salvage material from the building in its place, once all valuable material was salvaged, the selected proposer would demo the rest of the building and haul it to the land fill. Staff listed it at a nominal price of \$1,000.00 for either option. No proposals were received.

In July of 2024 a letter of interest was submitted by Cordova Fisheries Development Association who was interested in leasing the space for office and lab space to support a new hatchery and mariculture non-profit. The Letter of Interest was brought before the Planning Commission at their 7/9/2024 meeting, the following is an excerpt from that meeting:

M/Bolin S/ Foode “I move to recommend City Council to sell or lease of Lot 2, Block 7A, Tidewater Development Park” as outlined in Cordova Municipal Code 5.22.060 B by Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property.” Discussion was brought up by Commissioner ***Ranney*** and ***Den Adel*** regarding structure stability and if the pilings were sound. ***Johnson*** said an engineer inspected all City structures in 2023 and it was found then that the building was sound, the pilings were not evaluated. ***Hall*** suggested a short-term lease with improvements being at the lessee’s own risk as funding could be found by the City to demolish the building and the lease could be terminated if future grants are awarded. ***Ranney*** and ***Den Adel*** both again voiced their concerns regarding the piling’s stability.

Vote was 3 yea (Bolin, Foode, and Hall), 3 nay (Ranney, Den Adel, and Trumblee), 1 absent (Harrison).

With the vote being tied, the recommendation failed, and a recommendation to not dispose of the building would have moved forward to City Council. Following the meeting the applicant spoke with Staff Kevin Johnson and decided that they were going to pursue other options and did not want the agenda item to move forward to City Council.

On 03/26/2025 City Planner Amanda Hadley Coward and Facilities Superintendent Malvin Fajardo went to the location to conduct a site inspection to assess the condition of the structure. There was normal wear and tear on the building, however the majority of the interior of the structure is in good condition. The furnace and boiler were functioning prior to the electricity being turned off. However, in the laboratory area of the HVAC zone a pipe is blown and would need to be repaired before heat could possibly be restored to that specific area. As well as the to procurement of a fuel tank for the heating oil as the previous one was removed from the site and is no longer in functioning order. The water and sewer lines are functioning and usable given that they are connected back to the site. There is water damage where the roof had previously leaked, a roof repair was done during winter of 2025 following a windstorm, but further investigation is needed to determine if that repair fixed the larger issue. The entire interior was dry at the time of inspection, so no active leaking is assumed. No damage to the pilings was observed from what could be viewed from the adjacent lot/street. As Staff is not an engineer this was all based off what could be easily seen by a lay person.

The building has been vacant with no electric, water, or sewer since October 2023. Buildings left without heat throughout winters in Cordova tend to mold, rot, and deteriorate quickly. City Council had a discussion

regarding the future of this building and their options. City Council would like to make it clear to the public that this building is available per the land disposal maps.

April 08, 2025, Planning Commission Regular Meeting Minutes Excerpt:

M/Bolin S/Foode “I move to recommend to City Council to a lease of Lot 2, Block 7A, Tidewater Development Park that is approximately 3,909 square feet in size as outlined in Cordova Municipal Code 7.40.060 (B) by Requesting sealed proposals to lease or purchase the property.”

Bolin as much as I would like to see the proposal by Nels go in there we do have another proposal. With this and possibly even more and I don’t think that we should just weigh in on one heavily if there’s some other interest in this building. I know there has been other interest in this building the past so I do think that the Council and the people of Cordova should have some say in that as well.

...

Ranney I will say that I did actually go down under that building a few days ago as the structural stability was my main concern against putting it out for bids last time. Those pilings were in significantly better condition than I thought they were. The cross bracings are all pretty much rotted out which I believe is why that building shakes so much in the wind. But that should be a pretty easy fix. Assuming that the structural analysis comes back good I don’t see any issues with placing the building up for lease.

Harrison to my understanding this is about our recommendation as to whether or not we’re suggesting that a space be made available for development and it’s up to Council too decide if this building is structurally sound or not and that there is a process for that. In view of that I would also be in favor of allowing the process to move forward. Harrison then called for a vote.

Vote: 5 yea, 0 nay, 2 absent (Den Adel & Trumblee)”

April 16, 2025, City Council Regular Meeting Minutes Excerpt:

“Council action on disposal and method of disposal for a portion of Lot 2, Block 7A Tidewater Development Park (aka the old PWSSC building). M/Ranney S/Sherman to dispose of Lot 2, Block 7A, Tidewater Development Park that is approximately 3,909 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by requesting sealed proposals to lease or purchase the property. Ranney supports sealed proposals and would like to see a covered space there. Sherman agrees with Council member Ranney and thinks they have enough information on this property to receive proposals now. Zastrow is excited to see the other proposals.

Vote on Motion: 7 yeas, 0 nays. Motion was approved.”

Tuesday July 08, 2025, Planning Commission Regular Meeting:

M/Ranney S/Den Adel “I move to recommend City Council approve the proposal from Serenity Adventure Lodge, LLC to lease or purchase Lot 2, Block 7A, Tidewater Development Park.”

Vote: 0 yea, 5 nay, 2 absent (Harrison & Bolin)

Full meeting video available at: <https://youtu.be/bZg-ufnhqRA?si=qbCcx08QFxoV8eV6>

Wednesday July 09, 2025, Harbor Commission Regular Meeting:

M/ Kruithof S/Collins “I move to recommend City Council approve the proposal from Serenity Adventure Lodge, LLC to lease or purchase Lot 2, Block 7A, Tidewater Development Park.”

Vote: 0 yea, 4 nay, 1 abstained (Jones)

Full meeting video available at: <https://youtu.be/I4qDrwwL6Mo?feature=shared>

Staff does support the AS-IS, WHERE-IS, WITH ALL FAULTS lease of this structure. Grant funding for this area is not being pursued currently and there is not a plan by the City to pursue grant funding for this area in the near future. It is the responsibility of the applicants to do their due diligence and inspect the structure before entering into a lease/purchase of any lot or structure.

Applicable Code:

7.40.060 - Methods of disposal.

E. A request for proposals to lease or purchase city real property shall specify the criteria upon which proposals will be evaluated and the minimum rent or purchase price. All proposals submitted in response to a request for proposals shall be reviewed by the planning commission, which shall make a recommendation to the city council to accept or decline any or all of the proposals. The city council shall review the proposals and the planning commission's recommendation and accept or decline any of the proposals.

7.40.090 - Disposal by lease.

In addition to the other requirements in this chapter, a lease of city real property shall conform to the following requirements:

A. The lease may not be assigned without the approval of the city, which may be granted at the sole discretion of the city council.

B. The term of the lease may not exceed thirty years, including renewals, unless the city council approves a longer term upon finding that the longer term will be beneficial to the city or the citizens of Cordova in light of the purpose of the lease, the use of the premises and the nature of any improvements to be constructed thereon.

C. A lease having a term longer than two years may be subject to a rental adjustment at intervals no less frequent than every two years, but no such adjustment shall cause a reduction in the rent under the lease.

D. A lease may grant the lessee one or more options to renew, provided that:

- 1. The term, including all available renewal terms, does not exceed the term permitted under subsection (B); and*
- 2. Upon each renewal, the lease shall be subject to all provisions of this code in effect at the time of the renewal.*

7.40.110 - Valuation—Consideration.

Prior to the disposal of any interest in city real property, the city will determine the fair market value of the interest by using a qualified appraisal, tax assessment values, comparable property values or any other method the city determines, in its sole discretion, calculates the fair market value of the interest.

A. Where the disposal is by lease at fair market value, the minimum annual rent shall be the fair market value as determined by the city.

B. Where the disposal is by sale or other disposition at fair market value, the minimum purchase price shall be the fair market value of the city's interest.

C. Where the disposal is to accommodate a structure that encroaches on city property or fails to conform to code requirements in [Title 18](#), the purchase price of the property shall be three times the property's fair market value, which value is determined by the city according to this section.

D. Where the disposal is for less than fair market value, the city council will determine the rent, purchase price or other consideration owed to the city for the property interest.

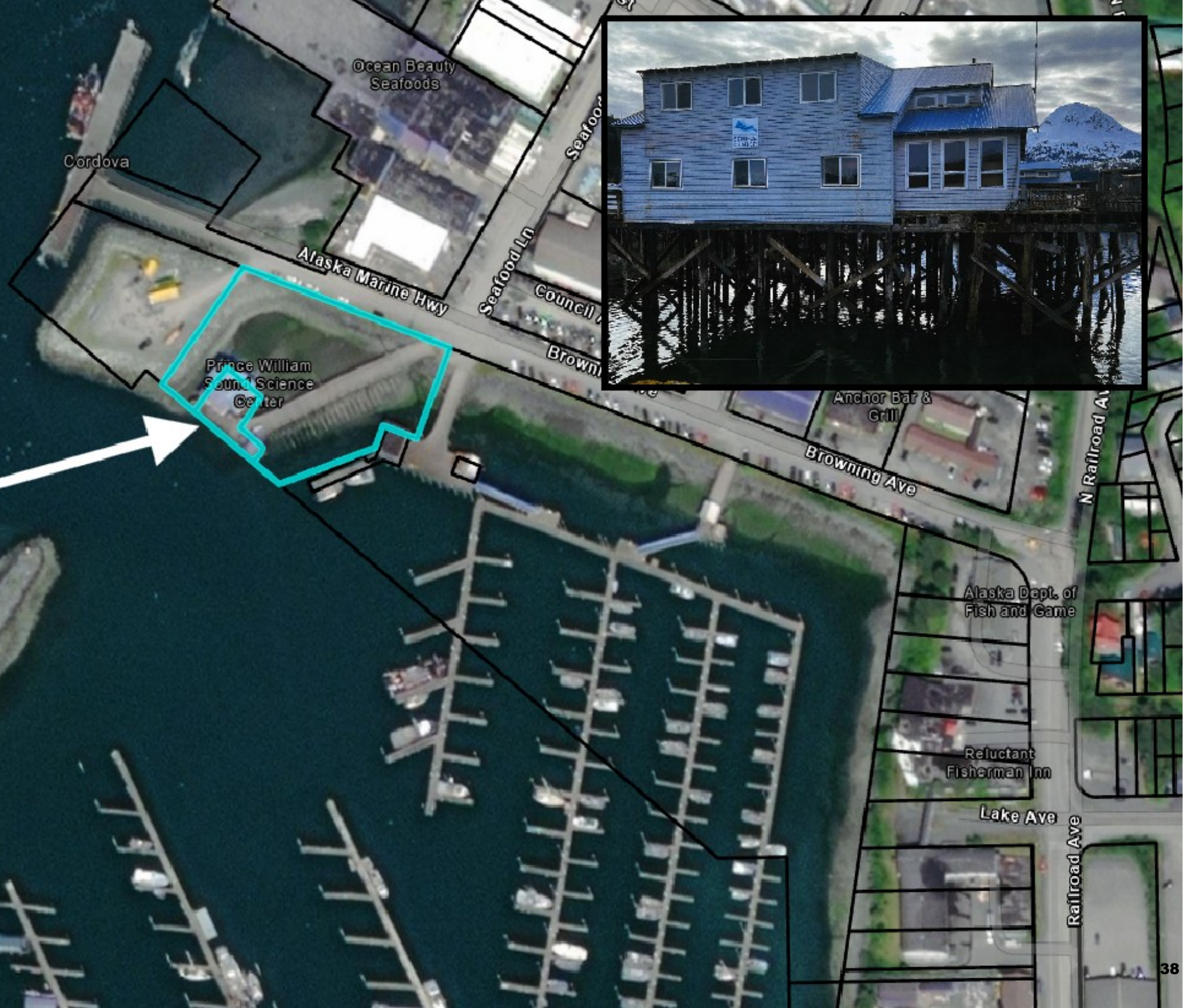
V. LEGAL ISSUES: Legal review of a lease / sale agreement would be required prior to Council acting on the lease.

VI. SUMMARY AND ALTERNATIVES: City Council may make a motion to dispose of the property or not dispose of the property to the applicant.

VII. ATTACHMENTS:

- 1) Aerial View of Location
- 2) Plat of the Tidewater Development Park
- 3) The Proposal of Serenity Adventure Lodge, LLC

**Lot 2, Block 7A,
Tidewater
Development Park**



NOTES:

- RECORD INFORMATION TAKEN FROM THE FOLLOWING SOURCES:
 - PLAT OF ALASKA TIDELANDS SURVEY NO. 220, CORDOVA, ALASKA (APPROVED 2-24-64)
 - PLAT OF CORDOVA INDUSTRIAL PARK, CORDOVA, AK.; PLAT #65-304 (REC. 10-26-65)
 - PLAT OF TIDEWATER DEVELOPMENT PARK, CORDOVA, AK.; PLAT #68-414 (REC. 12-16-88)
 - REPLAT OF BLOCK 2, TIDEWATER DEVELOPMENT PARK, CORDOVA, AK.; PLAT #71-81 (APPROVED 12-21-70)
 - SUBDIVISION OF BLOCK NO. 2, CORDOVA, AK., CORDOVA INDUSTRIAL PARK, CORDOVA, AK., PLAT #75-556, (REC. 10-2-75)
 - PLAT OF TIDEWATER DEVELOPMENT PARK LOTS 1 THROUGH 11 BLOCK 7, CORDOVA, AK. PLAT #81-7 (REC. 12-28-81)
 - PLAT OF NORTH FILL DEVELOPMENT PARK, CORDOVA, AK., PLAT #86-6 (REC. 8-14-86)
 - SUBDIVISION OF LOTS 1A & 1B OF BLOCK 2, CORDOVA INDUSTRIAL PARK, CORDOVA, AK., PLAT #88-3 (REC. 7-15-88)
 - AK. DNR STATUS PLAT, SUPPL. SEC. 21,22,27,28, T15S R3W, C.R.M., AK. 6-1-92
- REGARDING THIS PLAT:
 - THE BASIS OF BEARING IS CALCULATED FROM RECORD DATA, PLAT #68-414, TIDEWATER DEVELOPMENT PARK.
 - THIS PLAT VACATES ALL EASEMENTS AND LOTS CREATED BY PLAT #1-7, THE SOUTHERLY RIGHT-OF-WAY OF BREAKWATER AVENUE IS INCREASED FROM 25.14' TO 30.00' IN WIDTH.
 - THIS PLAT CREATES A PARKING AND PEDESTRIAN EASEMENT 15' IN WIDTH WITHIN BLOCK 7A ADJACENT TO AND SOUTHERLY OF THE BREAKWATER AVENUE RIGHT-OF-WAY.
 - MONUMENT "A" ON BREAKWATER AVENUE LIES S 64°50' W 0.30 FT. FROM THE RECORD POSITION REPORTED BY PLATS 65-304, 68-414, & 81-7. MONUMENT "A" APPEARS TO BE A REPLACEMENT OF THE ORIGINAL MONUMENT, A BRASS CAP SET IN CONCRETE. NO RECORD OF A REPLACEMENT HAS BEEN FOUND.
 - MONUMENT "B" ON BREAKWATER AVENUE LIES S 19°20'37" W 1.95 FT. FROM THE BRASS CAP RECORD POSITION REPORTED BY PLAT #1-7. ALTHOUGH IT APPEARS TO REPLACE THE ORIGINAL MONUMENT, NO RECORD OF SUCH A REPLACEMENT HAS BEEN FOUND.
 - THE RELATIONSHIP (SEE PLAT DETAILS) BETWEEN THE EXISTING MONUMENTS ON BREAKWATER AVENUE INDICATES THESE MONUMENTS MAY HAVE BEEN DISTURBED. TO BE IN HARMONY WITH THE ORIGINAL TIDEWATER DEVELOPMENT PLAT AND THE PROCEDURE UTILIZED BY PLAT #6-6, THE RECORD MONUMENT AT COUNCIL AND RAILROAD AVENUES WAS USED TO RE-ESTABLISH THE BREAKWATER AVENUE CENTERLINE.
 - OSL 308 IS A PARCEL OF LAND OWNED BY THE STATE OF ALASKA. THE METES AND BOUNDS DEED DESCRIPTION DOES NOT CLOSE, AND SEVERAL INTERPRETATIONS AS TO POSITION ARE POSSIBLE AT THIS TIME. THE POSITION DEPICTED HEREON IS AS IT IS SHOWN ON THE PLAT OF ATS 220.
 - THE MEANDER CORNERS BETWEEN LOT 5A BLOCK 3 AND LOT 3 BLOCK 7A WERE ESTABLISHED AT MEAN HIGH WATER.
 - THE TERMS AND CONDITIONS OF THE HUD/ASHA SALES CONTRACT FOR PRIVATE REDEVELOPMENT, ALSO KNOWN AS THE WATERFRONT AREA URBAN RENEWAL PROJECT, CORDOVA, ALASKA, PARTS I, SERIAL #69-191 II, SERIAL #70-8 CORDOVA RECORDING DISTRICT, AFFECT THIS PROPERTY AND ARE INCORPORATED, BY REFERENCE.
 - THIS SUBDIVISION IS SERVICED BY CITY WATER & SEWER.
 - THE SOUTH 35 FEET OF LOT 4 BLOCK 3 IS INCLUDED IN LOT 5A. THE NORTH 15' OF LOT 4 BLOCK 3 BECOMES LOT 4A (NOT MONUMENTED). LOT 4A CONTAINS 3803 SQ. FT. LOT 4A IS BEING COMBINED WITH LOT 3 BLOCK 3 IN A CONCURRENT PLATTING ACTION.

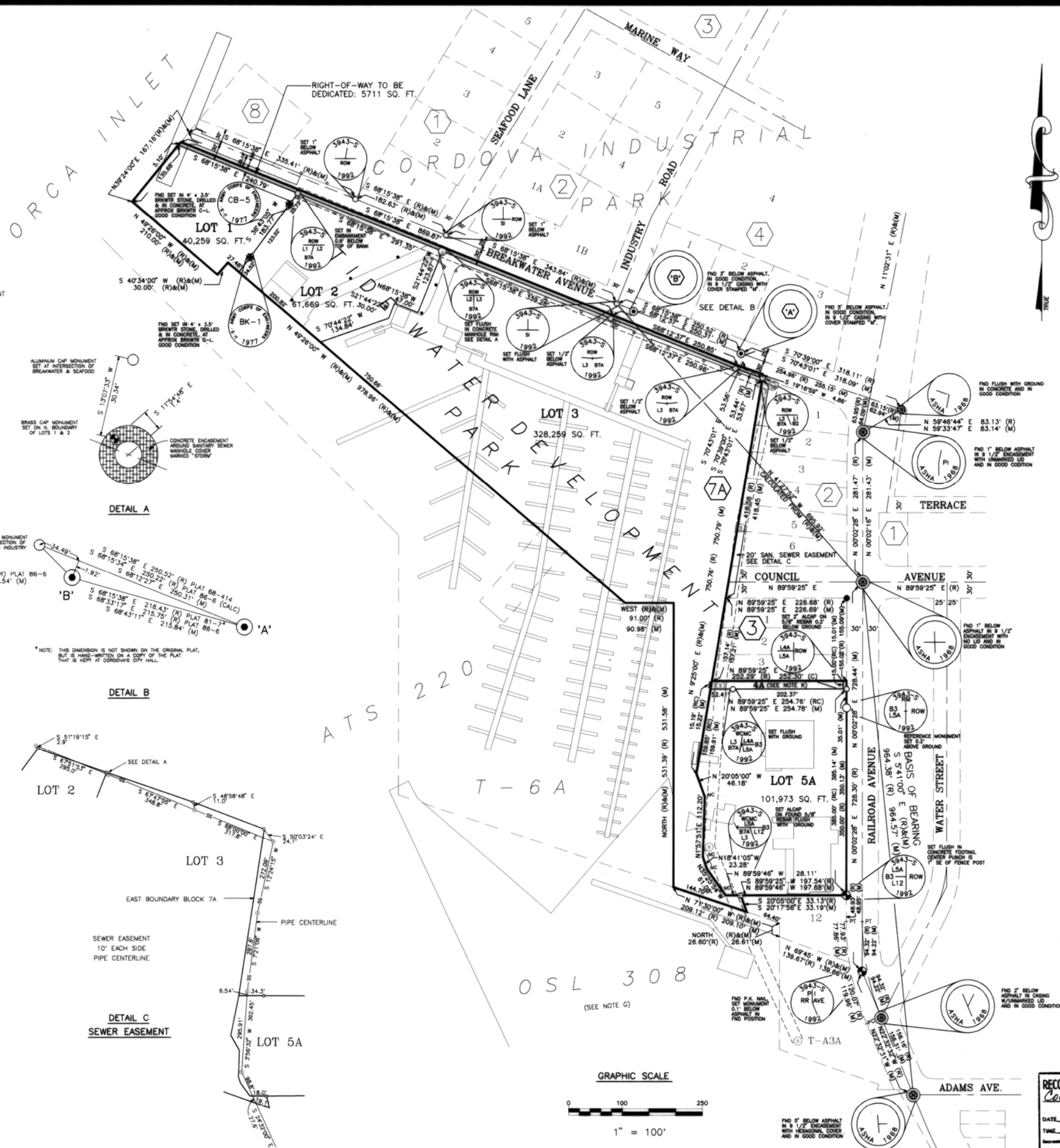
LEGEND

- ROAD CENTERLINE
- RIGHT-OF-WAY OR PROPERTY BOUNDARY
- ALASKA TIDELANDS SURVEY BOUNDARY
- PLAT BOUNDARY
- GUARDRAIL
- SANITARY SEWER EASEMENT
- CENTERLINE SANITARY SEWER
- BLOCK NUMBER
- LOT NUMBER
- RECOVERED U.S. ARMY CORPS OF ENGINEERS 3 1/4" BRASS CAP MONUMENT
- RECOVERED ASHA 2 1/2" BRASS CAP MONUMENT
- RECOVERED ASHA 2 1/2" BRASS CAP MONUMENT IN STEEL MONUMENT CASING
- RECOVERED 3/4" REBAR IN STEEL MONUMENT CASING
- RECOVERED 2 1/2" IRON PIPE
- SET 2 1/2" BRASS CAP MONUMENT
- SET 3 1/4" ALUMINUM CAP MONUMENT ON 2 1/2" X 30" ALUMINUM PIPE
- SET 2" ALUMINUM CAP MONUMENT ON 5/8" X 30" REBAR
- UTILITY POLE
- SANITARY SEWER MANHOLE
- RECORD INFORMATION, PLAT #68-414
- CALCULATED FROM RECORD PLAT #68-414
- MEASURED
- MEANDER CORNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

Robert T. Kean
REGISTERED LAND SURVEYOR
39435
REGISTRATION NUMBER
12-17-92
DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, UTILITY EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE.

FOR LOTS 5-11, BLOCK 3 TIDEWATER DEV. PARK (PLAT 68-414)
- TO LOT 5A BLOCK 3 TIDEWATER DEVELOPMENT PARK

W. B. ...
FOR GRANTED LOTS
4225 23RD AVENUE WEST
SEATTLE WA 98199
12/11/92
DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF December 1992

3/4/94
MY COMMISSION EXPIRES

James D. ...
NOTARY PUBLIC

FOR LOT 4 BLOCK 3, LOTS 1-11 BLOCK 7
& THE REMAINDER OF BLOCK 7
TIDEWATER DEVELOPMENT PARK (PLAT 81-7)
- TO LOTS 1-3 BLOCK 7A & LOT 4A BLOCK 3
TIDEWATER DEVELOPMENT PARK

Don White
FOR THE CITY OF CORDOVA
P.O. BOX 1210
CORDOVA AK 99574
2-1-93
DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF Feb 1993

9-7-94
MY COMMISSION EXPIRES

D. ...
NOTARY PUBLIC

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID THROUGH 12/31 1992.

D. ...
AUTHORIZED OFFICIAL

PLAT APPROVAL

THIS PLAT, HAVING BEEN APPROVED BY THE CITY OF CORDOVA PLANNING COMMISSION, AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF 1992, IS HEREBY ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW PERTAINING THERETO. THE CITY OF CORDOVA:

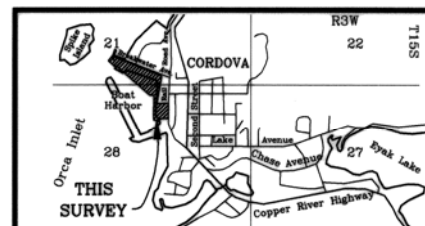
Walt Wade
PLANNING COMMISSION
1/28/93
DATE
Don White
CITY MANAGER
2-1-93
DATE
Robert T. Kean
CHAIRMAN, PLANNING COMMISSION
2-1-93
DATE

CERTIFICATE OF ACCEPTANCE

THE CITY OF CORDOVA HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING, BUT NOT LIMITED TO, THE REAL PROPERTY, RIGHTS-OF-WAY, AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS, AND PUBLIC AREAS SHOWN HEREON.

DATED AT CORDOVA, ALASKA THIS 2-1 DAY OF 1993

Don White
ATTEST: CITY CLERK
2-1-93
DATE



VICINITY MAP 1" = 2000'

A PLAT OF
LOTS 1, 2, & 3 BLOCK 7A
and LOTS 4A & 5A BLOCK 3
TIDEWATER DEVELOPMENT PARK

A RESUBDIVISION OF BLOCK 7 TIDEWATER DEVELOPMENT PARK (PLAT 81-7) & LOTS 4 THRU 11 BLOCK 3 TIDEWATER DEVELOPMENT PARK (PLAT 68-414) LOCATED WITHIN SECTIONS 21 & 28, T15S, R3W, C.R.M., AK. CONTAINING APPROXIMATELY 12.44 ACRES CORDOVA RECORDING DISTRICT

ROBERT T. KEAN & ASSOCIATES
14510 Ahntena Circle, Anchorage, Alaska, 99516

PREPARED FOR: SCALE: 1" = 100' DRAWN BY: CHECKED BY:
NORQUEST SEAFOODS, INC. 4225 23RD AVENUE WEST SEATTLE WA 98199
SURVEY DATE: 6-92/8-92 DATE DRAWN: 11-92 W.D./T.B. 92105/1345.11.17

RECORDED - FILED 20-
CORDOVA REC. DIST.
DATE 3/2 1993
TIME 1:45 P
BY: ELIZABETH KEAN
JESSIE AHNTENA
ANCH AK 99516

SEALED PROPOSAL FORM

All proposals must be received by the Planning Department by June 30, 2025, at 5 PM.

Property: Lot 2, Block 7A, Tidewater Development Park

Name of Proposer: Kenneth B Jones, Shannon R Jones

Name of Organization: Serenity Adventure Lodge, LLC

Address: 514 Sunnyside Drive Phone #: 9073603456

PO Box 615 Email: serenityadventuresak@gmail.com

Cordova, AK 99574

Proposed Price \$ 135,100

SUBMITTAL OF PROPOSAL

Please email proposals to planning@cityofcordova.net. The email subject line shall be “Proposal for Lot 2, Block 7A, Tidewater Development Park,” and the proposal shall be attached to the email as a PDF file.

Or mail proposals to: City of Cordova
Attn: Planning Department
P.O. Box 1210
Cordova, Alaska 99574

Or deliver your proposal to the front desk at City Hall.

Proposals received after June 30, 2025, at 5PM will not be considered.

Proposal for Purchase and Development of Lot 2, Block 7A, Tidewater Development Park

Submitted to: City of Cordova, Alaska

**Submitted by: Serenity Adventure Charters, in Partnership with Serenity Seafoods and
Jones Properties LLC**

Introduction

Serenity Adventure Charters, in partnership with Serenity Seafoods and Jones Properties LLC, submits this proposal in response to the City of Cordova's Request for Proposals (RFP LD-25-03) for the purchase and development of Lot 2, Block 7A, Tidewater Development Park. We propose to purchase the property for \$135,100, comprising \$132,600 for the land value (per the tax roll) and \$2,500 for the improvement value (per the RFP). Our plan is to develop the "Serenity Adventure Lodge, LLC", a premier eco-tourism destination with crew housing and a commercial kitchen to serve lodge guests, and integrate a fish processing facility operated for lodge guests and benefitting our Serenity Seafoods product line, utilizing a private unloading crane and retrofitted 40-foot connex situated on the pier. Our development includes retaining and upgrading the existing structure, saving the City significant demolition costs. Piling cross-brace and support additions will ensure structural integrity, with fill and private charter dock projects to follow at a later date. A conceptual image of the proposed facility is included to illustrate our vision (see Appendix A).

Partnership Overview

Serenity Adventure Charters

- Serenity Adventure Charters (www.alaskadeerhunt.com) is becoming a well known and leading provider of DIY Hunter transport, guided waterfowl hunting, guided fishing, and eco-tourism adventures in Alaska, renowned for its commitment to high success rates and exceptional authentic guest experiences. Our track record demonstrates our ability to attract more than 100 high-ticket clients to Cordova annually through participation in prestigious sportsman clubs and trade shows, including the Safari Club International Convention, Western Hunting Conservation Expo, Wild Sheep Show, and the Great American Outdoor Show. This effort generates substantial tourism revenue each year, showcasing our ability to attract affluent visitors. This expertise and existing market share allows us to significantly increase traffic to the potential Serenity Adventure Lodge, directly benefiting local businesses and enhancing Cordova's tourism economy.

Serenity Seafoods

Serenity Seafoods (www.serenityseafoods.com) specializes in sustainable seafood harvesting, processing, and marketing - delivering high-quality Alaskan seafood directly to wholesale and retail customers in both local and global markets. We have a strong track record, already direct-marketing over 2,000 pounds of fish in 2025. We have tremendous room for growth. Having our

own facility in the future will allow us to greater serve our customers, and meet the needs of the lodge guests. Our products serve a diverse range of retail and wholesale customers throughout the country. This established expertise ensures that the retrofitted connex processing facility will meet all DEC and HACCP standards, effectively catering to both lodge guests and commercial markets with reliable, high-quality seafood products.

Jones Properties LLC

Jones Properties LLC proudly showcases local knowledge and expertise in the reconstructing and rejuvenating aging structures in Cordova. Our professional portfolio boasts a series of recent, high-profile successful projects: the 2022 "Smith Towers" transformation in Cordova—a remarkable overhaul of a decaying 3,500-square-foot, 100+ year-old concrete structure, once on the brink of demolition, now a buzzing commercial rental space leased to an innovative startup microbrewery. Featuring exquisitely updated interior finishes, the project utilized all local hire and fully licensed contractors to bring the building up to stringent commercial code with ADA accessibility, fortified foundations, and state-of-the-art heating, plumbing, and electrical systems. Astonishingly, this metamorphosis was accomplished in a mere 5 months, and astonishingly, it cost approximately 820,000 less than previous owners estimates—restoring a vital asset to the community's main street district.

In another exemplary endeavor, our 2017-2021 triplex project in Cordova epitomizes dedication and collaboration. Over several years, we partnered with the former owner as the property managers and synergized with local contractors to restore a significantly aged and expansive single-family home into three contemporary rental units. The process culminated in our acquisition of the property in 2021, where further renovations elevated the property's allure. This monumental undertaking addressed the growing demand for quality median income housing rental options within our community.

Our latest and most ambitious venture to date is the "Gingerbread House" resurrection in Cordova, a historic 8,500-square-foot multifamily property currently set under contract for purchase by July 30th 2025. Remediation and restoration are slated to commence this fall, with anticipation of reopening the landmark for long-term community rental housing by late 2027. These renowned projects underscore not only our unwavering commitment to fostering a better community, but also our extraordinary capacity to tackle substantial challenges, laying a firm foundation for the potential Serenity Adventure Lodge project.

Why We Are the Ideal Partners

Our partnership is uniquely positioned to deliver this project due to:

- **Long-Standing Local Knowledge:** Our deep understanding of Cordova's community, environment, and economic landscape ensures a development that aligns with local priorities.
- **Experience with Aging Structures:** Jones Properties LLC's experience renovating aging infrastructure guarantees the successful re-purposing of the existing structure, minimizing costs and environmental impact.

- **Global Trade Show Presence:** Serenity Adventure Charters' established branding and placements at exclusive hunting and fishing trade shows provide unmatched marketing reach, attracting high-value clients to Cordova.
- **Established Branding and Revenue:** Our proven brands and steady revenue streams ensure financial stability and the ability to deliver a high-quality project on time and within budget.

Understanding of Cordova's Community and Stakeholder Partnerships

We demonstrate a profound understanding of Cordova's community through our almost two decade presence in business here, and three decades of living here. Our partnerships with other local businesses ensure the economic impact of this project will be far reaching and benefit multiple local businesses. These partnerships ensure the project reflects Cordova's values of resilience, resourcefulness, outdoor recreation, and economic vitality.

Proposed Development: Serenity Adventure Lodge and Fish Processing Facility

Project Vision

The Serenity Adventure Lodge will be a modern, eco-friendly destination offering accommodations, guided fishing trips, guided waterfowl hunts, and self guided hunting and fishing experiences for tourists seeking authentic Alaskan adventures. The lodge will include crew housing for up to 4 employees and a commercial kitchen to serve employees and lodge guests, enhancing local employment and guest experiences. The Serenity Seafoods processing facility, located in a 40-foot connex retrofitted for DEC and HACCP-approved use and located on the existing pier, will handle catches from lodge guests and our families commercial fishing operations. By retaining and upgrading the existing structure, we will save the City substantial demolition and remediation costs, while piling cross-brace and support additions ensure structural integrity. Back Fill, Grid removal, and installation of a private dock project will follow at a later date to further enhance the property's functionality for our mission.

Development Details

- **Lodge Features:** 9 guest rooms, multiple guest bathrooms and showers, heating systems optimized for Alaska's climate, and scenic views of the waterfront, crew housing for up to 4 seasonal employees in 2 bunkrooms with crew bathroom/shower, a commercial kitchen to prepare meals for lodge guests featuring local cuisine using sustainably sourced ingredients, a dining area with seating for up to 15, a lounge with a gas fireplace and cultural exhibits, and an activity hub for purchasing frozen seafood, booking fishing, hunting, and eco-tours. The lodge will utilize the renovated existing structure, incorporating sustainable materials and energy-efficient systems.
- **Processing Facility:** A 40-foot connex, with a roof and siding to be aesthetically pleasing, retrofitted to meet DEC and HACCP standards for fish processing, packaging, and storage,

situated on the pier. The facility will have a capacity to process up to 20,000 pounds of seafood annually, serving lodge guests and commercial markets.

- **Infrastructure Improvements:**

- **Piling Upgrades:** Install cross-braces and additional piling supports to ensure structural integrity for the lodge and pier.
- **Repair existing structure:** Repair the roof leaks, and existing structure and dock as needed, restore heating systems and remodel for specified use as an adventure lodge.
- **Fill Area (Future Phase):** Fill the area behind the existing structure to stabilize the site and expand usable space.
- **Private Dock (Future Phase):** Dredge the grid to create a private dock for our charter and fishing vessels, enhancing guest access and operational efficiency, with the connex processing facility integrated into the pier layout.

- **Location Advantage:** The lot's waterfront proximity supports seamless integration of tourism and seafood operations, leveraging and benefiting Cordova's infrastructure.

Conceptual Images

A conceptual rendering of the proposed Serenity Adventure Lodge and processing facility is included in the project documentation. Based on the RFP's as-built drawings and site photographs, the images depict a renovated existing structure with a modern, friendly lodge facade, featuring the large windows to highlight Cordova's coastal views. The design includes 9-10 guest rooms, a compact wing for crew housing accommodating up to 6 employees in 2 rooms, and a commercial kitchen for serving lodge guests. A 40-foot connex, retrofitted for HACCP-approved fish processing, is situated on the pier, with siding matching the color of the existing structure and will include a pitched roof framed over the connex, with clear signage for Serenity Adventure Lodge and Serenity Seafoods. The structure is reinforced with piling cross-braces and supports, with the filled area and private dock planned for future phases. The design reflects the functional layout, harmonizing with the Tidewater Development Park's aesthetic and environmental context.

Why a sale and not a lease

By pursuing a sale of the property instead of a lease it allows this project to be feasible. Paying the RFPs asking lease price with all the improvements needed it just is not feasible. Only with a purchase can this project be realistic. We understand council may not be willing to sell this section of land, so one possible alternative we might be willing to consider in negotiation with the city would be to purchase the improvements in conjunction with a long term - multiple year lease with multiple subsequent options of renewal for the tidelands, much like what has been done in the past for other entities who own improvements on city tideland. (ie Forrest service, Trident Seafood). This alternative would prohibit the feasibility of back fill and grid removal investment but allow for us to complete the majority of the project and operate the lodge and processing facility.

0.1 Cost Savings and Benefits for the City

With upgrading the existing structure, we eliminate the need for costly demolition, potentially saving the City anywhere from three to five million dollars. In addition to saving millions for the city, our proposal offers to pay the city money for infrastructure they have left sitting vacant, collecting no revenue from, and would otherwise tear down. Our project will generate millions in property tax, sales tax, and bed tax revenue for the city over the life of the project. Our proposed piling and building upgrades will be privately funded and managed to eliminate any future city resource demands, with the private fill and dock projects deferred to future phases to further reduce immediate costs.

Timeline

- **Phase 1 (2025-2026):** Renovation of the existing structure for the lodge, including interior updates, commercial kitchen installation, and installation of piling cross-braces and supports.
- **Phase 2 (2027):** Retrofitting of the 40-foot connex for HACCP-approved fish processing, placement on the pier, and completion of lodge setup, with grand opening by June 2027.
- **Phase 3 (Post-2032):** Future development of fill operations and the private charter dock construction.

Economic and Community Benefits

- **Job Creation:** Our project will create approximately 2 full-time and 6-8 seasonal jobs, excluding owners, including lodge staff, cooks, wait/prep staff, 3-6 guides (fishing, hunting, deckhands, eco-tours), and 2 fish processing workers (fish cleaners/packers) for the connex facility. These positions will offer competitive wages starting at \$18/hour, with benefits such as paid training and flexible scheduling, fostering long-term employment stability.
- **Support for Local Businesses:** The lodge will locally source 70% of its food supplies, including the seafood from Serenity Seafoods, injecting an estimated \$40,000 annually into the local economy. Additionally, partnerships with local outfitters for guided tours and collaborations with the Cordova Chamber of Commerce for marketing will drive traffic to small businesses, increasing their revenue by an estimated 15% during peak seasons.
- **Environmental Stewardship:** Our plan minimizes environmental impact by re-purposing the existing structure and using a compact, efficient connex for processing.

Financial Proposal

We propose to purchase Lot 2, Block 7A for \$135,100, comprising \$132,600 for the land value (per the tax roll) and \$2,500 for the improvement value (per the RFP). The total project cost for Phases 1 and 2, including land acquisition, piling upgrades, lodge renovations with commercial kitchen installation, and connex retrofitting, is estimated at \$485,100, funded through private investment. The renovations and connex facility are estimated at approximately \$350,000, with the

fill and private dock projects in Phase 3 expected to cost millions. This development will generate substantial tax revenue for the City of Cordova, which is critically in need of new revenue sources to address budgetary constraints. Specifically:

- **Increased Property Tax Revenue:** The completed lodge and processing facility will increase the property's assessed value to an estimated \$600,000, currently the property is city owned and generates 0 tax revenue, our proposal estimates generating approximately \$6,600 annually in additional property tax revenue based on Cordova's current mill rate of 11, a new income stream for the city.
- **Increased Sales Tax Revenue:** The lodge's operations, including guest spending on accommodations, dining, souvenirs, and tours, are projected to generate \$100,000 annually in sales and bed tax revenue by year 3, providing a significant boost to municipal funds.
- **Long-Term Financial Benefits:** By avoiding demolition (saving \$3-5,000,000) and deferring fill/dock costs, the City will reduce immediate infrastructure expenses. Generating new tax revenues are essential for Cordova, which faces declining traditional revenue sources and increasing demands for public services.

Our partnership's established revenue streams and financial stability ensure project feasibility.

Business Plan

Funding Sources

- **Private Investment:** We plan to utilize a 1031 Exchange from sale of existing real and business property to fund this endeavor. Additionally, we plan on over time utilizing existing cash flow for projects from profits in tourism, rentals, and seafood company sales.

Financial Projections

- **Year 1 (2027):** Revenue of \$650,000 from lodge and charter bookings (50% occupancy) and connex processing (10,000 lbs net processed fish sold at an average \$35/lb), with expenses of \$350,000 (staff, utilities, maintenance), yielding a net profit of \$300,000.
- **Year 3 (2029):** Revenue increases to \$850,000 with 60% occupancy and (15,000 lbs net processed fish sold at an average \$35/lb), expenses rise to \$450,000, netting \$400,000.
- **Year 5 (2032):** Revenue reaches \$1,200,000 with full capacity (20,000 lbs net processed fish sold at an average \$35/lb), expenses stabilize at \$600,000, netting \$600,000 annually. Cumulative profit by 2030 is projected at \$2,000,000, supporting the additional Phase 3 investments.

Alignment with City Goals

This proposal aligns with the City of Cordova's objectives as outlined in the RFP:

- **Economic Development:** The lodge with commercial kitchen, crew housing, and connex processing facility will diversify Cordova's economy through tourism and direct to consumer seafood industries. For instance, the lodge will generate revenue by attracting hundreds of new visitors annually, boosting local spending by an estimated \$500,000 yearly in accommodations, dining, discretionary spending, and guided tours. The processing facility will help fill growing export market share for Cordova's seafood, targeting Domestic wholesale markets with an initial output of 10,000 net processed pounds annually, potentially adding \$350,000 to the local economy. Crucially, this development will provide much-needed new tax revenue, with an estimated \$106,600 annually by year 3 from property, bed, and sales taxes, addressing the city's urgent need for diversified revenue sources amid fiscal challenges.
- **Sustainability:** Our project incorporates eco-friendly practices, such as cleaning up the contaminated Grid soil, repairing an existing structure with efforts to leave the area undisturbed, using reclaimed materials when practicable for lodge renovations. The processing connex's compact design minimizes land disturbance, aligning with Cordova's goal to reduce environmental impact while supporting economic activity. Our fish processing facility will be a zero waste offal facility, utilizing the generated fish heads, scraps, and guts for our charter fleets "chum" bait.
- **Alignment with Comprehensive Plan:** Our project aligns with strategies outlined in the Cordova Comprehensive Plan, particularly in tourism, housing, public spaces, and business development. For tourism, the lodge will foster the tourism economy by attracting the right kind of traveler - small group recreation, not large scale cruise tourism. For housing, the crew housing for up to 4 employees addresses workforce shortages by providing affordable, on-site accommodations, supporting the Plan's goal to increase workforce housing capacity. For public spaces, the lodge's waterfront location will enhance community recreation, aligning with the Plan's emphasis on accessible waterfront areas. For business development, the integration of the lodge and processing facility fosters entrepreneurship by creating a tourism-seafood hub, supporting the Plan's objective to diversify commercial activity.

Community Impact

- **Improved Quality of Life:** The project enhances Cordova residents' quality of life by addressing both peak season and shoulder season needs for economic activity. Through crew housing for 4 employees, offering affordable, safe accommodations with utilities included, reduces housing pressure in the local market. The planned dock in Phase 3 will provide a new recreational access space for fishing and boating, accessible to visiting recreational boaters who patronize the lodge at no cost, fostering community and economic engagement. Additionally, the lodge's commercial kitchen will source local fish direct from fishermen, and when available produce from local growers.
- **Architectural Enhancement:** The project enhances the architectural character of Cordova by preserving the existing structure's original siding, a nod to the community's industrial heritage, while integrating modern elements like large windows and natural wood accents

that complement the coastal aesthetic. The pitched roof and vinyl siding over the connex, matching the original structure's color, blends functionality with visual appeal, reinforcing the Tidewater Development Park's maritime identity.

• 0.2 Compliance with CMC 7.40 Land Disposal

The project aligns with CMC 7.40, which governs the disposal of city-owned property. The proposal includes a purchase offer of \$135,100, reflecting the land value (\$132,600) and improvement value (\$2,500) as per the tax roll and LD-RFP-25-03. The plan to retain and upgrade the existing structure eliminates demolition costs, providing financial benefit to the City, consistent with the ordinance's intent to ensure economic viability. The alternative consideration of a long-term lease with renewal options for tidelands, similar to past arrangements (e.g., Forest Service, Trident Seafood), further demonstrates flexibility in meeting disposal criteria.

0.3 Compliance with CMC Title 18 Zoning

The development adheres to CMC Title 18 zoning regulations for the Tidewater Development Park district, which supports mixed-use developments including tourism and commercial activities. Key compliance points include:

- **Setback Requirements:** The renovated structure and new 40-foot connex processing facility maintain required setbacks from property lines, ensuring no encroachment on adjacent lots, as verified in the site development plan.
- **Height Limit/Stories:** The lodge and connex are designed to comply with the district's height limit of 35 feet based on typical commercial zoning, with the lodge limited to a two story structure and the connex as a ground-level structure.
- **Parking:** The plan includes parking for 15 vehicles, meeting the zoning code's requirement of one space per guest room (9 rooms) plus additional spaces for staff and visitors, with accessible parking compliant with ADA standards.
- **Access to Lot:** Access is provided via the existing pier and road infrastructure, with a planned private dock (Phase 3) enhancing charter vessel access, aligning with zoning provisions for waterfront utilization.
- **Zoning District Requirements:** The mixed-use designation allows for eco-tourism lodging, crew housing, and a fish processing facility, all of which are supported by the lodge's design and the connex's HACCP-approved retrofitting.

0.4 Site Development Plan

The site development plan integrates the existing structure with proposed improvements, ensuring compliance with all zoning requirements. Key features include:

- **Building Type:** Renovated lodge with 9 guest rooms, crew housing for 4, commercial kitchen, and a retrofitted 40-foot connex for fish processing.

- **Layout:** The connex is positioned on the pier, with piling cross-braces and supports reinforcing the structure. The filled area (future phase) will stabilize the site without violating setbacks.
- **Utilities and Infrastructure:** Updated heating, plumbing, and electrical systems, with private funding for piling upgrades, reducing city resource demands.

This development enhances Cordova's tourism economy while meeting all regulatory standards.

Conclusion

Serenity Adventure Charters, Serenity Seafoods, and Jones Properties LLC are the ideal partners to transform Lot 2, Block 7A into a cornerstone of Cordova's economy. Our local expertise, experience with aging structures, global marketing reach, and financial stability, combined with a clear vision illustrated in our conceptual rendering, ensure a successful project that delivers economic, environmental, cultural, and community benefits. We respectfully request the City of Cordova's approval to proceed with this transformative development.

Contact Information

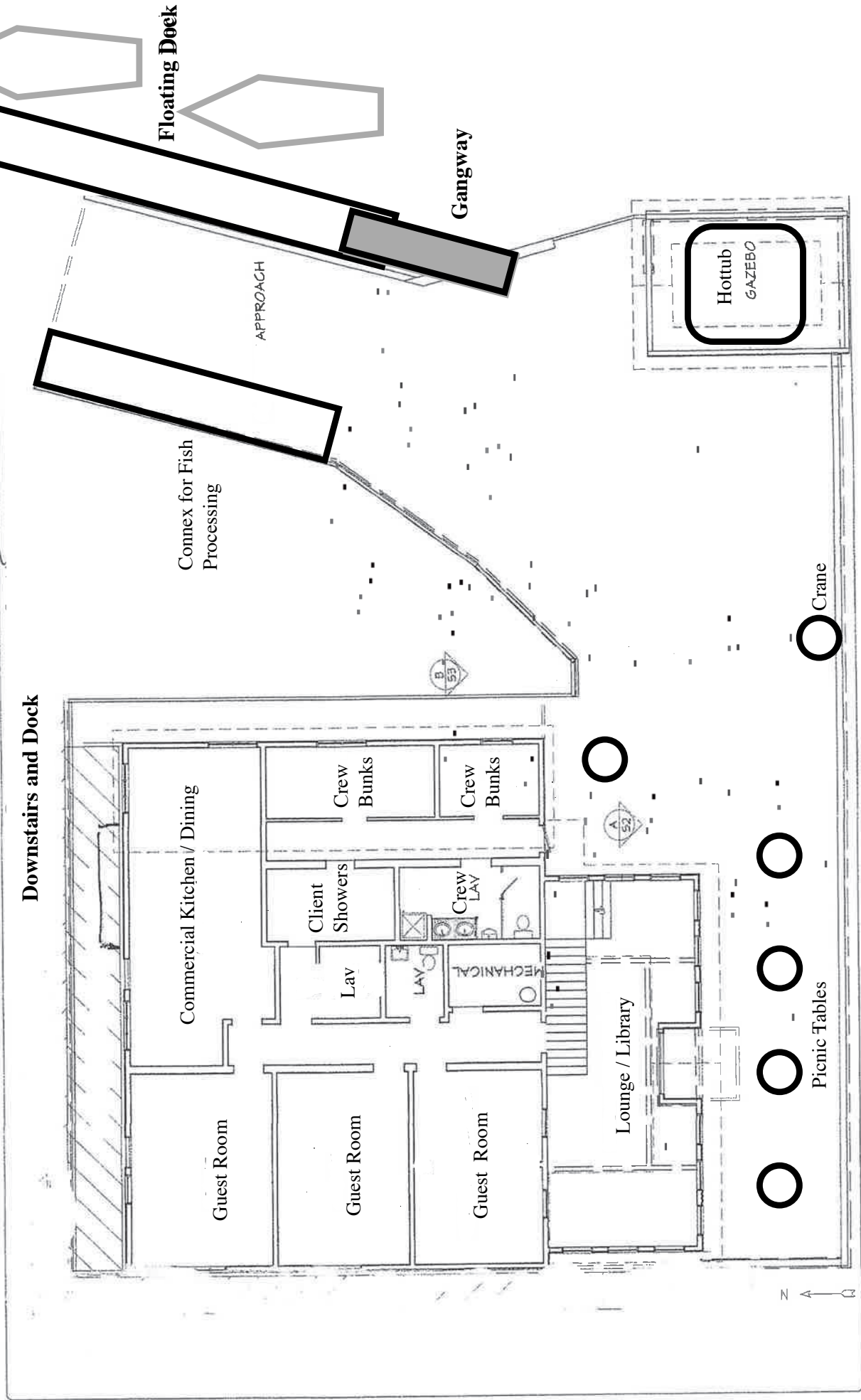
- **Company:** Serenity Adventure Charters
- **Website:** www.alaskadeerhunt.com
- **Partner:** Serenity Seafoods (www.serenityseafoods.com)
- **Partner:** Jones Properties LLC
- **Contact:** Kenneth B Jones - Shannon R Jones
- **Email:** serenityadventuresAK@gmail.com - sevans7429@gmail.com
- **Phone:** 9073603456 - 9074292117

Appendix A: Conceptual Images

Serenity Adventure Lodge

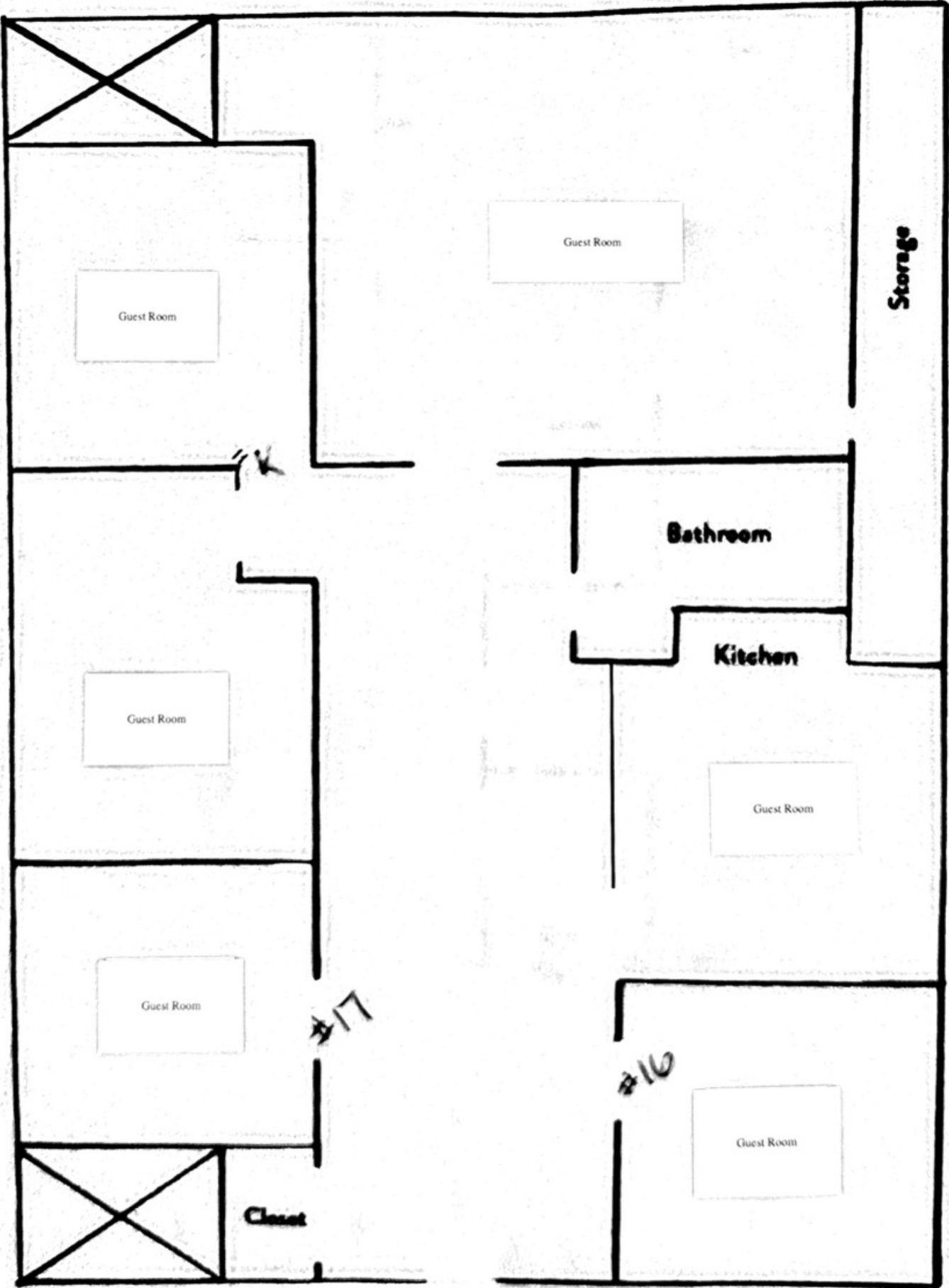


Downstairs and Dock



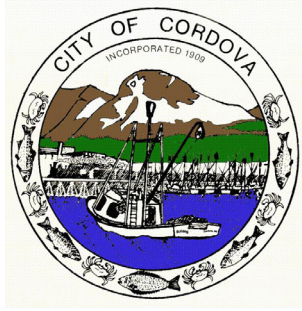
Serenity Adventure Lodge Concept

Upstairs



#10

Upstairs



AGENDA ITEM # 12
City Council Meeting Date: 08/20/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Wednesday August 20, 2025
ITEM: Land Disposal – Review of Proposals for Lots 16-25, Block 6, Original Townsite
NEXT STEP: Review and Make a Decision on Received Proposals

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: Requested Actions: Decision on Disposal and Disposal Method
Applicant: Jones Properties, LLC & Soulliere Companies, Inc.
Applicant: Native Village of Eyak (NVE)
Legal Description: Lots 16-25, Block 6, Original Townsite
Area: Approximately 17,500 Square Feet
Zoning: Central Business District

The Request For Proposals (RFP) for this property was published June 11, 2025, and ended July 11, 2025, at 5 PM. The City received two proposals for the property. Attached are the full proposals as published in full for the review of the Planning Commission.

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council on the proposals.

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motion for the Planning Commission to consider opening the agenda item for discussion:

“I move to approve the proposal from *(insert preferred proposal)* to lease or purchase Lots 19-25, Block 6, Original Townsite.”

Choose one of the following to insert for the asterisk above:
(In Alphabetical Order)

- Jones Properties, LLC & Soulliere Companies, Inc.
- Native Village of Eyak (NVE)

III. FISCAL IMPACTS: If a lease or a purchase of the property occurs, the City would collect the payment for the price of the property and property tax revenue or possessory tax. There would be an increase in sales tax revenue from the associated business and long-term rentals of 7% and the bed tax revenue of 13% for short term room rentals.

IV. BACKGROUND INFORMATION: These lots were used as a City park with playground equipment. It also doubled as a winter snow storage location. During the 2012 extreme snow event locally referred to as “Snowpocalypse” the snow load stored on the playground equipment irreparably damaged the equipment. Removal of the playground equipment occurred, and this location has been used as an empty location for a vehicle parking lot and a winter snow storage location.

Public Works Streets crews have been consulted before any conversations was had on making these lots available. They agree that while the snow storage location is useful, they believe these lots can hold a more valuable purpose to our community than to remain vacant. Seven (7) lots were made available, and the City will retain three (3) lots for snow storage.

On Tuesday January 14, 2025, Planning Commission discussed crafting a request for proposals (RFP) to recommend to the City Council without a letter of interest needing to prompt the process. The item was referred back to Staff. The agenda item was revisited at the next regular meeting of Tuesday February 11, 2025.

On Monday March 03, 2025, a letter of interest was received by the Planning Department by Native Village of Eyak (NVE). Per the letter of interest provided these lots would house the Ilanka Cultural Center (ICC) comprised of a tribally owned museum, repository, library, gathering place, language classes, cultural classes for the community, and Alaska Native Arts classes for the public schools.

On Tuesday March 11, 2025, Planning Commission regular meeting did not have a quorum and the meeting was canceled.

On Friday March 28, 2025, a letter of interest was received by the Planning Department by Jones Properties LLC and Soulliere Companies, Inc. Per the letter of interest provided these lots would house multifamily apartments available in 1-, 2-, or 3-bedroom units. Retail and Office Space on the ground floor with access to the Central Business District.

On Tuesday April 08, 2025, Planning Commission heard each letter of interest as its own agenda item.

Video: <https://www.youtube.com/live/9zSwx2AJhJk?feature=shared&t=1726>

10. C. Letter of Interest for Lots 19-25, Block 6, Original Townsite Native Village of Eyak (NVE)

“I move to recommend that City Council dispose of the requested lots 19-25, Block 6, Original Townsite, approximately 17,500 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.”

M/ Ranney S/Hall Vote: 5 yea, 0 nay, 2 absent (Trumblee & Den Adel)

10. D. Letter of Interest for Lots 19-25, Block 6, Original Townsite Jones Properties, LLC & Soulliere Companies, Inc.

“I move to recommend that City Council dispose of the requested lots 19-25, Block 6, Original Townsite, approximately 17,500 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.”

M/ Hall S/Bolin Vote: 5 yea, 0 nay, 2 absent (Trumblee & Den Adel)

On Wednesday April 16, 2025, City Council at their regular meeting received the recommendation of the

Planning Commission and heard the agenda item.

Video: <https://www.youtube.com/live/R7mFBRbyen8?feature=shared&t=7388>

Below is an excerpt from the approved meeting minutes:

“**M/Ranney S/Zastrow** to dispose of the requested lots 19-25, Block 6, Original Townsite, approximately 17,500 sq. ft. in size, as outlined in Cordova Municipal Code 7.40.060 (B) by requesting sealed proposals to lease or purchase the property.

Ranney would like to see proposals come in. **Zastrow** concurred with **Ranney**. **Kinsman** is in support. **Sherman** asked if that is enough snow dump space left. Public Works Director, **Kevin Johnson** replied by saying it may not be some years and it will cause more time for city workers to move snow, but it is a part of the city growing. **Mickelson** is concerned about the snow dump area getting smaller but is in support of the proposal. **Hansen** confirmed the satellite dishes will be moved which will make more room for the snow dump area but cautions, the higher up the hill that snow is stored, the more flooding in the lots below. Despite **Hansen’s** concerns he supports selling and developing the lot. **Adams** supports selling the lot, as keeping it all for a snow dump is a waste of real estate. **Ranney** also mentions she would like the snow dump area to be removed all together from in front of the Elementary school for safety reasons.

Vote on Motion: 7 yeas, 0 nays. Motion was approved.”

The City Planner contacted an appraiser and had the property value appraised before issuing the request for proposals (RFP). The RFP was published on Wednesday June 11, 2025. The deadline for the proposals was on Friday July 11, 2025, at 5 PM.

The Planning Commission heard this item at their meeting of Tuesday August 12, 2025. **M/ Ranney S/Bolin**. **Ranney** believes the proposal from Jones Properties is the stronger proposal. **Ranney** believes the NVE proposal is ambitious has a huge timeline and has uncertainties. **Ranney** believes that Jones properties apartments is what the Commission had in mind for that area. **Bolin** NVE cultural aspects and what it does for the community is stronger. **Trumblee** NVE higher scored for cultural aspect, Jones proposed apartments are very small and so many of them right in the middle of town. **Trumblee** After researching this is a typical size for a regular urban apartment believes it won’t attract families and is worried about projected project costs being too low. **Trumblee** wondering if NVE will open up kitchen and hall for community rental. **Trumblee** likes the tourism aspect. **Trumblee** Jones does propose commercial space to the bottom floor. **Hall** apartments are small maybe for teachers and nurses until they can get settled but would have a high turnover rate. There is a huge housing hole in Cordova bigger units might be better but would cut into the amount of units. **Hall** NVE is proposing one big business but offered a large price for their proposal. “I move to approve the proposal from Jones Properties, LLC & Soulliere Companies, Inc. to lease or purchase Lots 19-25, Block 6, Original Townsite.” After much deliberation the motion was amended. **M/Bolin S/Trumblee** “I move to approve the proposal from the Native Village of Eyak to lease or purchase Lots 19-25, Block 6, Original Townsite.” The Commission voted on the item and made their recommendation to City Council.

Vote on Motion: 4 yeas, 0 nays, 3 absent (Harrison, Foode, Den Adel). Motion was approved.

<https://www.youtube.com/live/wPTS81W0luU?feature=shared>

Wednesday August 20, 2025, the agenda item is now before the City Council for a decision.

Staff does support the AS-IS, WHERE-IS, WITH ALL FAULTS purchase of this property. It is the responsibility of the applicants to do their due diligence and inspect the property before entering into a lease/purchase of any property or structure.

Applicable Code:

Chapter 18.29 - CENTRAL BUSINESS DISTRICT

18.29.010 - Purpose.

The purpose of this district is to permit a variety of commercial, administrative, financial, civic, culture, residential, entertainment, and recreational uses in an effort to provide the harmonious mix of activities necessary to further enhance the central business district as a commercial and service center.

18.29.020 - Principal permitted uses.

The following uses are permitted in the CBD zone: All limited uses in the B district, except that off-street parking shall not be required as specified in Chapter 18.48.

18.29.030 - Building height limit.

The maximum building height in the B district shall be three stories or fifty feet; however, a building or structure thereafter erected, added to or otherwise constructed may be increased in height, provided the gross cubical content of such building or structure does not exceed the sum total of the area of the lot upon which it is to be erected multiplied by fifty.

18.29.040 - Yards.

A. Every building or portion thereof in the B district which is designed, intended or used for any purpose permitted in an R district for any other residential or dwelling purpose shall provide yards as required in the R district; provided, that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required except that there shall be a side yard along the side of every lot which is not bounded by an alley and which is bordering on property in an R district.

B. Yards shall not be required otherwise, except that no building shall be erected nor shall any use of land be conducted so that the same will be closer than thirty feet to the center line of any street adjoining the lot.

18.29.050 - General conditions.

A. All selling, dealing in or displaying of goods or merchandise by shops, stores or business shall be entirely conducted and located within a permanent building unless otherwise specifically excepted.

B. No stores or businesses shall involve any kind of manufacturing, compounding, processing or treatment of products except that which is clearly incidental and essential to the authorized use and provided that:

- 1. No more than ten persons are engaged in the manufacturing, compounding, processing or treatment of products or servicing and repairing of appliances, equipment, etc.;*
- 2. Not more than twenty percent of the ground floor area of any building shall be used for such purposes;*
- 3. Such operations or products are not objection—able due to odor, dust, smoke, noise, vibrations or other similar nuisances.*

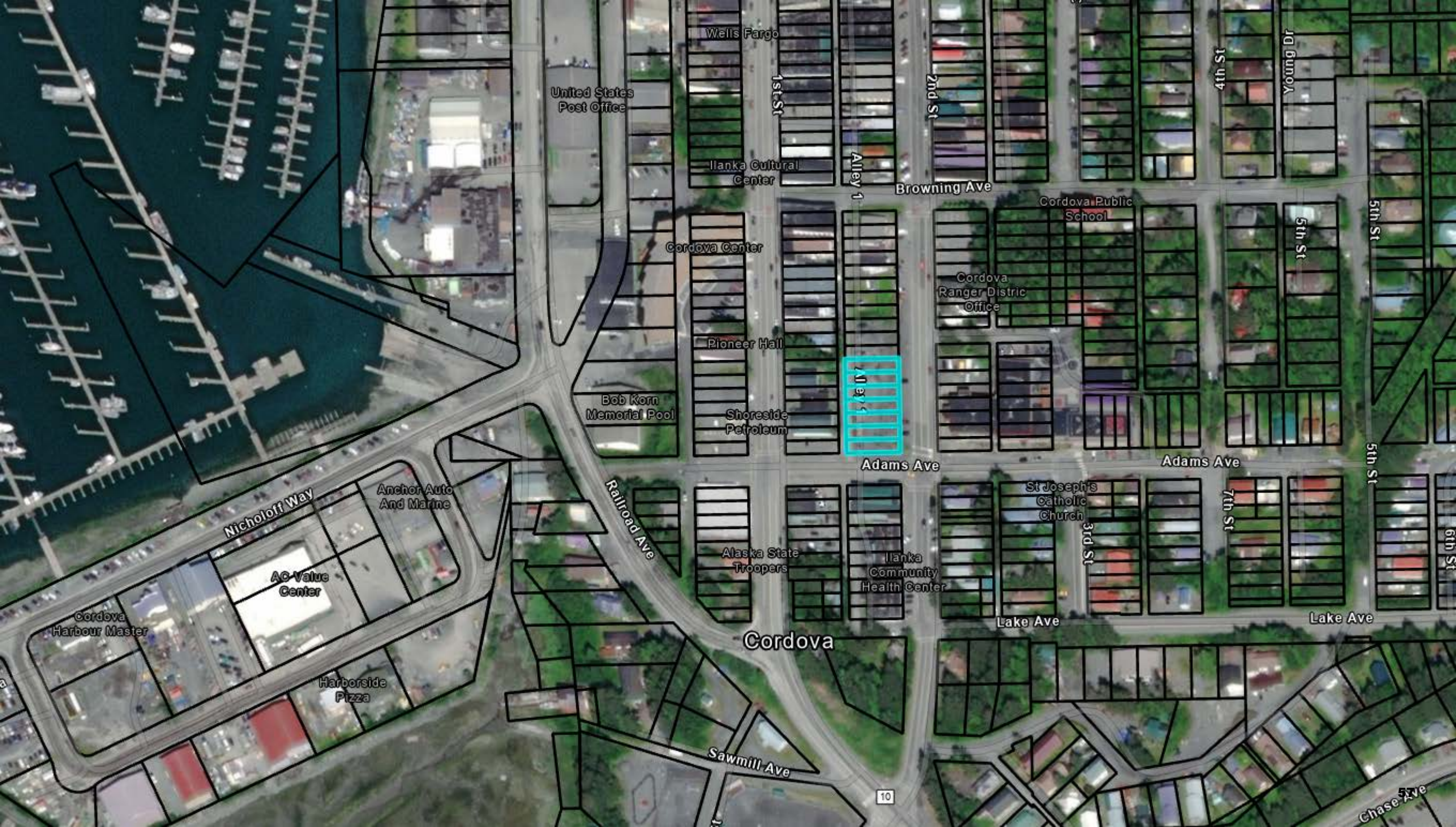
C. All exterior walls of buildings hereafter erected, extended or structurally altered which face a street or property in an R district shall be designed, treated and finished in a uniform and satisfactory manner approved by the planning commission.

VI. LEGAL ISSUES: Legal review of a lease / purchase and sale agreement would be required prior to the council acting on the lease or purchase of the property.

VII. SUMMARY AND ALTERNATIVES: The City Council may make a motion to dispose or not dispose of the property to either applicant.

VIII. ATTACHMENTS:

- 1) Aerial View of Location
- 2) Plat of the Original Townsite
- 3) The Proposal of Jones Properties, LLC & Soulliere Companies, Inc.
- 4) The Proposal of the Native Village of Eyak (NVE)



Wells Fargo

United States Post Office

Ilanka Cultural Center

Browning Ave

Cordova Public School

Cordova Center

Cordova Ranger District Office

Pioneer Hall

Bob Korn Memorial Pool

Shoreside Petroleum

Adams Ave

Adams Ave

Nicholoff Way

Anchor Auto And Marine

AG Value Center

Cordova Harbour Master

Harborside Pizza

Railroad Ave

Alaska State Troopers

Ilanka Community Health Center

St Joseph's Catholic Church

Lake Ave

Lake Ave

Cordova

Sawmill Ave

Chase Ave

10

58

Request for Proposals (RFP) Submission for Lots 19-25, Block 6, Original Townsite

Submitted by: Jones Properties LLC and Soulliere Companies, Inc.

Date: July 11, 2025

Contact Information:

- Jones Properties LLC

- Kenneth B Jones

[REDACTED]

[REDACTED]

[REDACTED]

- Soulliere Companies, Inc.

- Jason Soulliere

[REDACTED]

[REDACTED]

[REDACTED]

Proposal Overview

Jones Properties LLC and Soulliere Companies, Inc. jointly submit this proposal for the development of Lots 19-25, Block 6, Original Townsite, Cordova, Alaska. Our proposed project is a mixed-use development featuring commercial retail and office spaces on the ground floor with multi-family rental apartments above, designed to address Cordova's housing needs, stimulate economic growth, and enhance the community's aesthetic and functional landscape. This proposal aligns with the City of Cordova's Comprehensive Plan, zoning regulations, and community goals as outlined in the RFP dated June 11, 2025.

Proposed Price: \$265,000.00 (exceeding the minimum fair market value of \$263,000.00 as determined by the commercial appraisal).

Lots Requested: All seven lots (Lots 19-25), totaling 17,500 square feet.

Purchase and Sale Agreement preferred.

Alignment with the Cordova Comprehensive Plan

Our project supports Cordova’s vision for economic growth, sustainability, and cultural preservation by

creating a mixed-use development that enhances the Central Business District (CBD) as a commercial and residential hub. The development will provide high-quality housing, vibrant commercial spaces, and public amenities, fostering a sense of community and economic vitality.

- **Economic Growth:** The project will introduce 6 retail and office units, creating opportunities for local entrepreneurs and non-profits to establish businesses, thereby increasing local employment and tax revenue. The residential component, comprising 36 apartments (1 & 2-bedroom units), addresses the critical need for diverse housing options, attracting new residents and supporting workforce retention.
- **Sustainability:** The buildings will incorporate energy-efficient materials, to minimize environmental impact and reduce long-term operational costs.
- **Cultural Preservation:** The architectural design will reflect Cordova’s coastal heritage, using materials and aesthetics that complement the town’s character, such as timber accents, “cannery chic” metal siding, and nautical color schemes.
- **Alignment with Strategies:** The project aligns with the Comprehensive Plan’s strategies for housing and business development by providing multi-family rental units to meet growing demand and commercial spaces to support small businesses.

- Supporting Documents: Conceptual design drawings (based on “Cordova Mixed Use 6-9-2025.pdf”) includes conceptual renderings and a site plan showing the proposed layout, including building footprints, parking, and public spaces.

Community Benefits

The proposed development will significantly improve the quality of life for Cordova residents by addressing housing shortages, enhancing public spaces, and preserving the community’s architectural character.

- Quality of Life: The 36 apartments will offer modern, energy-efficient living spaces with mountain and ocean views, catering to diverse demographics, including young professionals, families, and retirees.
- Architectural Character: The buildings will feature a cohesive design that reflects Cordova’s maritime heritage, with a pitched “shed style” roof, “cannery chic” multi tone metal siding, and large windows to maximize natural light and views. The design will comply with CBD zoning requirements (CMC 18.29)and enhance the streetscape along 2nd Street and Adams Avenue.
- Community Engagement: We will partner with local organizations, such as the Cordova Chamber of Commerce, to ensure the commercial spaces meet local business needs.

Deliverables

- Visual Renderings: 3D renderings of the proposed buildings and courtyard included in attachment.

Economic Development

The project will drive economic growth by creating jobs, increasing tax revenue, and attracting new

businesses to Cordova.

- **Job Creation:** Construction will create approximately 15 temporary jobs, with 10-15 permanent jobs in retail, office, and property management roles upon completion. Soulliere Companies' expertise ensures efficient construction, while Jones Properties' local knowledge will support ongoing operations.
- **Monetary Value and Financial Benefits:** The estimated project value is \$4.5-5.5 million, with projected annual property tax revenue after the tax abatement period, of \$55,000-75,000 for the City. Long-term benefits include reduced housing costs for residents and increased economic activity from new businesses.
- **Business Plan:** Our comprehensive business plan includes funding from private investment, bank loans, and potential grants for this development. Financial projections estimate a 7-10% annual return on investment over 20 years.

Construction and Development Overview:

The proposed mixed-use development is anticipated to be constructed in two primary phases, encompassing a total of approximately 36 residential units and six ground-level retail spaces. Residential units are designed as a combination of one-bedroom and two-bedroom apartments, with average unit sizes ranging from 549 to 609 square feet, providing efficient and marketable living spaces. Based on preliminary schematic designs, the estimated total construction costs for the project are projected between \$4.5 million and \$5.5 million, depending on final material specifications, site work, and escalation allowances. The project scope includes structural, mechanical, and fire protection systems, as well as tenant-ready interior finishes for both residential and retail areas.

Financial and Rental Performance:

Upon completion, apartments are expected to command monthly rents in the range of \$1,750 to \$2,100, reflecting current market rates for new construction in the Cordova area. This rental spectrum is projected to produce stable cash flows sufficient to service construction financing

and ongoing operating expenses while maintaining competitive occupancy levels. The inclusion of commercial retail units at street level is anticipated to further diversify revenue streams and enhance the long-term financial sustainability of the property. Conservative projections indicate annual gross rental income from the residential component alone could exceed \$750,000, supporting a robust return profile aligned with the project's development budget and investor expectations.

Environmental Stewardship

The project prioritizes eco-friendly practices and long-term sustainability, complying with environmental regulations and promoting resilience.

- **Eco-Friendly Practices:** The development will use low-impact construction materials, such as recycled steel and locally sourced timber, and incorporate energy-efficient systems, including LED lighting, high-efficiency and HVAC. The project will comply with

Alaska's environmental regulations.

- **Sustainability and Resilience:** The buildings will be designed to withstand Cordova's harsh climate, with reinforced foundations and weather-resistant materials. Native landscaping will minimize water use and support local biodiversity.

Proposer's Experience

Jones Properties LLC and Soulliere Companies, Inc. bring extensive experience and local knowledge to this project.

- **Track Record:**

Jones Properties has successfully purchased, rehabilitated, and managed multiple residential and commercial properties in Cordova, ie: 507 1st street, 300 railroad ave, 518 Sunnyside drive, 514 Sunnyside drive, and newly acquired 212 second street - enhancing local aesthetics and functionality.

Soulliere Companies, with over 109 years of experience, has completed 200+ real estate development projects, including mixed-use developments in challenging climates.

- **Local Understanding and Partnerships:** Kenneth B Jones, a long-time Cordova resident, has deep ties to the community and partnerships with local stakeholders, including membership in numerous local boards and commissions, his various other companies are members of the chamber of commerce and CDFU.

Soulliere Companies will leverage its experience and expertise while collaborating with local contractors to ensure community alignment.

Feasibility and Risk Management

The project is feasible with a clear timeline and robust risk management strategies.

- **Project Timeline:**
 - 2025-2026: City Disposal Process, Finalize design and obtain permits.
 - 2027: Site preparation and foundation work.
 - 2028-2029: Construction
 - 2030: Project completion and occupancy.
- **Risk Management:**
 - **Risk: Construction Delays – Mitigation:** Engage experienced contractors and maintain a contingency schedule.
 - **Risk: Cost Overruns – Mitigation:** Secure fixed-price contracts and a 15% contingency budget.
 - **Risk: Regulatory Delays – Mitigation:** Early engagement with the Planning Commission and pre-application reviews.
 - **Risk: Market Demand Fluctuations – Mitigation:** Conduct market studies and offer flexible lease terms.
 - **Risk: Environmental Impact – Mitigation:** Conduct environmental assessments and adhere to best practices.

Compliance with Local Laws and Ordinances

The project complies with Cordova’s land disposal and zoning regulations, as outlined in CMC 7.40

and CMC 18.29. • Compliance with Laws (5 points): The proposal adheres to CMC 7.40 (Land Disposal) by

submitting a comprehensive proposal for review by the Planning Commission and City Council.

The project meets CBD zoning requirements (CMC 18.29), including permitted uses (commercial and residential), building height (three stories, not exceeding 50 feet), and yard setbacks (30 feet from street centerlines, no side yards required for commercial ground floors).

• Site Development Plan: The site plan (based on “Cordova Mixed Use 6-9-2025.pdf”) includes:

- Building Type: Mixed-use building with retail/office on the ground floor and apartments above.
- Setbacks: Compliant with CMC 18.29.040, with buildings set back 30 feet from the centerline of 2nd Street and Adams Avenue.
- Height: Four stories, approximately 45 feet, within the 50-foot limit.
- Parking: On-site parking for 20 vehicles, meeting CBD requirements (no off-street parking required per CMC 18.29.020).
- Access: Primary access from 2nd Street, with secondary pedestrian access from Adams Avenue.
- Zoning Compliance: All uses (retail, office, residential) are permitted in the CBD, and exterior walls will be finished with cedar siding and stone accents, subject to Planning Commission approval.

Deliverables

- Legal References above - Citations to CMC 7.40 and CMC 18.29, confirming compliance.
- Site Development Plan: A detailed plan showing building footprints, setbacks, parking, and access points - please see attached.

Sealed Proposal Form

Property: Lots 19-25, Block 6, Original Townsite

Name of Proposer: Kenneth B Jones and Jason Soulliere

Name of Organization: Jones Properties LLC and Soulliere Companies, Inc.

Proposed Price: \$265,000

Submission Method: This proposal will be emailed as a PDF to planning@cityofcordova.net with the

subject line “Proposal for Lots 19-25, Block 6, Original Townsite” by July 11, 2025, 5:00 PM AKDT.

Conclusion

Jones Properties LLC and Soulliere Companies, Inc. are committed to delivering a transformative

mixed-use development that aligns with Cordova’s vision for sustainable growth, economic vitality,

and community enhancement. Our proposal leverages our combined expertise, local knowledge, and dedication to quality to create a project that will serve as a cornerstone of Cordova’s future. We look forward to collaborating with the City of Cordova to bring this vision to life.

Sincerely,

Kenneth B Jones, Jones Properties LLC

Jason Soulliere, Soulliere Companies, Inc.

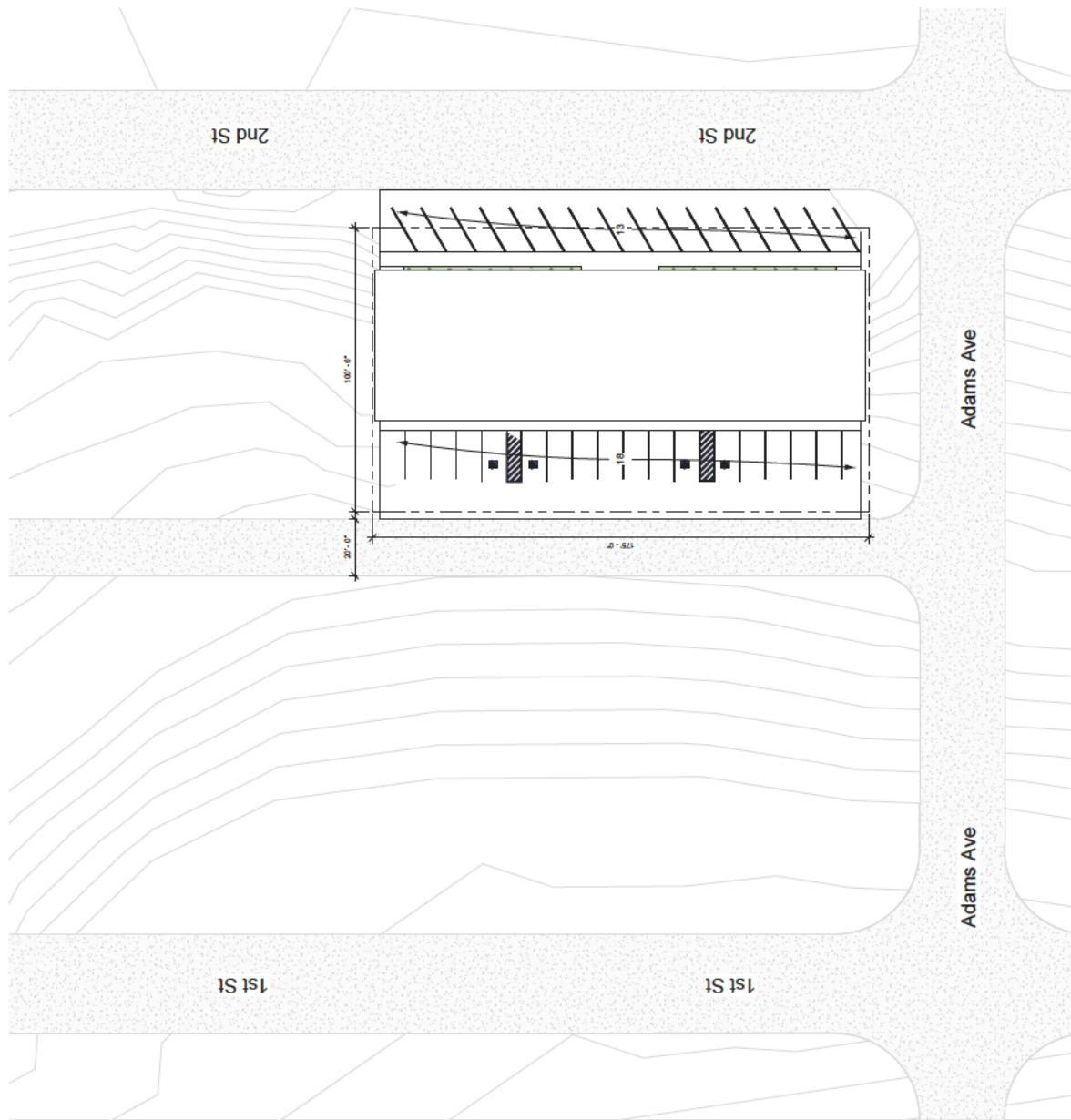
CORDOVA MIXED-USE CONCEPTUAL DESIGN



NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

1 Site
1" = 20'-0"



Project Title: Project Name
Prepared for: Owner
Sheet Title: Site Plan
Address: Enter address here

A-0.1

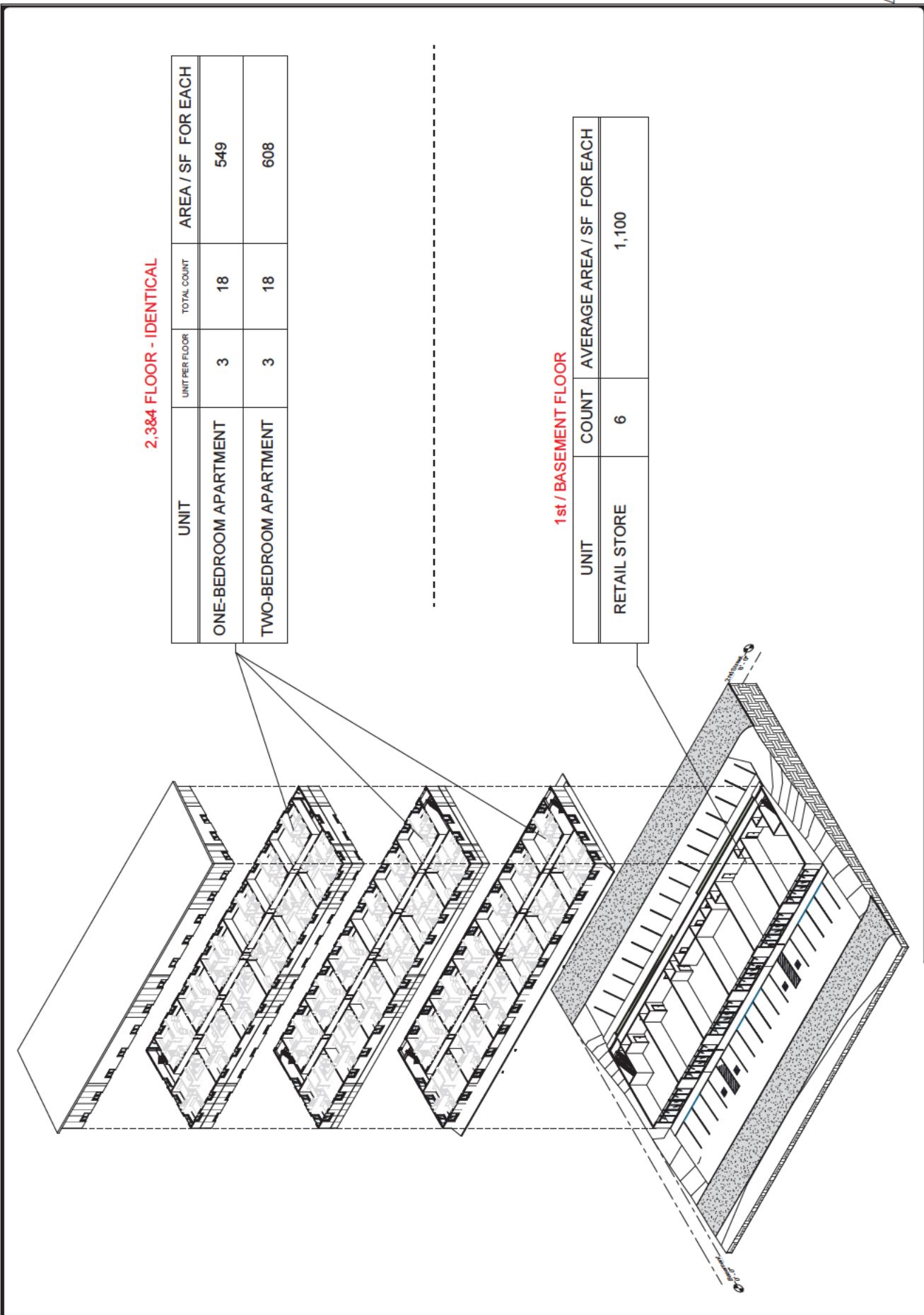
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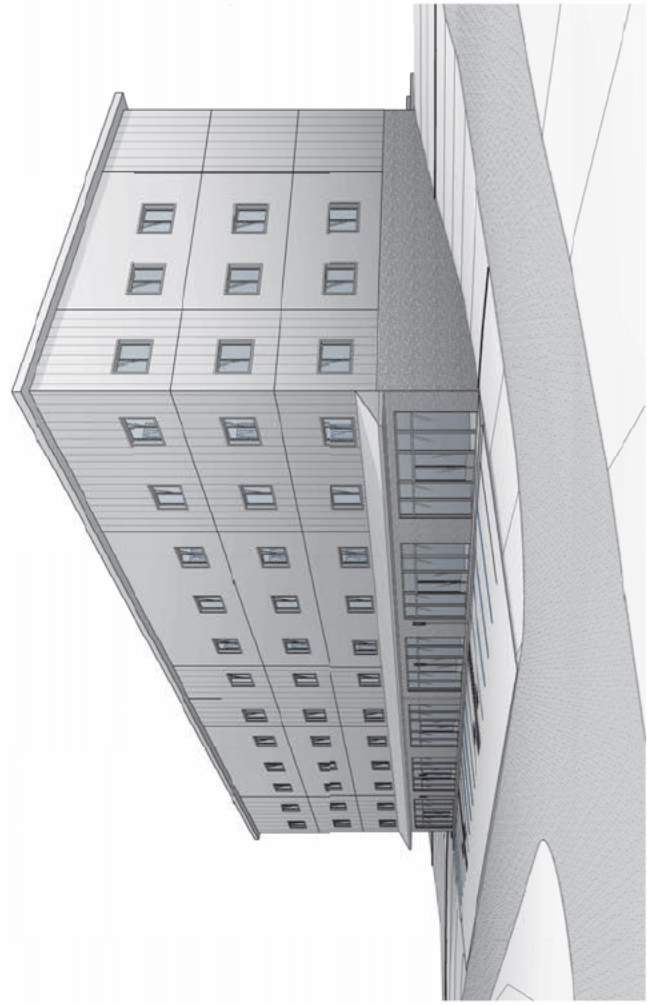
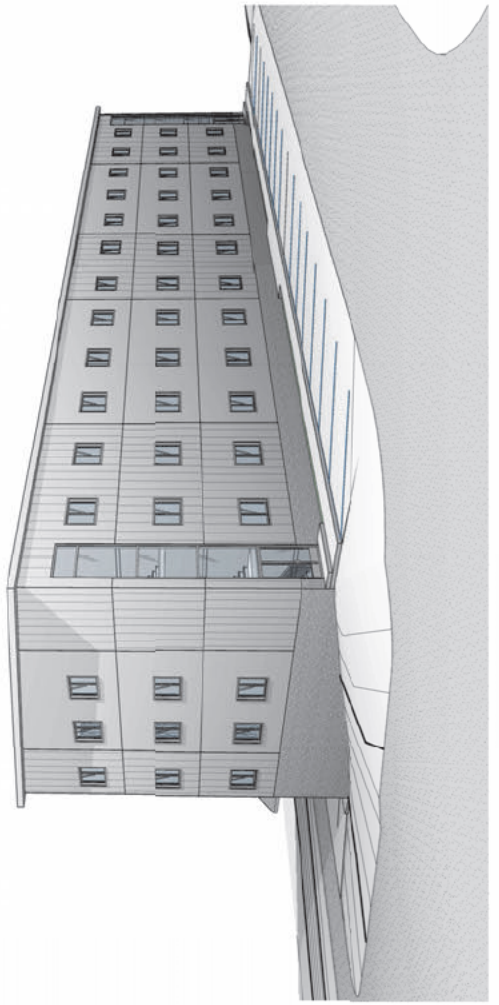
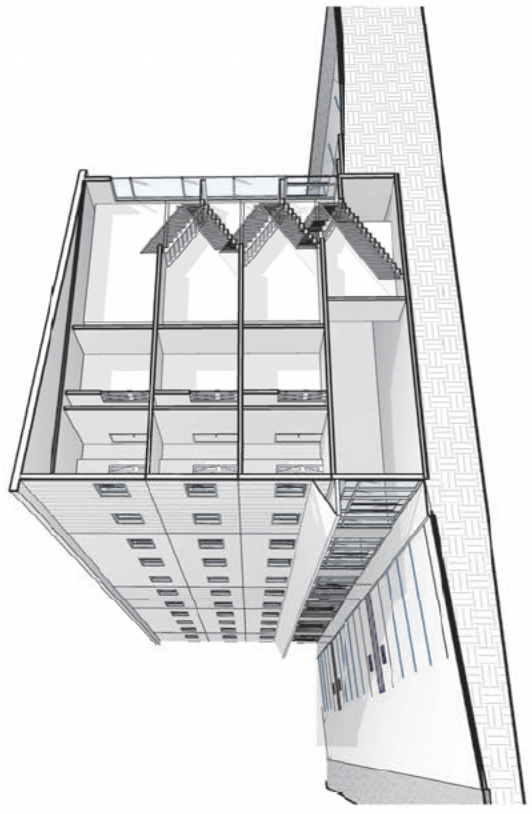
SCHEMATIC
DEVELOPMENT
PHASE

Checked by: DHC
Drawn by: MO
Date: 08/02/2023 PM

506 E FIREWEED LN, STE A
ANCHORAGE, AK 99503
Office: (907)339-9100
dan@deteterminedesign.com







NOTE: USE HALF INDICATED SCALE FOR 11X17 DRAWINGS

[REDACTED]

10,000 years in our Traditional Homeland, Prince William Sound, the Copper River Delta, and the Gulf of Alaska

Proposal for Lots 19–25, Block 6, Original Townsite

Due Date: July 11, 2025, by 5:00 PM

Deposit: \$5,000

Proposed Purchase Bid: \$700,000

Submitted by:

Native Village of Eyak (NVE)


[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Proposal Title: Native Village of Eyak Ilanka Cultural Center

The Native Village of Eyak (NVE) submits this proposal to enter into a purchase agreement on Lots 19–25, Block 6, in Cordova’s Original Townsite, as listed in the 2024 Approved Land Disposal Map. NVE proposes to develop a new Ilanka Cultural Center (ICC), expanding our existing cultural, educational, and community services.

NVE opened the Ilanka Cultural Center (ICC) in May 2004. It remains the only Tribally owned museum, repository, and library in the Chugach region. The ICC serves as a unique gathering space that celebrates and primarily promotes the rich and diverse Indigenous presence of the Eyak, Sugpiaq, Tlingit, and Ahtna peoples that make up our community. In addition to preserving and exhibiting cultural artifacts from these four Alaska Native groups, the ICC offers a variety of community-based classes, including carving, sewing, beading, skin marking, and other traditional arts. It also provides sugcestun and dAXunhyuuga language classes for both the public and students at the Mt Eccles Elementary School. The ICC proudly supports the Alaska Native Art Class at Cordova Jr./Sr. High School, helping to sustain cultural knowledge across generations for the entire Cordova community.

The ICC features a gift shop that sells Alaska Native handicrafts, artwork, books, clothing, and jewelry. In October 2020, the ICC was relocated from the NVE main building at 110 Nicholoff Way due to concerns about the COVID-19 pandemic, particularly regarding



visitors to the museum, which was in the same building where staff provided administrative services for the Ilanka Community Health Clinic. Additionally, concerns were raised regarding the size of the museum and its collection space, as well as its storage in a tsunami zone, as indicated on the City of Cordova's Tsunami Evacuation Map (Exhibit A). At that time, NVE had been working on engineering a different main street location for ICC. Still, due to size constraints and building concerns, the NVE Tribal Council chose to take additional time to find a location that would allow for sufficient space for both current needs and future growth under one roof. This extra time allowed NVE Tribal Members to also voice concerns about the development of a Tribal Hall. A location that would be large enough for Tribal Members to attend events and activities with their families. Although there may be properties for sale located on Cordova's Main Street, they are not large enough to accommodate the size of the building that NVE is looking to construct.

Cordova's Comprehensive Plan identifies the lots in this proposal as part of the "Community Core" (Exhibit B). Cordova's Economic Development goals identified within its plan included: "support the growth of existing and new local businesses." Strategies for economic development included: "promote small-scale tourism and recreation, with a focus on improvements that benefit both visitors and residents, increase the number of year-round jobs," and "develop a strong business district and revitalize First Street." (Exhibit C) To better Cordova's Quality of Life, the city identified: "support Cordova's thriving cultural and art organizations, activities and traditions" as one of the eight strategies (Exhibit D). The Ilanka Cultural Center operates year-round and actively partners with the Cordova Chamber of Commerce to offer educational and cultural opportunities to visitors. However, the current rented space is limited in size. It does not provide adequate room for long-term museum exhibits, a Tribal library, cultural classes, or proper housing for the museum's collections. A larger, dedicated facility would allow the ICC to expand its programming and better serve both the Cordova community and the many visitors who seek to engage with our region's Indigenous heritage.

Through ongoing conversations with NVE Tribal Members, constructing a permanent home for the Ilanka Cultural Center has consistently emerged as one of the highest priorities. While NVE previously secured a location on Main Street and began engineering work for construction, it became clear that the site was too small to accommodate the full range of



ICC's programs and services. Since then, NVE has been working with a consultant to determine the Tribe's programmatic space needs and identify an ideal location for the new cultural facility. Proximity to downtown Cordova remains a top priority, given the ICC's role as a museum and gift shop, as well as the importance of accessibility for tourists. The desired lots would provide a location that is almost on Main Street, but also has proximity to Mt. Eccles, which would better facilitate collaboration for cultural education with our Cordova Schools.

Constructing a new cultural center has been one of the NVE Tribal Council's highest priorities for the past five years. In a 2025 NVE Tribal Member Survey for the Cultural Department, 78 Tribal members responded that one of the main priorities was having a home for our Cultural Center and its collections. This initiative ranks alongside other major infrastructure projects for the NVE Tribal Council, including the development of a safe and modern facility for the Ilanka Community Health Clinic and completing the Shepard Point Oil Spill and Marine Casualty Response Center. These projects reflect the Tribe's long-term vision and commitment to foundational investments that require years of planning and implementation.

In recent years, NVE has completed a significant renovation of its Administration Building and has begun construction on a six-plex apartment complex, slated for completion in 2026. The new Ilanka Cultural Center directly supports goals outlined in the City of Cordova's Comprehensive Plan by generating tourism, jobs, and local income (including property and sales tax) through gift shop sales and cultural classes while enhancing the vitality of the downtown "Community Core" area. As a Tribal government, NVE is committed to sustaining our programs for the benefit of both Tribal Members and the broader Cordova community. Our track record demonstrates our capacity to complete significant projects and invest in infrastructure that brings long-term cultural, economic, and educational value to the region.

Facility Overview

We envision that the Ilanka Culture Center complex will house current and expanded programs, including, but not limited to:



- **Museum:** Showcasing prehistoric, historic, and contemporary artifacts from the Prince William Sound and Copper River Delta regions, highlighting the deep cultural and ecological history of the area.
- **Gift Shop & Native Marketplace:** A dedicated retail space featuring locally and Alaska-made arts and crafts. The current ICC gift shop supports over 25 local Tribal Member artists. With expanded space and class offerings, the new facility will increase opportunities for artists through business development, workshops, and greater retail visibility.
- **Tribal Library:** A culturally relevant collection of books and materials, cataloged within the Cordova Public Library system, offering accessible educational resources for all ages.
- **Archives:** A secure, climate-controlled space designated for preserving audio recordings, videos, photographs, and historical paper records critical to Eyak and regional heritage.
- **Cultural Repository:** A secure, climate-controlled area for the preservation, cleaning, research, and study of cultural artifacts, ensuring respectful long-term care and access for future generations.
- **Recording Studio:** A sound-controlled studio designed for recording oral histories and stories from Tribal Elders, supporting intergenerational knowledge transfer.
- **Classroom & Program Spaces:** Dedicated spaces for regular cultural and language classes, as well as hands-on learning. Offerings include traditional kayak construction, paddle carving, mask making, qaspeqs, ravens tail weaving, caribou tufting, mukluk and mitten sewing, beadwork, and other cultural arts. These spaces will also support NVE's subsistence education and traditional knowledge programs.
- **Youth Programs & Partnerships:** Home to the Ikamat dance group and open to all youth, including participants in the Native Youth Olympics. The facility will also host



the *Alaska Native Arts* high school course, a for-credit class taught in collaboration with Cordova High School.


- Visiting Instructor Apartment: A fully equipped, single-unit apartment to accommodate visiting instructors, contractors, or consultants. This reduces reliance on costly community rentals and provides reliable housing for NVE program support.
- Tribal Hall & Commercial Kitchen: A large-capacity event hall accommodating over 200 people, significantly increasing NVE's ability to host Tribal gatherings, ceremonies, educational events, and public functions. The adjoining commercial kitchen allows for culturally appropriate food preparation, subsistence program demonstrations, and event catering.
- Office & Storage Space: Functional office and storage areas for NVE's growing Cultural Department, which currently includes six staff members, with room for future expansion.
- Meeting & Collaborative Spaces: Flexible rooms for internal meetings, interdepartmental coordination, and visiting partner collaborations.

Cordova Land Disposal Proposal Criteria

1. Alignment with the Cordova Comprehensive Plan

The new Ilanka Cultural Center aligns directly with the Cordova Community Comprehensive Plan's goals by promoting economic growth, sustainability, and cultural preservation. Housing the complete Cultural Center Department and a large Tribal Hall with a capacity for over 200 people, as well as classrooms, intergenerational learning spaces, community gathering areas, and a commercial kitchen to support food sovereignty and safety, the ICC will be a key asset for education, culture, and resilience.

Additional features include accessible entrances, covered ADA parking, and flexible office space, all of which were developed in response to the community's feedback. The ICC supports the Cordova School District, creating space for events that won't disrupt



classroom time, promote vocational training, and offer infrastructure for small-scale tourism and economic diversification.

ICC's Mission: A gathering place to promote the diverse Indigenous presence in our community and to educate our people, community, and visitors while perpetuating the traditions, skills, and cultures inherent in our lives as we face today and the future.

Our museum will feature interactive exhibits, and our gift shop will be expanded to support economic growth and increase city sales tax revenue. Enlarging this space will also help promote our local artists and better support them. In 2024, our current ICC space received over 5000 visitors. This space is minimal and was never adequate in size, as it was always meant to be a temporary solution. In our newly expanded space, we anticipate even more traffic and business.

2. Community Benefits

The new ICC is designed to enrich the daily lives of Cordova residents by expanding the Native Village of Eyak's educational, cultural, subsistence, and arts programming. The building will be thoughtfully designed to reflect our local Indigenous aesthetics and values. After holding numerous meetings with Tribal members and the broader Cordova community, we carefully incorporated their input into the planning process. We have also engaged a professional firm with a multidisciplinary team, including planners, facilitators, researchers, writers, historians, social workers, and designers, to help determine the ICC facility's cultural and functional needs.

Some examples of testimonials from our Tribal Members include statements to finish the sentence: The most successful Ilanka Cultural Center will....

“Provide and avenue for native artists to teach and sell their work”

“Be flexible space for many types of gatherings”

“Be interactive and immersing”

“Educate the community and visitors about our tribe and heritage”

“Be a place where cultural knowledge is not just preserved but grows and thrives”



“Bring people together”

Some of our survey findings included rating the most important activity or service that should be provided at the Ilanka Cultural Center. Those findings, listed in order of importance, included cultural activities and community, the preservation and sharing of history and culture, education and knowledge sharing, museums, additional facilities such as large class spaces, gift shops, and extra office space, as well as more educational materials.


ICC is envisioned as a culturally rooted and sustainable gathering place where NVE and Cordova residents can come together. If built on Lots 19–25, Block 6, it will be strategically located outside of high-risk zones.

3. Economic Development and Financial Viability

This project supports:

- Increased tourism, job creation, and local revenue (including property and sales tax) all benefit the community and the City of Cordova
- Expanded vendor and rental opportunities
- Local job creation
- Expanding museum activities
- Artist development (currently supporting 25 Tribal Member artists), we will be able to significantly increase this number and provide more vocational and cultural training, as well as expand our gift shop to accommodate additional retail space.

The proposed facility will range from 20,000 to 42,000 square feet, spanning multiple levels (including a zero-level area). At a construction estimate of \$950 per square foot, the estimated construction budget ranges from \$19 to \$39 million. The exact size and location of the Ilanka Cultural Center building on the property will be determined through the Phase I Predevelopment Phase, which includes initial site work, engineering, and the creation of a capital stack for the project's complete funding.



NVE's Financial Qualifications:

The Native Village of Eyak (NVE) employs a robust financial management system that ensures transparent budgeting, monitoring, and reporting. NVE's economic development team has a proven track record in successfully managing federal grants in full compliance with 2 CFR 200 regulations, ensuring that funds are allocated responsibly and efficiently. Regular audits and internal financial reviews further reinforce fiscal accountability, while NVE's procurement policies ensure adherence to federal guidelines for fair, open, and competitive bidding processes.

In addition to strong financial oversight, NVE has secured essential technical and operational resources to support both the construction and long-term operation of the ICC facility. Through partnerships with experienced consultants, architects, and engineers, NVE is well-positioned to deliver a resilient, functional, and community-focused building that meets the needs of Cordova's residents.

4. Sustainability and Environmental Stewardship

Initial Site Work:

- Clean-up of former snow dump fill
- Soil testing
- Installation of retaining walls and water mitigation infrastructure

Sustainability Features:

- High-efficiency HVAC, insulation, and windows that meet the energy efficiency ratings for Alaska.
- Environmentally suitable building materials that are made to last and are non-toxic
- Permeable paving and native landscaping
- Snow and roof safety measures integrated into the design
- Conscious water management, use of storm drainage



5. Proposer Qualifications and Experience

Recent NVE Projects:

- Shepard Point Road construction (in progress) is projected to be completed by December 2026
- Administrative building remodel (completed)
- Six-plex Tribal housing (in progress) projected to be completed Spring/Summer 2026


Expertise Areas:

- Environmental sustainability
- Emergency preparedness
- Health and social services (Ilanka Community Health Clinic and Tribal Family Services)
- Long-standing partnerships (EPA, Bureau of Indian Affairs, Indian Health Services, Chugach Alaska Corporation, Eyak Corporation, City of Cordova, Cordova Electric Cooperative, Cordova School District) as well as other regional and federal partners on large-scale programs.
- Successful 8A business operation
- Proven grant management

Future Vision:

- Ongoing education and sustainability programs
- Maintenance and accessibility planning
- Local contractor engagement with Alaska-specific expertise

6. Feasibility and Risk Management



Our Ilanka Cultural Center has been operating for over 20 years. We have already conducted extensive planning for this project, which includes tribal surveys and focus groups, community meetings, an ICC committee, Tribal Council meetings, and numerous other meetings. With all the planning that has already taken place, there is still a significant amount of work and planning to be done before construction begins.

The City has specifically focused its proposals on a 5 year timeline and commitment to get to substantial completion. Because this Project will be a centerpiece of the entire Region, it is not a simple 5 year project. We propose to get to substantial completion in the first 5 years by finishing all site preparation, utility installation, environmental and geo-technical work, architectural and engineering work, and complete the RFP and contractor selection process, in addition to locking in the whole capital stack of funding for the entire Project. NVE has sufficient funding for all of Phase I and a substantial part of Phase II (the actual construction and completion of ICC) but structures its proposal so that the 5 year period that the City seeks proposals to focus on includes milestones that will be achieved.

Project Timeline:

- Years 1–2: Visioning, Planning, Assessments, and Risk Mitigation
- Years 3-4: Complete all pre-construction elements and secure funding
- Years 5-7: Phased Construction
- Year 9-10: Program and Operational Launch
- Year 11-15: Grand Opening of the various elements of the Ilanka Cultural Center in the staged areas of completion

Key Risks and Mitigations:

- Geographic Challenges: Addressed through phased shipping and flexible timelines
- Inflation and Material Costs: Built-in contingencies and alternative sourcing
- Site Complexity: Specialized engineering for retaining walls and drainage
- Shipping Delays: Pre-planning for shipping and weather delays



- Labor Shortages: Partnering with Alaska-based contractors
- Funding Competition: Diversified funding strategies and capital stacking

NVE has the capacity and determination to manage these risks effectively.

7. Compliance with Local Laws and Ordinances (Central Business District):

- All proposed ICC uses permitted under §18.29.010
- Off-street parking is not required, but we will include 10–12 spaces with ADA coverage
- Height. The building height complies with the Central Business District limit of three stories, or no more than 50’ above the second street level.
- Setback requirements will be met in coordination with the City Planner to ensure all local ordinances are met

Summary

The Ilanka Cultural Center is more than a building; it is a community commitment. This project advances Cordova’s shared goals for cultural preservation, education, economic growth, and Indigenous leadership.

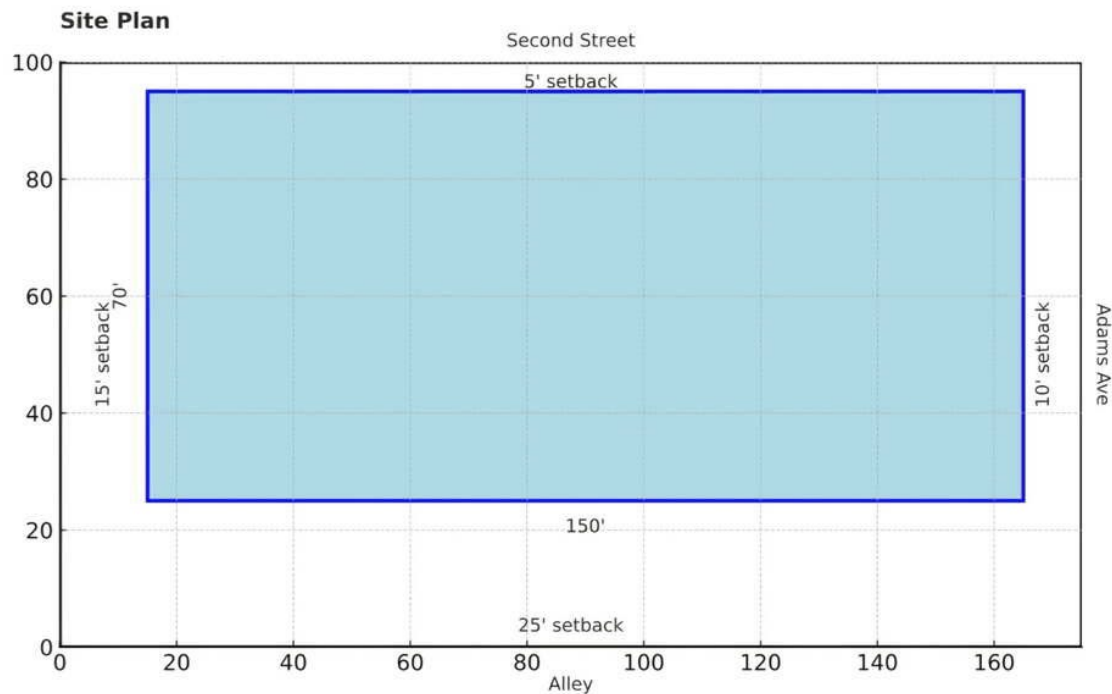
NVE is ready to transform this vision into a reality for the lasting benefit of Cordova’s people.



Site Development Plan

This is a concept site plan intended to illustrate the potential footprint of the proposed building within the identified lots. The final design and building placement are subject to change based on the outcome of community and Tribal input, property surveys, engineering assessments, and retaining wall requirements.

The plan reflects the largest possible building envelope that fits within current setback requirements, demonstrating how a four-story, 150' x 70' structure could be situated on the property. Additional site features, including parking layout, pedestrian access, stormwater management, and landscaping, will be developed as technical information becomes available.



Building Design Concepts

Ilanka Cultural Center – Conceptual Renderings



The following images represent conceptual designs for the proposed Ilanka Cultural Center building. These renderings are not finalized architectural plans, but rather visual aids to communicate key features and the general scale of the structure.

Key Conceptual Elements Included:

- Building Size: Maximum of 150 feet long by 70 feet wide
- Height: 4 stories
- Architectural Theme: Inspired by the four cultures we represent, Eyak, Sugpiat, Tlingit, and Athabaskan.
- Cultural Aesthetic: Incorporates traditional Native art styles and materials
- ADA Accessibility: Bottom floor includes 12 covered ADA-compliant parking spaces
- Natural Light & Inlet Views: Numerous windows along upper stories to enhance natural lighting and maximize scenic views of the surrounding environment
- Main Entrance: Positioned for welcoming public access into the museum

These visuals help explore how the building might look and function on the proposed site, accommodating both the cultural mission of the Ilanka Cultural Center and practical needs such as weather durability and accessibility.



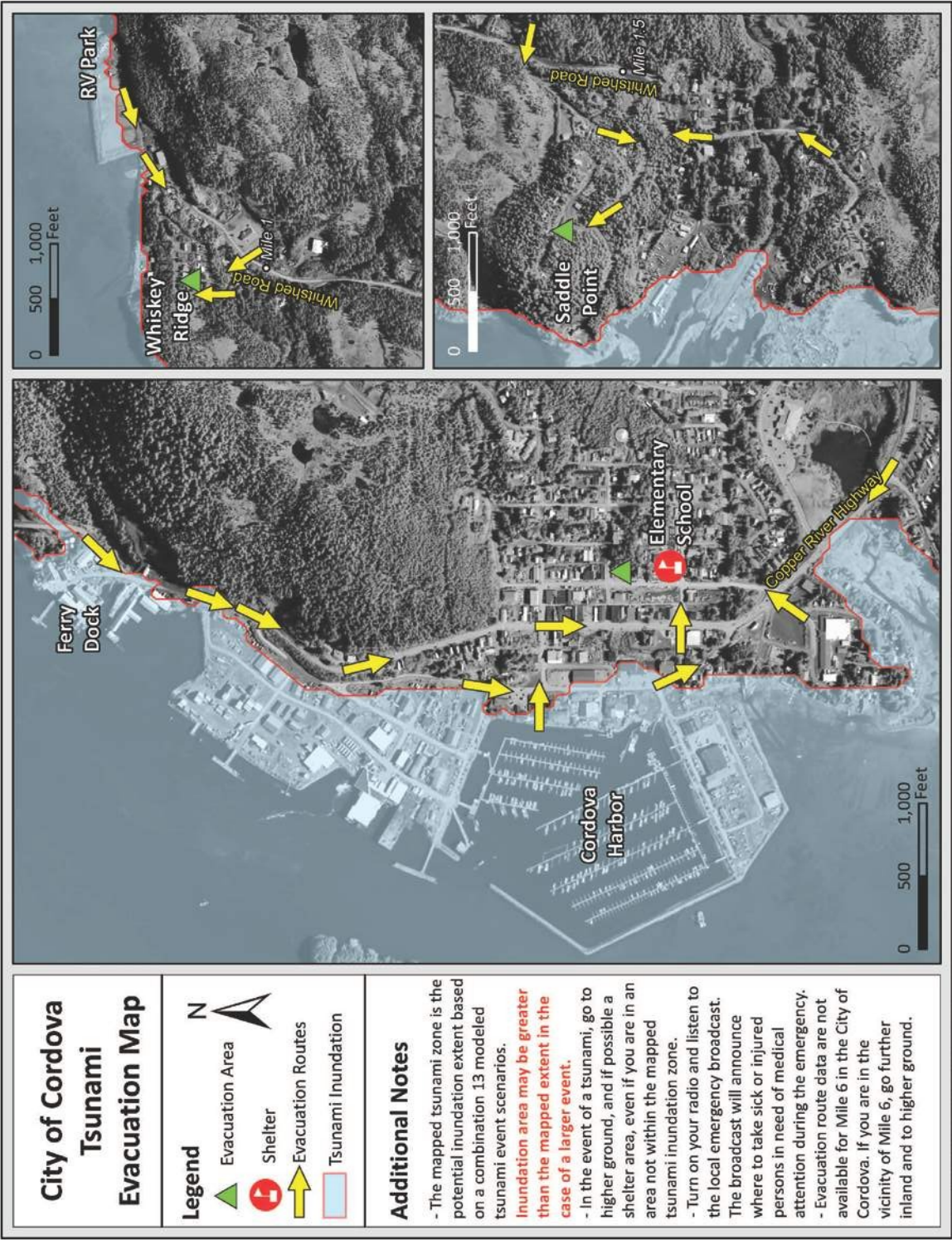






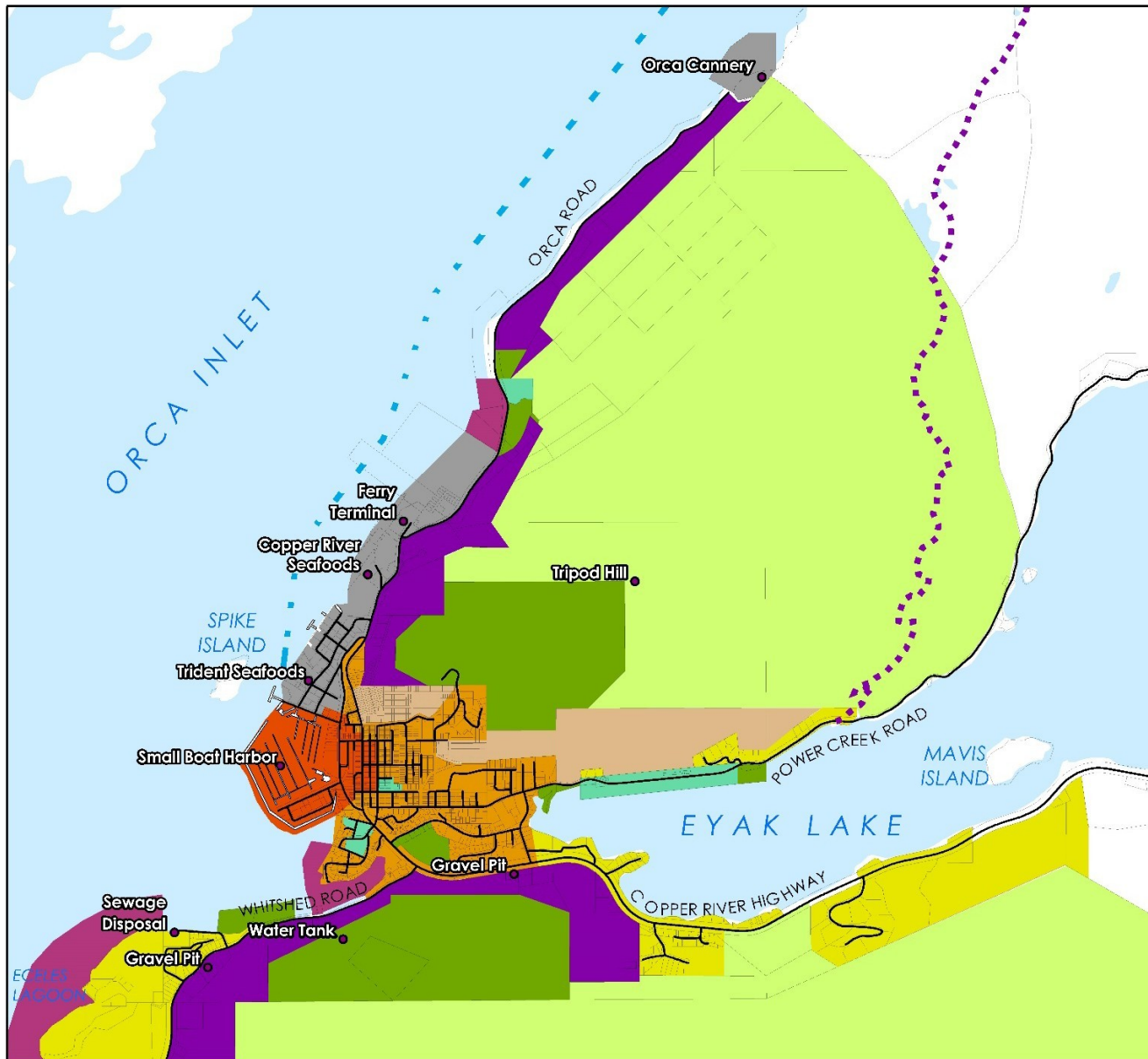


Map 7. Tsunami Evacuation Map



Future Land Use Map for Cordova

This future land use map identifies broad future intentions for the location and intensity of land use within the City of Cordova boundaries. The map aligns with existing or desired future use and is intended to support the community's vision. (NOTE: for a larger scale map showing the full extent of the City of Cordova, see the full plan).



— Roads - - - Trails ▭ Parcels — Marine Highway ■ Water

FUTURE LAND USE

- | | | |
|----------------------|---------------------------------------|--|
| Community Core | In-Town Mixed Use | Community Facilities |
| In-Town Residential | Industrial/Commercial Waterfront | Parks & Developed Open Space |
| Outlying Residential | Low Intensity/Conservation Waterfront | Watershed, Dispersed Recreation & Open Space |
| Hillside Residential | | |
| Rural Mixed Use | | |

Produced for the City of Cordova
by Agnew::Beck and PDC Engineers, 2019

Data Sources: City of Cordova, State of Alaska, USFS

0 1,500 3,000 6,000 Feet

Projection: NAD 1983,
State Plane Alaska 3 FIPS 5003 Feet





Goals, Strategies and Actions

Economic Development

Key issues: ♦ small population ♦ reliance on fishing industry ♦ high cost of living ♦ limited space for growth ♦

Goals	Strategies
<p>A. Support and sustain Cordova's seafood industry.</p> <p>B. Diversify Cordova's economy, with a focus on businesses with year-round employment.</p> <p>C. Support the growth of existing and new local businesses.</p> <p>D. Pursue economic growth while preserving natural resources and characteristics that residents value.</p>	<ol style="list-style-type: none"> 1. Sustain and expand maritime services. 2. Expand wintertime fisheries and value-added processing. 3. Promote small-scale tourism and recreation, with a focus on improvements that benefit both visitors and residents. 4. Incentivize and support business development. 5. Increase the number of year-round jobs. 6. Expand vocational and technical education opportunities. 7. Develop a strong business district and revitalize First Street.



Sample Actions to Support Implementation:

- Continue to update and implement the Harbor Master Plan with a phased approach and potential funding sources for long-term harbor upgrades.
- Work with Alaska Department of Fish and Game to identify and open new wintertime fisheries close to Cordova.
- Offer business counseling and training through the Cordova Chamber of Commerce, in partnership with the Alaska Small Business Development Center.
- Establish city-sponsored incentives for demolition and/or redevelopment of aging properties in key areas, such as tax abatement or a revolving loan program.

How Will We Measure Success? *How the community will track progress on economic development goals:*

↑ Cordova business licenses

↑ sales tax receipts

↑ residents employed year-round

↑ commercial fishing earnings by Cordova permit holders

"Cordova is a wonderful community because it is small, because of the strong fishing economy, and because of the vibrant people who would not fit in anywhere else."



Goals, Strategies and Actions

Quality of Life

Key issues: ♦ high cost of living ♦ high cost, limited availability of health and long-term care services ♦ threats to education budgets and aging facilities ♦ geographic isolation, vulnerability to economic and environmental disruptions ♦

Goals	Strategies
<p>A. Enhance and preserve Cordova's indoor and outdoor recreation opportunities.</p> <p>B. Provide access to quality, affordable health care that meets the needs of all residents.</p> <p>C. Sustain Cordova's excellent schools that prepare youth for a successful future.</p> <p>D. Achieve resiliency through continued hazard mitigation and emergency preparedness planning.</p>	<ol style="list-style-type: none"> 1. Expand and improve Cordova's indoor and outdoor recreation opportunities. 2. Ensure quality and affordable health care. 3. Support local schools. 4. Implement public safety and hazard mitigation priorities. 5. Increase local food production. 6. Conduct additional research on how climate change may impact Cordova and the surrounding environment and develop adaptation strategies that anticipate future changes and challenges. 7. Encourage resident participation and engagement in local governance, decision-making and volunteerism. 8. Support Cordova's thriving cultural and art organizations, activities and traditions.



Sample Actions to Support Implementation:

- Maintain and expand Cordova's trail system.
- Increase collaboration between Cordova Community Medical Center (CCMC) and Ilanka Clinic to maximize resident benefits while keeping costs under control.
- Better utilize the Cordova Hazard Mitigation Plan as a planning and decision-making tool for future development.
- Establish a community garden site.

How Will We Measure Success? *How the community will track progress on quality of life goals:*

↑ miles of new and connected trails	↑ increased access to care and CCMC financial sustainability	↑ funding for education	↑ neighborhoods participated in emergency preparedness training
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"There are only so many possibilities and options available in such a small and isolated community. There are many benefits to Cordova being so small. But it can be a challenge to afford to live here and always provide the best care for my family."



July 3, 2025

City of Cordova Planning Commission



Dear Planning Commission Members,

On behalf of the Cordova School District, please accept this letter of support for the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

My understanding is that the vision for this land is to construct the Chugach region's first and only tribal museum, repository, and library, with an enlarged gift shop, collection care space, recording room, classrooms, apartment for instructors, and a large area to serve as a Tribal Hall, complete with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of two (2). Currently, the NVE's Cultural Department has grown to seven (7) members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and in the community.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and ongoing efforts in providing additional housing opportunities for its members as well as employees. It has demonstrated the ability to complete construction projects, as well as work with its members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

We look forward to playing our part in supporting projects and programs such as NVE's proposal for investing in strong heritage preservation opportunities, including Sugt'stun language and culture development, for generations to come.

Please feel free to reach me at [REDACTED], or at [REDACTED] for additional information that I might provide to support this application.

Sincerely,

Alex Russin, Superintendent



July 4, 2025

RE: NVE land proposal Letter of Support

Dear Cordova Planning Commission and City Council:

Cordova Electric Cooperative (CEC) supports the Native Village of Eyak's (NVE) proposal to purchase Lots 19-25, Block 6, Original Townsite. CEC understands that NVE proposes to construction the Ilanka Cultural Center on that site.

As you may be aware, various challenges including the 2000 pandemic have required NVE to distribute their cultural staff and services across several rental and owned facilities for the past several years. The new facility to be constructed on the site would house the Chugach region's only Tribal Museum and repository, library, gift shop, museum, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

This facility would help alleviate several challenges facing the community including lack of residential and commercial space. Adding this facility will add to the net building space in the community potentially freeing up desperately needed business or residential space for community growth. The center would also generate new tax revenues both through NVE's voluntary payment of property taxes and sales taxes generated through the gift shop and other facility products and services. This is consistent with the main street business zone that this City property is near or within. These new revenues are crucial to help grow the economy and take pressure off rising City taxes and fees.

The Cultural center is not only vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community. It ensures that future generations understand and appreciate the values and stories that have shaped our community. It also provides a destination site for visitors for the growing cruise ship and small-scale adventure tourism industry and their contributions to the economy. Art sales alone used to exceed \$35,000 a year but Harbor Art is no longer in service. Place based and Native art is a popular purchase among visitors.

NVE has a proven track record of supporting Cordova's economic growth, education, and working to provide additional housing opportunities. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

The growth in the use of electricity will also help to spread CEC's operating costs to keep inflationary pressure off of CEC's rising rates. NVE's land proposal would have a significant positive impact on the community, and CEC strongly support NVE's efforts to make the new center a reality.

Thank you for your consideration for preserving the community's rich cultural history and growing Cordova's economy.

Respectfully,

Clay Koplin, CEO



*Preserving Cordova's past for the future...
A community museum and educational facility.*

July 8, 2025

To Whom It May Concern:

On behalf of the Cordova Historical Society, we are writing to express our support for the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (the open lots between Mt. Eccles Elementary School and Pioneer Square) from the City of Cordova for the construction of the new Ilanka Cultural Center.

As an organization dedicated to preserving and sharing Cordova's rich history, we recognize the importance of cultural preservation in fostering a strong sense of identity, pride, and belonging within our community. The Ilanka Cultural Center's expansion will help ensure that the traditions, stories, and values of the Native Village of Eyak and the Chugach region are honored and passed on to future generations.

The Native Village of Eyak has a demonstrated commitment to supporting Cordova's economic growth, healthcare, education, and housing needs. Their proven ability to successfully plan and complete community-focused projects, guided by Cordova's Comprehensive Plan, underscores their readiness to bring this important vision to life.

We firmly believe this proposal will have a profoundly positive impact on our community and wholeheartedly support its advancement.

Thank you for considering this significant project.

Barclay Kopchak

President of the Cordova Historical Society

ACUPUNCTURE & WELLNESS

+

OF CORDOVA

EST. 2015

TO:

Planning Commission
City of Cordova

DATE:

July 3, 2025

To: Planning Commission

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Shelly Kocan, L.Ac.
Shelly Kocan, L.Ac.

Business Owner & Healthcare Provider

July 3, 2025

Subject: Letter of Support for NVE to Purchase Lots 19–25, Block 6

Dear Planning Commission,

I am writing to express my strong support for the Native Village of Eyak’s proposal to purchase Lots 19–25, Block 6 of the Original Townsite (the open lots between Mt. Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

As a tribal member and artist, I am very excited about this project and its vision. The expanded museum, gift shop, library, and classrooms will be a valuable asset to the community—offering much-needed indoor space and contributing to Cordova’s economic and cultural growth.

The Ilanka Cultural Center has long supported artists and small, minority-owned businesses. The plans for an expanded gift store and educational programming show NVE’s continued commitment to this support. NVE has a proven track record of advancing Cordova’s economy, healthcare, education, and housing. They have successfully completed construction projects and consistently incorporate input from tribal members and the goals outlined in Cordova’s Comprehensive Plan.

I believe this land proposal will have a significant and lasting positive impact on our community. Efforts are already underway to make this vision a reality, and I encourage you to support it.

Thank you for your consideration and for your continued dedication to our community.

Sincerely,

Diana Riedel

July 9, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my strong support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center (ICC).

I was NVE's Deputy Director in 2020 when ICC was moved out of our administration building due to complications with COVID-19, and our need to keep our support staff healthy for the continued running of our Ilanka Community Health Clinic. At that time, we had completed engineering for another location, which ended up being deemed too small for future growth. NVE went back to the drawing board and gathered additional input from Tribal members to refine the future vision for ICC. All while the ICC stayed in its temporary location. Building a home for the Ilanka Cultural Center and a Tribal Hall has been among NVE's Tribal Council's top priorities for the past 5 years.

When I moved back to town after college in 2002, I didn't know any Alaska Native art practices or traditional languages. I've seen ICC grow with the guidance of our elders and mentors, not only providing education and exposure to our culture to our Tribal Members, but also to our community. NVE supports ICC to do these mission-critical activities, whether federal funding is granted or not. Through those activities, I have learned, taught, and sold my artwork, contributing to Cordova's economy, whether my sales are through ICC now or not.

NVE has a proven track record of supporting Cordova in various ways. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Respectfully,

Brooke Mallory



July 10th , 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show our support of the Native Village of Eyak's (NVE) proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

NVE's vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

We believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremiah Beckett".

Jeremiah Beckett

CEO

Cordova Telecom Cooperative



July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Thomas Mack - Chief Executive Officer

Rikki Addy - Chair

Nancy Barnes - President

July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

Chugach Alaska Corporation (CAC) is one of twelve land-based Alaska Native Regional Corporations formed under the Alaska Native Claims Settlement Act of 1971 (ANCSA), 43 U.S.C. 1601. The Indian Self- Determination and Education Assistance Act of 1975 (ISDEAA), includes ANCSA Corporation in definition of the "the recognized governing body of an Indian tribe". Today, Congress regularly utilizes the ISDEAA definition of tribe to use ANCSA Corporations as a conduit for Tribal funding and programs in Alaska and in service of Alaska Native people. This action is entirely consistent with that quasi-governmental role of ANCSA Corporations. Alaska's unique model of indigenous self-determination involves Alaska Native tribes, ANCSA Corporations, and other Native organizations, that work together to serve, represent and advance the interests of Alaska Native people, including providing land stewardship, critical services, and benefits to Alaska Native people.

CAC was incorporated on June 23, 1972, and is owned by a diverse group of 2,900+ shareholders. CAC's regional boundaries spans nearly 5,000 miles of Alaska's coastline in the lower Cook Inlet and the Prince William Sound. Under ANCSA, CAC was granted 928,000 acres; this included 550,000 acres of subsurface and 378,000 acres of full fee estate. Within CAC's regional boundary are villages and communities recognized under ANCSA. The communities of Seward, Whittier, and Valdez are located within the CAC region. There are five recognized tribal villages in the CAC region: Chenega, Eyak (Cordova), Nanwalek (English Bay), Port Graham, and Tatitlek. CAC prioritizes the use of its land by shareholders and descendants for cultural, subsistence, recreational and economic activities. CAC may also provide access opportunities to the general public.

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future

generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning. I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Katherine Carlton

Katherine Carlton
President
Chugach Alaska Corporation



July 8, 2025

Subject: Letter of Support for NVE's Land Proposal to Build the Ilanka Cultural Center

Dear Planning Commission,

On behalf of the Chugach Regional Resources Commission (CRRC), I am writing in strong support of the Native Village of Eyak's proposal to purchase Lots 19–25, Block 6, Original Townsite (the open lots between Mt. Eccles Elementary School and Pioneer Square) from the City of Cordova for the purpose of building the Ilanka Cultural Center.

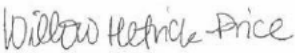
As the intertribal natural resource organization representing the seven Tribes of the Chugach region, CRRC is committed to advancing food sovereignty, self-determination, and the protection and perpetuation of our cultural lifeways. The construction of a purpose-built Ilanka Cultural Center—a space envisioned to include a Tribal museum, repository, library, classrooms, artist and language instruction space, and a Tribal Hall with commercial kitchen—is deeply aligned with our regional priorities.

The Ilanka Cultural Center has long served as a cultural and educational cornerstone in Cordova. Since opening in 2004 with a small staff, the Native Village of Eyak's Cultural Department has grown significantly, now offering robust programming that includes museum and gift shop access, cultural classes, and traditional language instruction, including in partnership with Cordova schools.

This land proposal represents an opportunity to expand and deepen this work, providing critical infrastructure for the stewardship of cultural materials and the delivery of intergenerational education. The project also creates space for community gatherings—an essential element of social cohesion and resilience, especially in remote and rural Tribal communities. NVE has demonstrated its capacity to complete meaningful infrastructure projects, plan in accordance with Cordova's Comprehensive Plan, and invest in long-term benefits for the community, including housing, education, and cultural engagement. Their vision for this Cultural Center is not only feasible—it is essential.

CRRC stands ready to support NVE's efforts, and we urge the Planning Commission to approve this land proposal, which will benefit not only Cordova but the entire Chugach region. Thank you for your time and consideration.

Respectfully,


Willow Hetrick-Price

A Tribal Organization Focusing on Natural Resource Issues Affecting the Chugach Region of Alaska

Chenega • Eyak • Nanwalek • Port Graham • Qutekcak Native Tribe • Tatitlek • Valdez Native Tribe



Executive Director
Chugach Regional Resources Commission

A Tribal Organization Focusing on Natural Resource Issues Affecting the Chugach Region of Alaska

Chenega • Eyak • Nanwalek • Port Graham • Qutekcak Native Tribe • Tatitlek • Valdez Native Tribe

Planning Commission: Letter of Support for NVE's land proposal

From Sylvia Lange [REDACTED]

Date Mon 7/7/2025 1:24 PM

To [REDACTED] CityClerk [REDACTED]

Cc Brooke Mallory [REDACTED]

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

I support the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between 2nd Street and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The Native Village of Eyak and our shared community of Cordova would benefit in a myriad of ways from such a facility. The location is important because of its close proximity to the heart of Cordova: First Street, local commercial establishments, The Cordova Center, and the Elementary School. It is important to me, as a Village member, that my Village is seen, and plays a visible and accessible role in our community. Cordova is a Native place, and it should reflect that. We occupy an important role in our larger community, and this building, along with the office building in the harbor, will help our visible integration into the community. The Native Village of Eyak is not "another non-profit", but is the original sovereign government with a vital role and mission that greatly enhances our larger community.

The current facilities for the Village to carry out its mission are not adequate.

This new building would house important historical collections, and encourage study in our own homelands, owned by its original inhabitants. It will provide the means to display the collection to the general public and engage in thoughtful interpretation and history of our peoples and region. I am especially interested in the facility providing a means to hold art and craft and other classes, workshops, and discussions. The commercial kitchen and

subsistence goods holding ability will be especially important to continue the "hands on" aspects of teaching the next generation; a proper place to preserve salmon, berries, jams and other traditional foods and craft materials. The opportunity for elders to mix and mingle and teach the next generation is priceless. The gift shop would be in a more advantageous location near First Street for shoppers, and allow for the hand hewn products made in the facility and by others to be sold locally. I'm in support of local retail in any form we can provide, as there is a dwindling amount left.

For these reasons, the plan as now laid out, has my support, and I hope the Planning Commission can proceed with furthering the project, without too much delay.

Regards,

Sylvia Lange

City Resident and NVE member

Warning - This email is from OUTSIDE NVE systems., please be cautious.

July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

Mike Webber

July 8, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,



Ashley Christensen

July 7, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

The Ilanka Cultural Center (ICC) opened in 2004 with a staff of 2. Currently, the NVE's Cultural Department has grown to 7 members, providing not only access to the museum, gift shop, and library, but also providing multiple cultural classes and traditional language classes throughout the year, both in the Cordova Schools and outside of them.

Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

I believe NVE's land proposal would have a significant positive impact on the community,

and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,


Kanisha Tiedeman

July 7, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

I am writing to express my strong support for the Native Village of Eyak's proposal to purchase Lots 19–25, Block 6, Original Townsite—currently the open lots located between Mt. Eccles Elementary School and Pioneer Square—from the City of Cordova for the purpose of constructing the new Ilanka Cultural Center.

The project's vision is to establish the Chugach region's only Tribal Museum, repository, and library. The proposed facility would include an expanded space for a gift shop, museum, library, and artifact care; dedicated rooms for audio recording and cultural instruction; classroom space; housing for visiting instructors; and a large Tribal Hall complete with a commercial kitchen designed to accommodate community events of over 125 people.

Since its opening in 2004 with just two staff members, the Ilanka Cultural Center has grown significantly. Today, the Native Village of Eyak's Cultural Department includes seven team members. It offers year-round access to the museum, gift shop, library, and a wide range of cultural and traditional language classes—both within Cordova schools and in the broader community.

Cultural preservation is essential to honoring the unique heritage of the Native Village of Eyak and plays a vital role in fostering community pride and connection. It also ensures that future generations can learn from and appreciate the traditions and values that shape Cordova.

NVE has consistently demonstrated its commitment to Cordova's well-being and development through its contributions to economic growth, healthcare, education, and housing. The Tribe has a strong track record of completing construction projects and aligning its initiatives with the City's Comprehensive Plan.

I believe the proposed land purchase and development of the Ilanka Cultural Center would have a lasting and positive impact on our community. I support the ongoing efforts to bring this vision to life.

Thank you for your time, consideration, and continued dedication to the Cordova community.

Sincerely,

R.P.T.

R. Paul Trumblee



July 3, 2025

Subject: Letter of Support for NVE's land proposal to build the Ilanka Cultural Center

Dear Planning Commission,

This letter is to show my support of the Native Village of Eyak's proposal to purchase Lots 19-25, Block 6, Original Townsite (open lots between Mt Eccles Elementary School and Pioneer Square) from the City of Cordova to build the Ilanka Cultural Center.

The vision for this land is to build the Chugach region's only Tribal museum, repository, and Library, with an enlarged gift shop, museum, library, collection care space, recording room, classrooms, apartment for instructors, and a large area for a Tribal Hall with a commercial kitchen that the community could utilize with events that have more than 125 people.

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Cultural preservation is vital not only for maintaining NVE's unique heritage but also for fostering a sense of belonging and pride within the community of Cordova. It ensures that future generations understand and appreciate the values and stories that have shaped our community throughout the years.

NVE has a proven track record of supporting Cordova's economic growth, healthcare, education, and working to provide additional housing opportunities for its members as well as employees. They have demonstrated the ability to complete construction projects, as well as work with their members on priorities, while referencing Cordova's Comprehensive Plan during project planning.

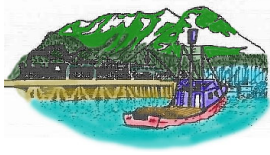
I believe NVE's land proposal would have a significant positive impact on the community, and efforts are underway to make it a reality.

Thank you for your consideration and support. Dedication to the community is truly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelsey Hawley', with a stylized, flowing script.

Kelsey Hawley



City Council of the City of Cordova, Alaska

Pending Agenda

August 20, 2025 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) Facility condition assessments part 2 work session (did P&R on 4-19-23) - Oct '23	9/6/2023
4) City Code re: procurement, Manager spending limit trigger in a code provision	4/19/2023
5) Discuss/create a policy for established timeframes for review of City ongoing contracts	9/6/2023
6) Strategic planning work sessions (goal setting), 2/19/25, 3/19/25, next tbd	3/5/2025
7) Bonding for City streets - explore for when asphalt plants will be in town during other projects	4/3/2024
8) Enterprise funds accounting procedures	11/6/2024
9) Revisit Economic Development Property Tax Exemptions, Ordinances 1217 & 1223	12/4/2024
10) Strategic review of City investments with Blake Phillips, ACPM (Blue Umbrella)	2/4/2025
11) Fill projects - for shipyard, for businesses, potential locations	3/19/2025
12) Per ordinance 1231 - Council to revisit \$3M in AMLIP to determine pay back scenarios to PF before 12/31/25	5/21/2025
13) Council to consider changes to conditional use permits for marijuana establishments as in 18.60.080	6/4/2025
14) Annexation of whitshed/other surrounding areas and/or research/ borough formation	8/6/2025

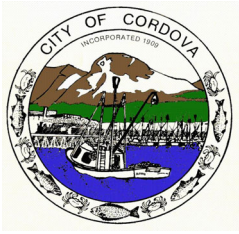
B. Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited	date referred
1) Res 12-18-36 re E-911, will be back when a plan has been made	12/19/2018
2) Tiny Wings dba Anchor Bar & Liquor Store - revisit liquor license w-ABC Board if it doesn't sell in 2025	6/4/2025
3) Res 05-25-13 determining local school funding, subject to modification before approval of City FY26 budget	6/4/2025

C. Upcoming Meetings, agenda items and/or events: with specific dates
1) Capital Priorities List, <u>Resolution 12-24-39</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:
<div>10/15/2025</div> <div>1/21/2026</div> <div>4/15/2026</div> <div>7/15/2026</div>
3) Joint City Council and School Board Meetings - twice per year, May & October before Council mtg in May 6pm @ CHS before Sch Bd mtg Oct. or Nov.
4) Clerk's evaluation - each year in Sept (prior to budget) - next Sept 2026
5) Manager's evaluation - each year in Sept (prior to budget) - next Sept 2026
6) In May each year City will provide public outreach regarding beginning of bear season photo by Wendy Ranney
7) Each year in May or June Council will approve by Resolution, the School's budget and City's contribution
8) Quarterly work sessions on City finances (compare budget to actuals)



D.	Council adds items to Pending Agenda in this way:		
	item for action	tasking which staff: Manager/Clerk?	proposed date
	1) ...		
	2) ...		
	3) ...		

Mayor Smith 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.



**City Council of the City of Cordova, Alaska
Pending Agenda
August 20, 2025 Regular Council Meeting**

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

- 1) Cordova Fisheries Committee:**
- | | | | |
|--|------------------|-----------------|------------------|
| auth res 10-24-32 approved Oct 2, 2024 | 1- Kory Blake | 4- Trae Lohse | 7- John Williams |
| committee appointed 3/5/25 | 2- Rod Jensen | 5- Tyler Dillon | |
| | 3- Kelsey Hayden | 6- Jerry McCune | |
| previous meetings: | 3/13/25, 5/8/25 | | |
| next meeting date: | 9/11/2025 | | |

- 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 |

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

- 1) Prince William Sound Regional Citizens Advisory Council**
- | | | |
|--------------------|----------------------|----------------------------|
| David Janka | appointed March 2024 | 2 year term until May 2026 |
|--------------------|----------------------|----------------------------|
- 2) Prince William Sound Aquaculture Corporation Board of Directors**
- | | | |
|-----------------------|---------------------|----------------------------|
| Tommy Sheridan | appointed June 2024 | 3 year term until Oct 2027 |
|-----------------------|---------------------|----------------------------|
- 3) Alaska Mariculture Alliance**
- | | | |
|----------------------|----------------------|------------------|
| Sean Den Adel | appointed March 2024 | no specific term |
|----------------------|----------------------|------------------|

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-24-39**

**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, walking corridor and parking

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 Equipment /Maintenance Building

Shipyard Expansion

Three-Stage Dock

Public Works

Water Infrastructure

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 pump stations and equipment

Feasibility study for water service and fire protection (hydrants) to outlying areas

Replacement and relocation of Morpac tank

Water Equipment

Vac truck

Backhoe

Sewer Infrastructure

Replacement/upgrade of wastewater plant and SCADA

Replacement/upgrade of all lift stations

Replacement of force main in Odiak Slough

Upgrade pipe infrastructure

Sewer Equipment

Dump truck

Backhoe

Streets Infrastructure

Storm drain systems upgrades - Council Ave. and Third St. aka "jailhouse door system"

Lake Ave. hillside

Evaluation of existing storm drain systems

Sixth St. and Seventh St. drainage, sidewalks, and street surface upgrades

Chase Ave. upgrades including sidewalks, drainage, and new surfacing

- Replace/upgrade pedestrian walkways (Fourth St. and Adams Ave.) (Council St.), and (Second St. to First St.)
 - Streets equipment storage building
- Streets Equipment
 - Wheeled loader
 - Road grader
 - Backhoe
- Refuse Infrastructure
 - Landfill bear fence
 - Electricity to landfill
 - Equipment storage building
- Refuse Equipment
 - Dumpster truck
 - Residential truck
 - Skid steer

Public Safety

- E-911 Implementation
 - Acquire and integrate new hardware and software for E-911
 - Update dispatch console
- Replace Radio Structure on Ski Hill
- Mile 5 Substation Code and ADA Compliance
- Engineering and Preliminary Design of Public Safety Building Prep Site

Parks and Recreation

- Pool Infrastructure Code and ADA Compliance
 - Door and siding replacements and CMU joint repairs
 - Replace pool cover
 - Replace pool roof
 - Replace/upgrade HVAC and ventilation system
 - Replace electrical distribution system
 - ADA compliance and parking area re-grade
- Bidarki Recreation Center
 - Renovate and add ADA access
 - Structural repair
 - Code and ADA compliance
 - Facility improvements
- Eyak Lake Skater's Cabin
 - Demolish and replace
- Parks
 - Playground renovations
 - Replacement of playground equipment at Noel Pallas Children's Memorial Playground
- Upgrade 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
Improve existing unimproved ROW's
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 18th DAY OF DECEMBER 2024



David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

August 2025

CALENDAR MONTH	AUGUST
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	Notes				

7:00 Council reg mtg CCAB

6:30 P&Z CCAB

6:00 Harbor Cms CCAB
7:00 Sch Bd HSL



Ski Hill Outbuster Run/V



in Cdv 8/18
8am-3pm

CSD school year starts

FIRST DAY
OF SCHOOL

5:30 CTC Board Meeting CCER

7:00 Council reg mtg CCAB



Mixed
Doubles
Tourney



in Cdv 8/25
8am-3pm



6:00 P&R CCM

6:00 CEC Board Mtg CCER

12:00 Hosp
Svc Bd HCR

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




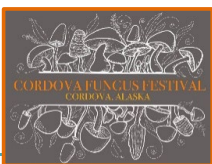

LN-Library Fireplace Nook
CRG-Copper River Gallery
HCR-CCMC Conference Room

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

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

September 2025

CALENDAR MONTH	SEPTEMBER
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31 	1 Sept 1 Labor Day Holiday City Hall Offices Closed CSD Labor Day Holiday Sept 1	2	3 7:00 Council reg mtg CCAB	4 Cowboys Eagles	5	6
7 	8	9 6:30 P&Z CCAB	10 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	11	12	13
14	15	16	17 7:00 Council reg mtg CCAB	18	19 	20
21 	22	23 5:30 CTC Board Mtg CCER	24 6:00 CEC Board Mtg CCER	25 12:00 Hosp Svc Bd HCR 	26 Copper River Rally VBall 9/25-27	27
28	29	30 6:00 P&R CCM	1	2	3	4
5	6	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 Hosp Svcs 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: 3 years	Kristin Smith Mayor@cityofcordova.net	March 4, 2025	March-28
Council members:			
3 years	Debra Adams CouncilSeatA@cityofcordova.net	March 4, 2025	March-28
3 years	Cathy Sherman CouncilSeatB@cityofcordova.net	March 7, 2023 March 3, 2020	March-26
3 years	Kasey Kinsman, Vice Mayor CouncilSeatC@cityofcordova.net	March 7, 2023	March-26
3 years	Wendy Ranney CouncilSeatD@cityofcordova.net	March 5, 2024 July 5, 2023	March-27
		elected by cncl	
3 years	David Zastrow CouncilSeatE@cityofcordova.net	March 5, 2024	March-27
3 years	Aaron Hansen CouncilSeatF@cityofcordova.net	March 4, 2025	March-28
3 years	Mike Mickelson CouncilSeatG@cityofcordova.net	March 4, 2025	March-28

Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	David Glasen, president dglasen@cordovasd.org	March 7, 2023	March-26
3 years	Kate Trudeau ktrudeau@cordovasd.org	March 4, 2025	March-28
3 years	Henk Kruithof hkruithof@cordovasd.org	March 5, 2024 March 2, 2021	March-27
3 years	Emma Merritt emerritt@cordovasd.org	March 4, 2025	March-28
3 years	Peter Hoepfner phoepfner@cordovasd.org	Mar 5, 2024, Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-27

seat up for re-election in Mar '26

vacant

board/commission chair/vice

seat up for re-appt in Nov '25

(updated 7-3-25)

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	Kelsey Appleton Hayden CCMCBoardSeatE@cdvcmc.com	March 7, 2023 March 3, 2020		March-26
3 years	Diane Ujioka CCMCBoardSeatC@cdvcmc.com	March 5, 2024 December 19, 2023	elected by board	March-27
3 years	Ann Linville, Chair CCMCBoardSeatA@cdvcmc.com	March 4, 2025 March 1, 2022		March-28
3 years	Shelly Kocan CCMCBoardSeatB@cdvcmc.com	March 5, 2024 July 25, 2024	elected by board	March-28
3 years	Liz Senear CCMCBoardSeatD@cdvcmc.com	March 5, 2024 March 2, 2021		March-27

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, Dec '24		November-27
3 years	Sherman Powell	June '18, Feb '20, Jan '23		November-25
3 years	Kate Williams	May '25		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, Dec '24		November-27
3 years	Gail Foode	Dec '23		November-26
3 years	Chris Bolin	Sep '17, Nov '18 Dec '21, Dec '24		November-27
3 years	Sean Den Adel	Dec '23		November-26

seat up for re-election in Mar '26

vacant

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)

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	Hein Kruithof	Dec '23	November-26

Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Kelsey Hayden	Dec '24	November-27
3 years	Henk Kruithof	Nov '19, Dec '22	November-25
3 years	Danny Carpenter	Jul '25	November-27
3 years	Kara Rodrigues	Dec '23	November-26
3 years	Gabrielle Brown	Jan '25	November-25
3 years	Jim Fritsch	June '25	November-28
3 years	Erin Cole	May '24	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	vacant , historical society member			November-27
3 years	Jamie Foode, professional member	Jan '25		November-27
3 years	Jim Casement, public member	Dec '23		November-26

seat up for re-election in Mar '26

vacant

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)