

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
November 5, 2025 @ 7:00pm
Cordova Ctr 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:

- a. 2024 Financial Audit, **James Newhouse**, CPA, Managing Principal Newhouse & Vogler..... (page 1)
- b. PWS Ferry Dock Upgrade PIDP projects, **Christy Gentemann**, Environmental Impact Analysis Manager and **Nate Geary**, Engineer/Architect, AKDoT&PF

2. Audience comments regarding agenda items..... (3 minutes per speaker)

3. Chairpersons and Representatives of Boards and Commissions.....(Hospital Board, School Board, etal)

- a. Cordova School Board Superintendent Search Survey Flyer..... (page 9)

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

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absence of Council member Sherman from the October 15, 2025, Regular Meeting.

5. Minutes:

- a. Minutes of the Council Regular Meeting of October 1, 2025..... (page 10)
- b. Minutes of the Council Public Hearing of October 15, 2025..... (page 13)

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report..... (page 14)

7. City Manager's Report

8. City Clerk's Report

9. Staff Quarterly reports: 3Q 2025

- a. Cordova Historical Museum & Cordova Public Library, Director **Ashley Bivin**..... (page 16)
- b. City Investments, Alaska Permanent Capital Management, **Blake Phillips**..... (page 23)

K. Correspondence

10. City Council correspondence primer: correspondence policies & procedures..... (page 39)

- a. 09-09-25 Northern Air Cargo direct Anchorage-Seattle route announcement..... (page 40)
- b. 10-14-25 through 10-29-25 Letters and emails received concerning Chamber of Commerce..... (page 44)
- c. 10-29-25 D. Paddock & D. Evans letter concerning lots in Block 32..... (page 59)

L. Ordinances and Resolutions

- 11. Ordinance 1235..... (roll call vote)(page 62)
An ordinance of the Council of the City of Cordova, Alaska authorizing the transfer of \$385,501.60 from the General Reserve Fund (Permanent Fund) to the Refuse Enterprise Fund for the purchase of a 2026 Peterbilt 520 Dumpster Truck -2nd reading
- 12. Ordinance 1236..... (voice vote)(page 65)
An ordinance of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a purchase and sale agreement with Cordova Electric Cooperative Inc., for an approximately 2.14-acre portion of ATS 220 – 1st reading
- 13. Resolution 11-25-27..... (voice vote)(page 80)
A resolution of the Council of the City of Cordova, Alaska authorizing the City Manager to enter into a sole source contract with Soil Treatment Technologies for the disposal of contaminated soil

M. Unfinished Business - none

N. New & Miscellaneous Business

- 14. Council action on disposal and method of disposal for Lot 2, Block 7 NFDP..... (voice vote)(page 83)
- 15. Council action on disposal and method of disposal for Portion of Lots 11-14..... (voice vote)(page 90)
Block 32 Original Townsite
- 16. Council action on disposal and method of disposal for Lots 1 & 2, Block 5..... (voice vote)(page 97)
Odiak Park Subdivision
- 17. Council action on disposal and method of disposal for Portion of Lot 1..... (voice vote)(page 103)
Block 7A Tidewater Development Park
- 18. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 142)

O. Audience Participation

P. Council Comments

Q. Executive Session

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**

Regular Meetings of the Cordova City Council are live streamed on the City's YouTube <https://www.youtube.com/@CityofCordovaAlaska/streams> or are available there for viewing or audio-only by the next business day

if you have a disability that makes it difficult to attend city-sponsored functions, contact 907-424-6200 for assistance.
full City Council agendas and packets available online at www.cityofcordova.net

THE CITY OF CORDOVA
Cordova, Alaska

Letter to the Governing Body

December 31, 2024



NEWHOUSE & VOGLER
Certified Public Accountants



Newhouse & Vogler

Certified Public Accountants

237 E. Fireweed Lane, Suite 200

Anchorage, Alaska 99503

(907) 258-7555

(907) 258-7582 Fax

September 29, 2025

Honorable Mayor and City Council
The City of Cordova
Cordova, Alaska

Ladies and Gentlemen:

We have audited the financial statements of The City of Cordova as of and for the year ended December 31, 2024, and have issued our report thereon dated September 29, 2025. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility under Generally Accepted Auditing Standards and Government Auditing Standards

As communicated in our engagement letter dated May 1, 2025, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City of Cordova solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting and material noncompliance and other matters noted during our audit in a separate letter to you dated September 29, 2025.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Honorable Mayor and City Council
The City of Cordova

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Significant Risks Identified

We have identified the following significant risks that may require specific audit procedures:

Significant asset additions
Bond issuance

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by City of Cordova is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are as follows:

Depreciation expense
Landfill closure costs
Allowances for doubtful accounts

Management's estimates of these items are based on estimated useful lives of assets, and estimated collectability of receivables. We evaluated the key factors and assumptions used to develop these estimates and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Significant Unusual Transactions

We noted no transactions entered into by the City during the year ended that were both significant and unusual, and of which, under professional standards, we are required to inform you, or transactions for which there is a lack of authoritative guidance or consensus.

Honorable Mayor and City Council
The City of Cordova

Identified or Suspected Fraud

We did not identify or suspect any fraud during our audit.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected misstatements noted during the audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. The following material misstatements that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management:

- Adjustment to correct lease receivable and deferred revenue – leases.
- Adjustment to remove negative investment at year end.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to The City of Cordova's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. During our audit, we did not experience any circumstances that affect our audit report.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated September 29, 2025.

Consultation with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. The City of Cordova consulted with Altman, Rogers & Co., a CPA firm, to assist management with the preparation of their financial records.

Honorable Mayor and City Council
The City of Cordova

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with City of Cordova, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as City of Cordova's auditors.

This information is presented solely for the use of the City Council members and management and is not intended to be and should not be used by anyone other than these specified parties.



Anchorage, Alaska
September 29, 2025

THE CITY OF CORDOVA

Cordova, Alaska

Management Letter

December 31, 2024



NEWHOUSE & VOGLER
Certified Public Accountants

**Newhouse & Vogler***Certified Public Accountants*

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September 29, 2025

Honorable Mayor and City Council

City of Cordova

Cordova, Alaska

Ladies and Gentlemen:

In planning and performing our audit of the financial statements of The City of Cordova (The City) for the year ended December 31, 2024, we considered The City's internal control in order to determine our auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on internal control. Accordingly, we do not express an opinion on the effectiveness of The City's internal control.

However, during our audit, we became aware of some matters that are opportunities for strengthening internal controls and operating efficiency. We previously reported on The City's internal control in our report dated September 29, 2025. This letter does not affect our report dated September 29, 2025, on the financial statements of The City.

We will review the status of these comment during our next audit engagement. We have already discussed these comments and suggestions with The City personnel, and we will be pleased to discuss these comments in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations. Our comments are summarized as follows:

Collateralization Agreement

During our audit, we noticed that the City did not maintain a collateralization agreement for their bank accounts. We recommend that the City maintain a collateralization agreement for all amounts above the FDIC insurance. This will ensure that the City's cash is safe, and insured in the case of any of their financial institutions becoming insolvent.

Internal Controls Over Bank Reconciliations

During our audit, we noticed that there were two bank accounts that did not have current reconciliations in the accounting software. We recommend that an account reconciliation be performed for all bank accounts every month. This will help identify if there is any activity that was recorded incorrectly.

Caselle Accounting Software

During our audit, we observed that while there has been improvement since the prior year, some accounting personnel are still becoming familiar with the Caselle accounting software. We recommend continued training for all staff who use the system to further enhance their proficiency. Ongoing training will help reduce the risk of errors and ensure more efficient use of the software.

Honorable Mayor and City Council
The City of Cordova

This information is intended solely for the use of the Honorable Mayor and City Council of City of Cordova and should not be used for any other purpose.

We would like to acknowledge the courtesy and assistance provided by the management and staff of City of Cordova during our audit. We look forward to working with you in the future.



Anchorage, AK
September 29, 2025

Cordova School District Board of Education ANNOUNCEMENT

2026-2027 Superintendent Search Survey

**PLEASE COMPLETE OUR BRIEF SURVEY BY
NOVEMBER 30, 2025 @ 5:00 PM**



**Please visit
<https://bit.ly/CSDSuperSearchSurvey26>**



THANK YOU FOR YOUR TIME AND THOUGHTS!

Regular City Council Meeting
October 1, 2025 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order – **Vice Mayor Kasey Kinsman** called the Regular City Council Meeting to order at 7:00 pm on October 1, 2025, in the Cordova Center Community Rooms.

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

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

D. Approval of Regular Agenda

Hearing no objection to approval of the agenda, **Vice Mayor Kinsman** 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

TuTrinh Dillon of 140 Prince William Marina Rd. spoke to agenda item 11 – she said the business was doing their due diligence and exploring options.

3. Chairpersons and Representatives of Boards and Commissions

a. Cordova Fisheries Committee recommendation/letter to BOF to oppose the ACRs relating to the Copper River Gillnet season

Dave Janka, City representative to PWSRCAC reported on recent meetings of the board in Cordova on September 18 & 19 (highlights included in this packet under correspondence). There were a few other events before and after the meetings – he praised the PWSSC Tuesday talk (**Dr. Danielle Verna**) – can be found on YouTube.

Kelsey Hayden, Chair of Cordova Fisheries Committee asked Council/Mayor to write a letter opposing the ACRs that would negatively affect the Copper River Gillnet Fishery.

G. Approval of Consent Calendar

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council members Kinsman and Mickelson from the September 17, 2025, Regular Meeting.

5. Proclamation recognizing 30th annual Sobriety Celebration & Memorial Potlatch

6. Minutes: a. Minutes of the Council Public hearing of September 17, 2025

Vote on the Consent Calendar: 5 yeas, 0 nays, 2 absent. Mickelson-yes; Sherman-yes; Hansen-absent; Ranney-yes; Zastrow-yes; Kinsman-yes; and Adams-absent. Consent Calendar was approved.

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

7. Mayor's Report – **Mayor Smith** was not present.

8. City Manager's Report - **Greenwood** reported: 1) she is catching up after having taken some time off recently – she and staff are heading into budget, which is a lot – she praised the finance department and all the time they're putting in with budget prep. 2) **Samantha Hagerthy-Schneider** gave a pool update.

9. City Clerk's Report - **Bourgeois** was not present.

K. Correspondence

10. City Council correspondence primer: correspondence policies & procedures: **a.** 09-10-25 Oswalt Stimson Letter regarding senior citizen property tax exemption; **b.** 09-15-25 Letter from Senator Murkowski regarding EAS; **c.** 09-25-05 PWSRCAC highlights from Sept Board of Directors meeting

L. Ordinances and Resolutions - none

M. Unfinished Business - none

N. New & Miscellaneous Business

11. Letter of Interest for City T-Dock ATS 220, Portion of Block 8, Tidewater Development Part and Portion of Lot 1, Block 7A Tidewater Development Park

M/Ranney S/Zastrow to dispose of a portion of ATS 220, a portion of Block 8, Tidewater Development Park, & a portion of Lot 1, Block 7A Tidewater Development Park, approximately 17,352 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 said the Planning Commission and the Harbor Commission have valid points, but we are coming into budget time and coming into discussions about infrastructure, and she thinks we need to think creatively about our infrastructure and how to keep it functioning. We are looking at a business that has basically come up against a brick wall. T-dock will need some maintenance coming up and privatizing it may be a good way to save City funds. She would like to know the details on how much revenue comes into the Harbor from T-dock and even with that information outstanding she thinks this would only benefit the City financially. **Zastrow** said he has some of the same concerns that Harbor Commission expressed. He is struggling with this asset being taken out of City hands. **Mickelson** said he is certainly supportive of the proposers. He wondered if there was a possibility of moving the cranes to the Ocean Dock and what that would look like. He would want to be sure that any small processors are taken care of and given access elsewhere. Harbormaster **Tony Schinella** said that the issue with the Ocean Dock is that the bigger vessels that wind up there – it just puts them further away from town – maybe won't come to town at all. Also, there are security issues with the Ocean dock – Samson, Shoreside offload barges/fuel there and cranes/other large vessels may interfere. **Sherman** said she has similar concerns, she would not be in favor of selling the T-Dock, she might be in favor of leasing the T-Dock. **Sherman** considered referring this back to staff to get a better breakdown of fees for dockage, and also how this would affect Shoreside, Samson, other processors, other vessels that use the T-Dock. She would like to know if there are other ways we can assist Camtu's – wondered if any of her previous plans/ideas could be revisited.

M/Sherman S/Ranney to refer to staff to get more information on the current uses of that dock as was discussed tonight.

Vote on the motion to refer: 5 yeas, 0 nays, 2 absent. Zastrow-yes; Mickelson-yes; Adams-absent; Kinsman-yes; Ranney-yes; Hansen-absent; and Sherman-yes. Motion was approved.

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

Next budget work session – Oct. 15. Staff will get the Fisheries recommended letter prepared for the Vice Mayor's signature.

O. Audience Participation

Jeremiah Beckett of 317 First Street spoke representing the Cordova Copper Star said his business was destroyed by the City's negligence and wanted Council to properly manage the Harbor, so similar incidents do not reoccur.

P. Council Comments

Mickelson thanked staff for all the work presented in the work session and in the regular meeting. There will be hard choices to make. He agrees with **Kinsman** that we can't structure our budget around federal and state sources that were once reliable but now are not.

Ranney thanked **Sam** and especially **Sheryl** for the numbers. Thanked **Kelsey Hayden** for providing the draft letter from Fisheries Committee. She had attended parts of the RCAC meetings – pretty enlightening

and something we need to keep an eye on. She appreciates the commission meetings being available to watch online.

Sherman said it was a good meeting tonight and she too appreciates the boards and commissions streaming their meetings.

Zastrow thanked staff as we are at the beginning of the budget process – he appreciates the “realistic” revenue approach. He wanted to recognize Camtu’s for working really hard on a solution for their needs – hopefully we can assist and help them find the best option. The federal government is in a shutdown right now and that is significant for our community. There are only a handful of people working right now, many others are not working and not being paid.

Kinsman encouraged the public to express opinions as we work on budget.

Q. Executive Session - none

R. Adjournment

Hearing no objection **Vice Mayor Kinsman** adjourned the meeting at 9:16 pm.

Approved: November 5, 2025

Attest: _____
Susan Bourgeois, City Clerk

**City Council Public Hearing
October 15, 2025 @ 6:45 pm
Cordova Center Community Rooms
Minutes**

A. Call to order

Mayor Kristin Smith called the Council public hearing to order at 6:51 pm on October 15, 2025, in the Cordova Center Community Rooms.

B. Roll call

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

C. Public hearing

1. Ordinance 1235 An ordinance of the Council of the City of Cordova, Alaska, authorizing the transfer of \$385,501.60 from the General Reserve Fund (Permanent Fund) to the Refuse Enterprise Fund for the purchase of a 2026 Peterbilt 520 Dumpster Truck.

Mayor Smith opened the hearing for public testimony on Ordinance 1235 at 6:51pm.

The public hearing was recessed at 6:52pm until there was someone who wanted to give public testimony present. Council came back into the Public Hearing at 6:59pm and there was no one interested in giving public testimony present.

D. Adjournment

Hearing no objection **Mayor Smith** adjourned the public hearing at 6:59 pm.

Approved: November 5, 2025

Attest: _____

Susan Bourgeois, CMC, City Clerk

MAYOR'S REPORT

Date: October 31, 2025
To: Cordova City Council
From: Mayor Kristin Smith

Housing: A recent article about Alaska Housing Finance Corporation purchasing land to create housing mentions Cordova by name as being one of the communities that AHFC funding would benefit:

<https://alaskapublic.org/news/anchorage/2025-10-14/alaska-housing-finance-corp-buys-600-acres-of-university-land-to-spur-development>

What I learned from KiJung Lee at the University of Alaska's Land Management office is that the article is referring to a contribution from AHFC to the University for expenses associated with the Whiskey Ridge sub-division.

\$1 million is coming from AHFC, and the University will put in \$1.6 million, those amounts together will pay for:

- construction of an unpaved road in the subdivision
- installation of utilities: electric, communications, sewer and water service
- finalize the "floating" easement

KiJung thinks the procurement process (for soliciting construction bids) will take at least 6 months. Once they get the land sub-divided, they can sell individual lots through competitive solicitation. She says that the University may not sell below FMV. (Something to think about: if we want to work with RurAL CAP, maybe we look at the difference between what RurAL CAP can pay and FMV and see whether that increment is something the City would consider paying, or we work on identifying sources for that additional slice of funding). I will also be following up with RurAL CAP about next steps in working with them, whether it's on the Whiskey Ridge subdivision or some other piece of land in our community.

State of AK DOT/PF Open House for Cordova Ferry dock upgrade: ADOT/PF staff are in town this week to host an open house on the proposed ferry dock upgrades for Cordova (the same project is also funding ferry dock upgrades in Chenega and Tatitlek). These upgrades will enable our ferry dock to accommodate the Alaska Class Ferry that will begin serving PWS in the near future. Open house is scheduled for 11/5, 4 – 6 p.m. at the Cordova Center's Education Room and on 11/6 from 11 a.m. – 1 p.m. AK DOT/PF staff will also be presenting at the 11/5/25 City Council meeting.

Community Leadership Roundtable: Being held on 10/31, I'll provide a short summary at the 11/5 meeting. The questions I posed to the group are:

1. Your organization's priority infrastructure projects (top 3)
2. Your thoughts on Cordova's top three needs as a community
3. Your suggestions for messages to state and federal legislators and candidates (our first visit from a gubernatorial candidate is on 11/16, Senator Click Bishop is coming to Cordova)

Candidate visits: State Senator Click Bishop will be visiting Cordova on 11/16 and hosting a “meet and greet” at the Reluctant Fisherman Inn that afternoon. As the State’s legislative session approaches and as state and federal campaigns get under way for 2026, we should coordinate on our message and requests to candidates regarding our community priorities.

Community Health Needs Assessment: CCMC held a workshop on 10/27 with about a dozen social services and education leaders from the community to help complete its required Community Health Needs Assessment (CHNA) (Council Member Hansen and I attended). CCMC is required to complete a CHNA every three years. A survey was circulated this past fall to which 56 people responded, and CCMC staff have also analyzed demographic data on our community. What rose to the top from the discussion among these folks for our community are:

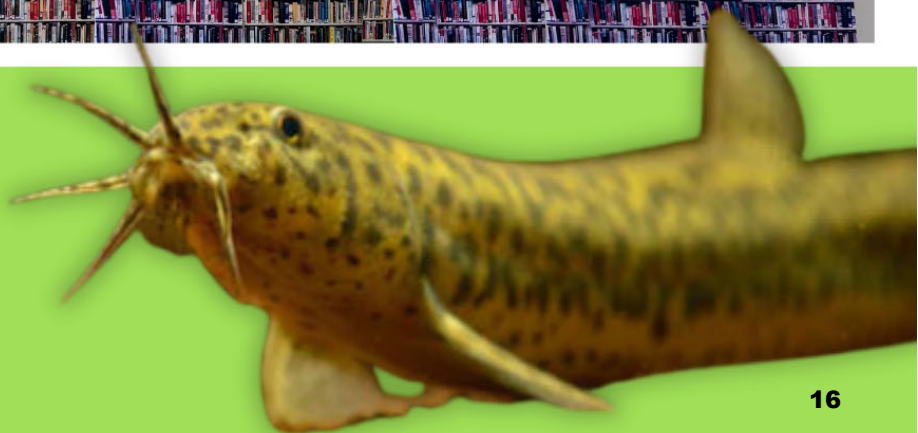
1. Health Literacy (assistance with navigating health care options and what’s available) / healthy lifestyle (healthy eating, exercise)
2. Substance abuse and mental health
3. Elder services (home living assistance – not necessarily medical care; housing).

A draft CHNA report will be presented to the Hospital Services Board in November and will then be posted for public review after the HSB approves the report. Check on cdvcmc.com for the report to be posted later next month. Paper copies of the draft CHNA report are also available at the Cordova Center.

3rd Quarter 2025 Report



Cordova, Alaska



	Patron			Youth	Adult	Family
Qt3	Visitors	Circulation	ILL Loans	Program	Programs	Programs
July	1,381	1,169	6	29	51	33
August	1,230	1,253	6	23	7	0
September	1,173	1,165	17	125	37	0
Totals	3,784	3,587	29	177	95	33
2024						
Totals	4,908	2,708	86	361	16	113
	In	Virtual	Reference	Digital	Computer	Libby- AK
Qt2	person	Attendance	Questions	Reference Question	Usage	Digital
July	113	0	118	60	247	411
August	30	0	126	39	244	405
September	162	0	87	39	191	413
Totals	305	0	331	138	682	1229
2024						
Totals	392	4	349	220	762	772

Youth Programs- Storytime, After School Art & Advanced After School Art, Classroom Visit

Adult Programs- Mug Up, Silent Reading Club/Fireside Reading Club, Genre Book Club, Poetry, Fisher Poets

Family Programs- Summer Reading

Fisher Poets

Cristina Vican

48 Attendees, \$150 in donations

Mug Up

Cristina Vican & Eowyn Gordon

1 patron

Storytime

All Staff

68 attendees, average of 6 attendees per storytime

Silent Reading Club/ Fireside Reading Club

Eowyn Gordon

11 attendees

Genre Book Club

Eowyn Gordon

Romantasy: 5 attendees

After School Art & Advanced After School Art

Paula Payne & Cristina Vican

Advanced: 19

After School Art: 61

Total: 80



A book club where you don't have to read the same book. Join us to talk about the genre, your recent reads, and your favorite romantasy books.

Genre BOOK CLUB

First Thursday of every month- new genre every month

Sept 4
6- 7 pm
Library Fireplace

Romantasy

cordova, Alaska

Monthly Poetry Session

Susan Roesbery

5 attendees

Classroom Visit

Eowyn Gordon

27 students

5/6th graders

Summer Reading Events

33 attendees in Q3, 117 attendees total

Summer Reading- Readers

Total Readers: 123

Kids: 876 hours

Teens: 75 hours

Adults: 964 hours

Total: 1,915 hours

Cathy Pegau- Book Release/Signing

25 attendees



Library Updates and Projects

- We finished up summer reading- next year we plan to drop the teen category and expand its duration.
- Library Cards for all K12 students (currently only completed Mt Eccles students)
- Plan to review and rewrite policies and procedures
- JLG subscription alteration. We replaced the categories Primary, Advanced Readers Plus, Fantasy/Science Fiction Middle Plus, and Mystery Middle Plus with Spanish Middle, Graphic Novels Middle, Graphic Novels Middle Plus, Hi-Lo Middle
- Inventory is nearly complete. Only Easy books are left.

We currently have 1008 missing materials

Circulation Type	Amount Missing	Percent of Total Section
Alaska Fiction	9	4.0%
Alaska Nonfiction	71	4.3%
DVD	180	10.2%
Easy	115	2.6%
Easy Nonfiction	70	3.0%
Fiction	93	4.1%
Fish	16	6.7%
Junior Fiction	74	3.0%
McNaughton	21	4.4%
Nonfiction	157	6.7%
YA	67	3.6%

Cordova Historical Museum

First Quarter 2025

Visitation: 2235

Last Year: 3640

- Visitors were from:
 - **Alaska:** Cordova, Fairbanks, Soldotna, Homer, Glennallen, Tonsina, Kodiak, Valdez, Anchorage, Eagle River, Wasilla, Seldovia, Scammon Bay, Mountain Village, Palmer, Ambler, Kenai, King Salmon,
 - **United States:** Washington, North Carolina, Iowa, Texas, Idaho, Ohio, New York, California, South Carolina, Maine, Oregon, Utah, Minnesota, Arkansas, Michigan, Florida, Hawaii, Colorado, New Mexico, Nevada, Rhode Island, Pennsylvania
 - **International:** Finland, Poland, Spain, France, Brittany, Germany,

Copper River Gallery Events:

Jul: David Rosenthal- "Painting Light at the Ends of the Earth"



Show Opening:

Date: Friday, Jul 11th

Time: 5 pm to 7 pm

Attendance: 136 people

"Painting Light at the Ends of the Earth"

DAVID ROSENTHAL

Copper River Gallery • July 8– 26, 2025 • Artist's Reception: Friday, July 11, 5-7 pm



Aug and Sept: A history of St. Michael's Church



A History of St. Michael's Church



On view August 8th through September 27th, 2025.
Opening Reception Friday, August 8th from 5-7 pm.



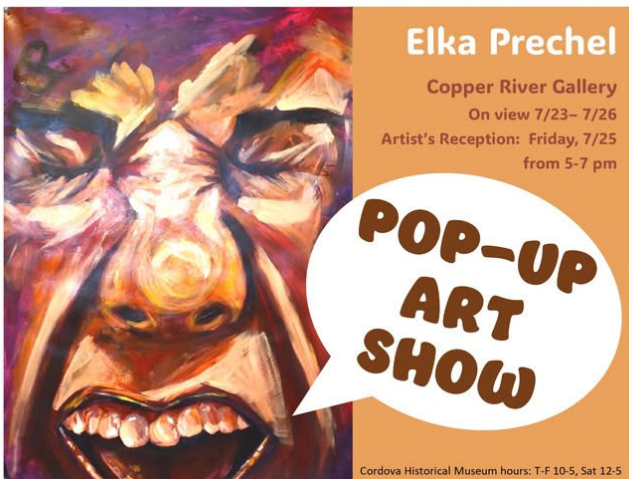
Show Opening:

Date: Friday, Aug 8th

Time: 5pm to 7pm

Attendance: 51 people

Pop-up Exhibit: Elka Prechel



Show Opening:

Date: Jul 23

Time: 5pm to 7pm

Attendance: 23 people

Fourth Quarter 2025 Gallery Exhibits:

Oct: Quilters Guild

Nov: Sobriety Anniversary Exhibit

Dec: Holiday Art Show

EXHIBITS:

- With the help and support of former Curator Denis Keogh, we installed an exhibit displaying artifacts salvaged by Bob Widman from the wreck of the Princess Sophia.
- Finishing the Empires exhibit
 - Working with the University of Alaska and See Stories on the History of Indigenous Enslavement under Russian occupation in PWS.
 - Will present draft to Ilanka Cultural Committee for input and support.
 - Summer Intern for collections assisted with the creation of:
 - Didactic labels for timeline
 - With input from cultural advisors, created a proportional timeline of human history in the PWS.



ACCESSIONS:

- Ilanka Cultural Center donated legal title to 11 bankers' boxes of artifacts plus several oversized metal objects from the 2018 Shepard Point Cannery Mess Hall's Archaeological Survey project.
 - In the process of sorting items for review by our Accessions Committee
 - 5 boxes and all oversized metal objects have been reviewed.
 - 3 boxes in the process of accessioning
 - 2 boxes voted for disposal due to condition.

DEACCESSIONS & REPATRIATIONS

- Deaccessioned approximately 25 items that did not have historical importance to our mission.
- While planning for the Empires Exhibit, we found a cooking pot and a kettle that were donated to the Cordova Historical Society. While researching records, we found the donor lacked legal title, and that the legal owner had inquired several times.
 - Items were from the Russian occupation of the village Nuciiq
 - Items were taken from Chugach Alaska Corporation's (CAC) private land without permission.
 - Items were returned to CAC on August 27th, 2025.

POLICIES

- Updated archival & photo policies and rates July 2025
- Currently updating accession policy and related forms



Director's Museum and Library Report Q3

Policy and Procedures updates:

Working on updating policies and procedures for the museum and library. During this process, I am developing a spreadsheet to support document control. There will be 2 different Excel sheets recording when the policy or procedure was created, when it was last reviewed, the next review period, and the status of the review.

Current updates:

- Complaint Policy (Formerly Challenged Materials policy)
 - Worked with sample complaint/challenged materials, board comments, and the clerk's office to develop a complaint policy that includes an appeal process.
 - Calling is a complaint policy and not a challenged material policy to help put people in the right headspace to have these conversations.
- Collection Policy
 - Beginning to review the collection policy, as this helps inform patrons of the selection process. To improve transparency and work directly with the complaint policy.
- Weeding Procedure
 - Created a wedding procedure to assist staff with consistent wedding procedures.
- Museum Store Procedure
 - Working with the Museum assistant and the Board to update the museum store procedure.
 - Updating to include new reporting with updating.

Future Closure and Early Closures:

- | | |
|--|--|
| • Nov 11 th Veterans Day- Closed | • Dec 25 th Christmas |
| • Nov 27 th Thanksgiving – Closed | • Dec 31 st - Closing at 5 pm |
| • Nov 28 th Black Friday- Closed | • Jan 1 st New Years |
| • Dec 24 th - Closing at 5 pm | |

Submitted by Ashley Bivin, Museum and Library Director



ALASKA PERMANENT CAPITAL MANAGEMENT

Registered Investment Adviser

Cordova Permanent Fund

As of September 30, 2025

Staying focused on your goals



Cordova Permanent Fund		
As of September 30, 2025		
Account Inception		February 2024
Total Contributions		\$ 9,301,182
Withdrawals		\$ 2,997,536
<i>Does not include custodial or management fees</i>		
Current Market Value		\$ 7,552,619
<i>September 30, 2025</i>		
Portfolio Return*		+ 12.18%
<i>Inception – September 30, 2025</i>		
Strategic Asset Allocation	Risk Control	21%
	Risk Assets	58%
	Alternatives	21%

Purpose:

The purpose for establishment of the fund is to **provide a continuing source of funding for the capital and operating expenses of the city**. The council may not consider any revenue from the Cordova general reserve fund as anticipated revenues for the purpose of funding operating expenses when approving the budget. The establishment of the fund is intended to **assist in minimizing the tax burden to the citizens of Cordova and preserve in trust assets of the city** for the benefit of present and future generations of Cordova residents.

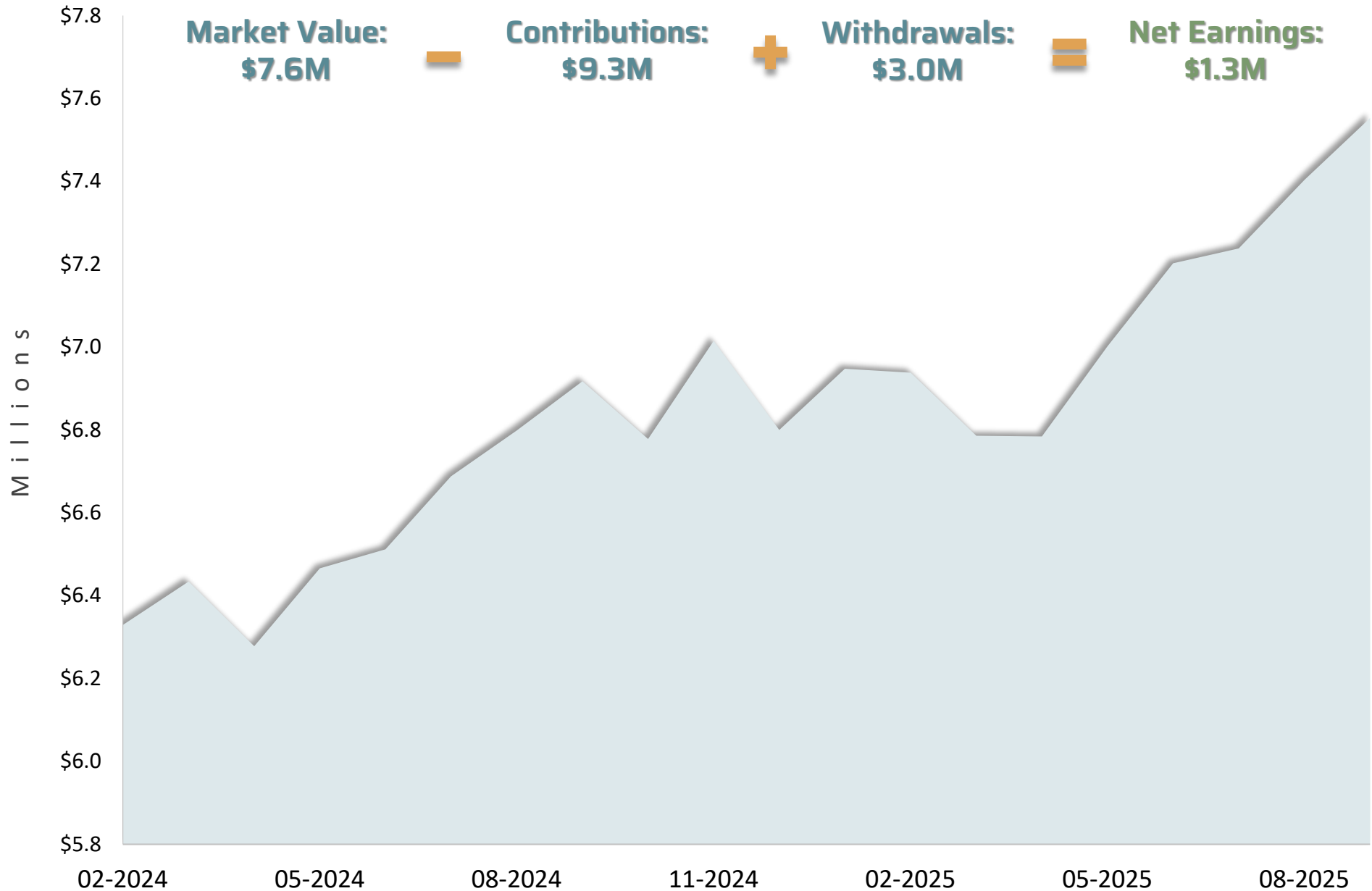
Goals:

The objectives are:

- (i) to maintain the purchasing power of the Funds’ corpus, and **Since inception, the account has achieved a real return of 9.4% and inflation has been 2.8%.**
- (ii) to attain a market rate of return throughout budgetary and economic cycles while preserving and protecting capital in the overall portfolio.

*Performance is gross of management fees, net of internal fund fees, and annualized for periods greater than one year.

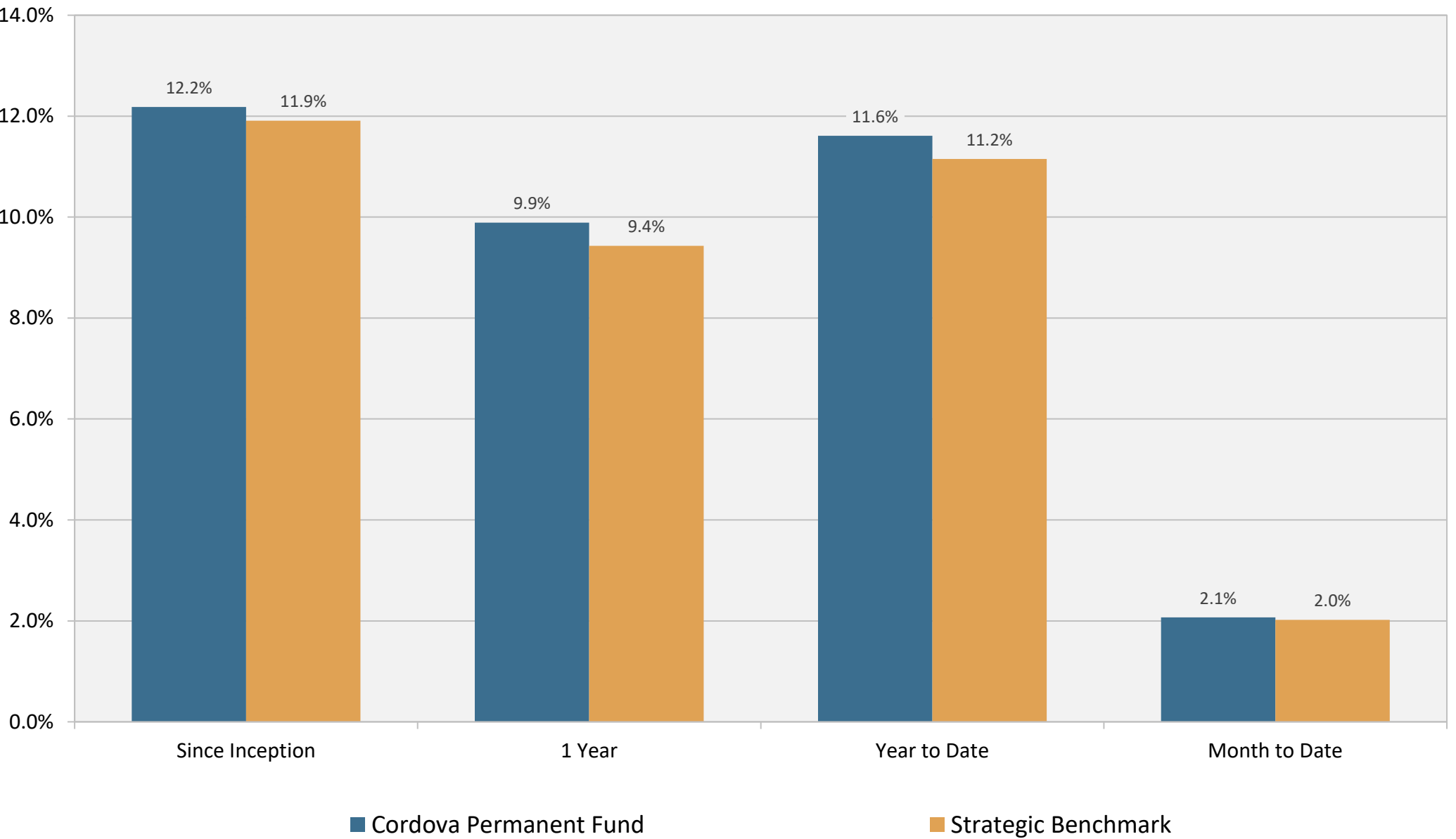
The power of consistency in cumulative earnings



Evaluating returns against strategic goals



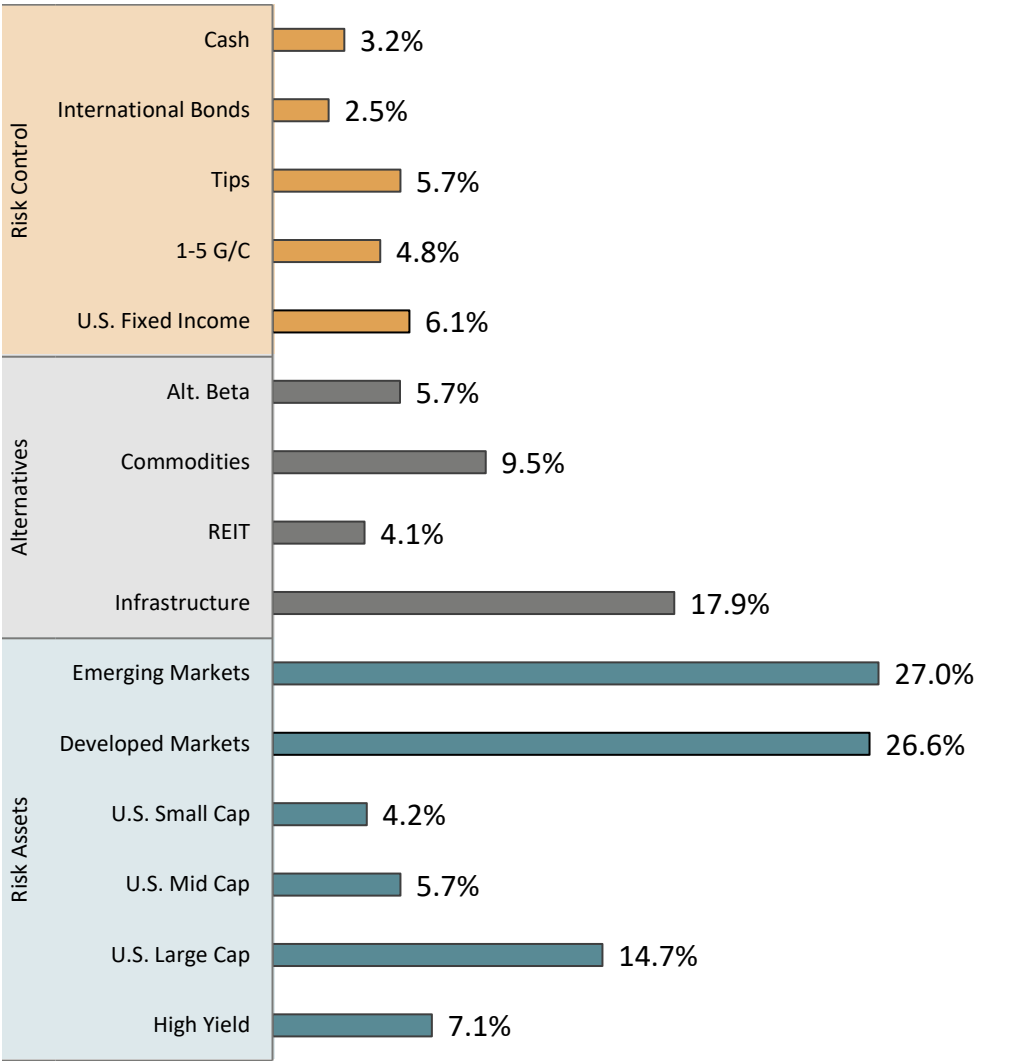
Account Performance
September 30, 2025



Positive returns across all asset classes despite early year volatility



YTD Total Return by Asset Class
as of 9/30/25



AI Tilt Performance	SOXX	BUG	GRID	DTCR
7-31-2025 – 10-27-2025	27.1%	2.9%	11.3%	18.4%

Market Recap

We entered the year expecting volatility driven by trade policy and high interest rates yet recognized a still-resilient economic backdrop. Going into the year, we added exposure to assets that tend to perform well in uncertain conditions, such as gold, which appreciated over +21% before we closed our position in May. More recently, **we’ve initiated a tactical allocation to AI infrastructure**, consistent with our long-term secular thesis around artificial intelligence as a durable economic force. Our equity positioning has evolved alongside macro shifts. **We trimmed exposure to European financials after strong relative performance** and reallocated to targeted growth segments including semiconductors, digital infrastructure, and cybersecurity. Our diversified portfolio positioning has helped cushion volatility amid rising economic uncertainty. **Year to date returns remain within our long-term expectations for returns and volatility.**

Near Term Outlook

Markets have navigated a complex mix of political noise, policy shifts, and resilient fundamentals this year. Even as headlines around government funding debates and fiscal negotiations have stirred short-term uncertainty, underlying economic data continues to show stable growth and contained recession risks. **Unemployment remains low, consumer spending is holding up, and corporate credit conditions are broadly supportive, which points to an economy that is slowing but not stalling.**

Earnings momentum has proven stronger than expected, supported by margin stability and steady top-line growth. Both large and small-cap companies are seeing upward revisions, particularly in sectors tied to the ongoing AI buildout, such as technology infrastructure, industrial automation, and select materials. This investment wave is fueling productivity gains and creating durable demand across supply chains. With recession probabilities receding, markets are rewarding firms with sustainable earnings power.

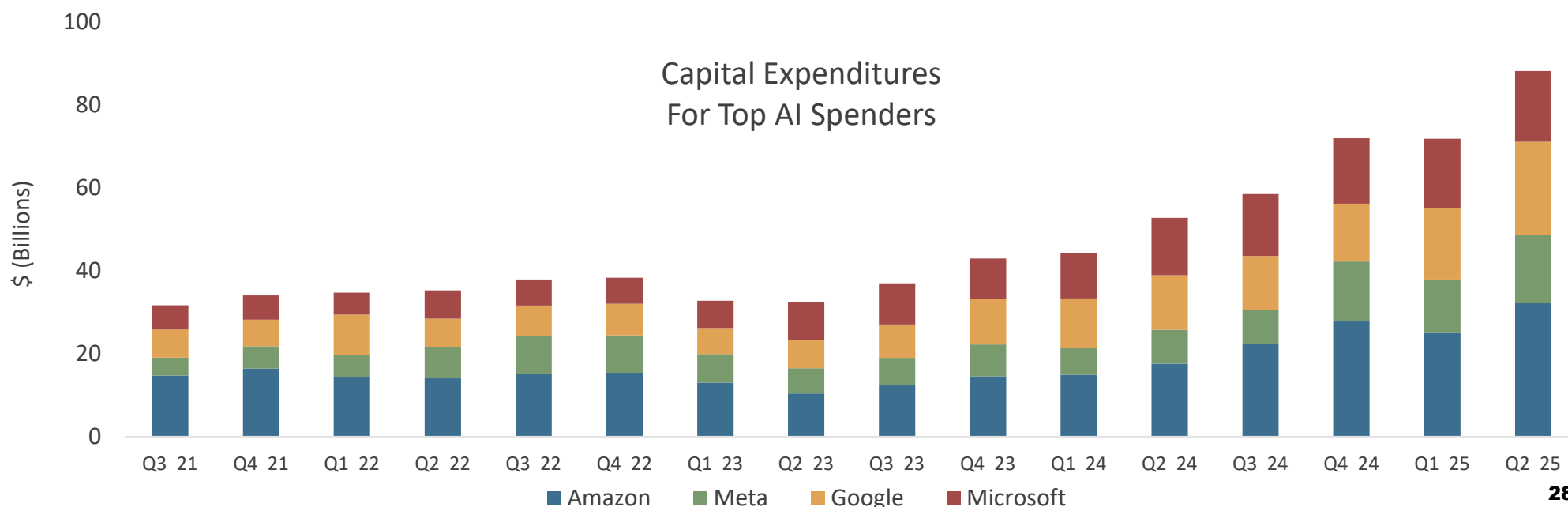
As the Fed begins its easing cycle, valuation support is returning across both equities and fixed income. Treasury yields may remain volatile in the near term, but the broader trajectory points toward lower rates over the next year—creating a favorable backdrop for quality duration exposure and select credit risk. **Equity markets are shifting toward a more fundamentally driven phase, where quality, balance sheet strength, and exposure to secular growth trends like AI and energy transition will likely define leadership.**

The Rise of Artificial Intelligence – An Investment Perspective

Artificial Intelligence (AI) is moving from concept to capital deployment. Governments and corporations are treating AI infrastructure as a strategic priority, driving significant shifts in global investment.

- **Policy support is accelerating:** The U.S. government has explicitly identified AI as a national priority. As highlighted in the White House’s “AI Action Plan,” federal initiatives are focused on expanding domestic semiconductor manufacturing, upgrading power infrastructure to support data center demand, and strengthening national digital capabilities. Other nations are similarly directing capital toward AI-enabling technologies as part of economic and national security strategies.
- **Corporate capital expenditures are rising:** Firms like Microsoft, Amazon, Meta, and Alphabet are dramatically increasing investments in data centers, custom AI chips, power procurement, and cloud infrastructure
- **Geopolitical positioning matters:** Nations are racing to secure AI-critical resources like rare earths, energy, and chip capacity—not just to lead in innovation, but to ensure economic security and strategic influence.

We view this as a durable capital investment cycle—more akin to the internet buildout or cloud migration than a short-term trend.



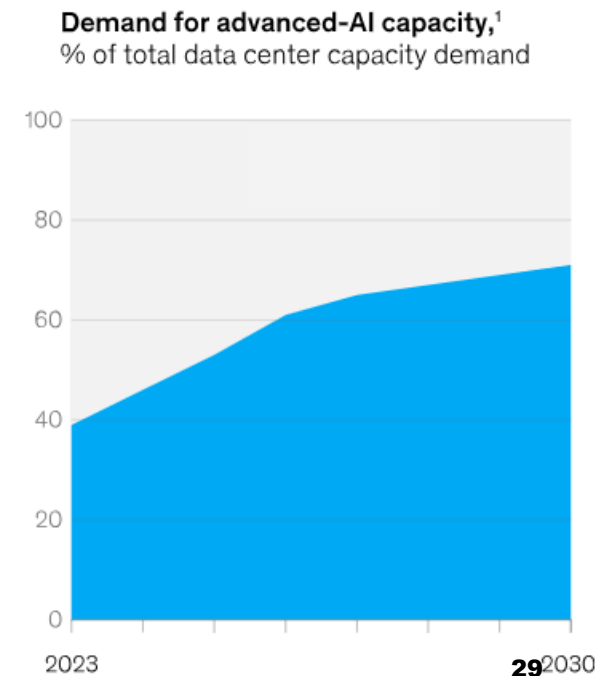
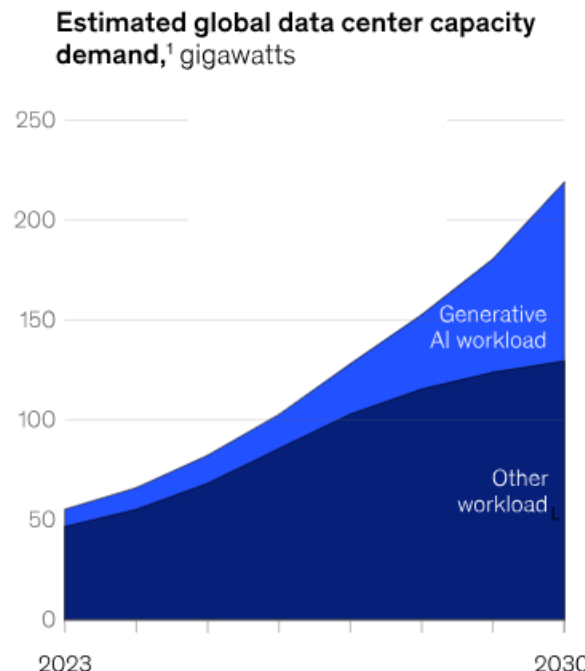
Investing Along the AI Supply Chain

We are focused on segments of the market poised to benefit from sustained AI infrastructure investment—such as semiconductors, digital power systems, and cybersecurity. These include:

- **Semiconductors (SOXX):** Chipmakers and equipment providers are seeing increasing demand tied to both training and inference workloads. This is foundational to AI scaling.
- **Electric Grid Infrastructure (GRID):** As data center power needs surge, investments in grid efficiency, transmission, and electrification stand to benefit.
- **Cybersecurity (BUG):** Increased digital complexity and AI workloads raise the stakes for threat detection and network protection.
- **Data & Cloud Infrastructure (DTCR):** Companies enabling data ingestion, labeling, and storage are increasingly critical as AI becomes operationalized.

We see artificial intelligence as a **structural force** in capital markets.

This trade is a modest cyclical expression of that view—**focusing on who is spending, where the demand is going, and how long-term investment themes are taking shape.**



Aligning near-term tactical adjustments with your long-term strategy – as of September 30, 2025

			Asset Class	Strategic Weight	Overweight / Underweight	Current Allocation	Range
Risk Control	U.S. FIXED INCOME		Risk Control	21%	-0.3%	20.7%	
	INTERNATIONAL FIXED INCOME		U.S. FIXED INCOME	14%	-0.2%	13.8%	5 - 25%
	CASH		INTERNATIONAL FIXED INCOME	5%	-0.2%	4.8%	0 - 10%
			CASH	2%	0.1%	2.1%	0 - 10%
Risk Assets	U.S. HIGH YIELD FIXED INCOME		Risk Assets	58%	0.5%	58.5%	
	U.S. LARGE CAP EQUITY		U.S. HIGH YIELD FIXED INCOME	5%	-0.2%	4.8%	0 - 10%
	U.S. MID CAP EQUITY		U.S. LARGE CAP EQUITY	25%	0.2%	25.2%	15 - 35%
	U.S. SMALL CAP EQUITY		U.S. MID CAP EQUITY	10%	-0.3%	9.7%	5 - 15%
	DEVELOPED INTERNATIONAL EQUITY		U.S. SMALL CAP EQUITY	5%	0.1%	5.1%	0 - 10%
	EMERGING MARKET EQUITY		DEVELOPED INTERNATIONAL EQUITY	8%	0.4%	8.4%	4 - 16%
			EMERGING MARKET EQUITY	5%	0.2%	5.2%	0 - 10%
			Alternatives	21%	-0.2%	20.8%	
Alternatives	INFRASTRUCTURE		REITS	3%	0.0%	3.0%	0 - 6%
	COMMODITIES		INFRASTRUCTURE	5%	0.0%	5.0%	0 - 10%
	ALTERNATIVE BETA		COMMODITIES	3%	0.0%	3.0%	0 - 6%
			ALTERNATIVE BETA	10%	-0.2%	9.8%	0 - 15%

■ Core Weight
■ Tilt Weight

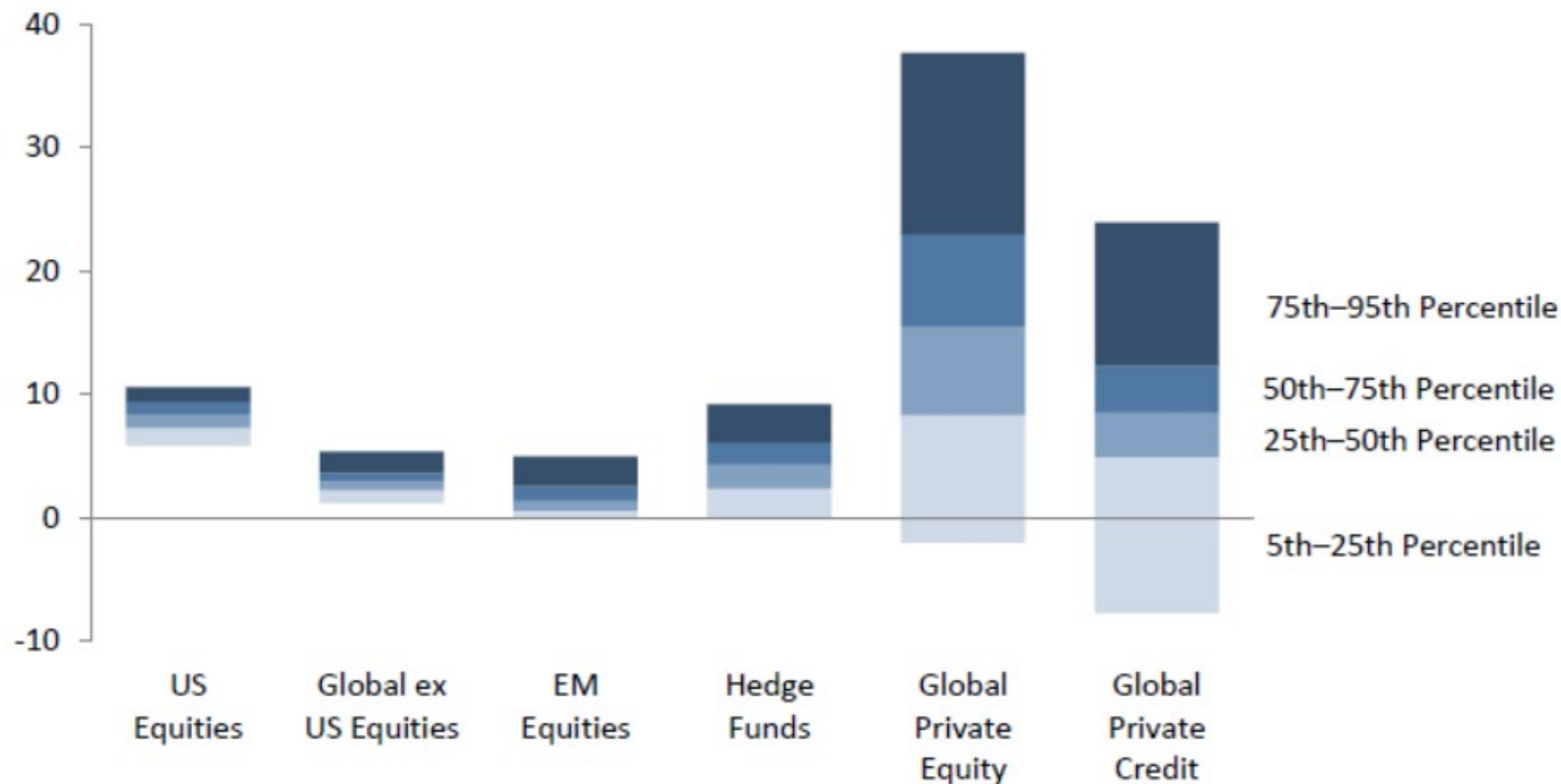


Manager Review

Spend strategically where markets are less efficient

Evaluating manager dispersion across asset classes

January 1, 2008 – June 30, 2023 • Average Annual Manager Returns by Asset Class (%)



Source: Cambridge Associates LLC.

Notes: Returns data and percentiles for US Equities, Global ex US Equities, and EM Equities are time-weighted, while returns data and percentiles for Hedge Funds, Global Private Equity, and Global Private Credit are dollar-weighted. All financial investments involve risk. Depending on the type of investment, losses can be unlimited. Past performance is not indicative of future returns.

Enhancing strategic asset allocation through security selection

Traditional β		Quantitative α	Qualitative α
Broad market exposure		Exposure to non-traditional return drivers	Manager driven non-systematic risk
❖ U.S. Large Cap ❖ U.S. Mid Cap ❖ U.S. Small Cap ❖ International Developed ❖ Emerging Markets ❖ REITs	❖ U.S. Aggregate Bonds ❖ International Bonds ❖ Global Infrastructure ❖ 1-5 Gov. / Credit ❖ TIPS	❖ Global Macro ❖ Equity Long / Short ❖ Event Driven ❖ Arbitrage Strategies ❖ Defined Outcome ❖ Market Neutral ❖ Protective Put Strategies ❖ Commodities (Roll yield enhanced)	❖ U.S. Municipal Bonds ❖ U.S. High Yield Bonds ❖ Convertible Arbitrage ❖ Hedged Equity

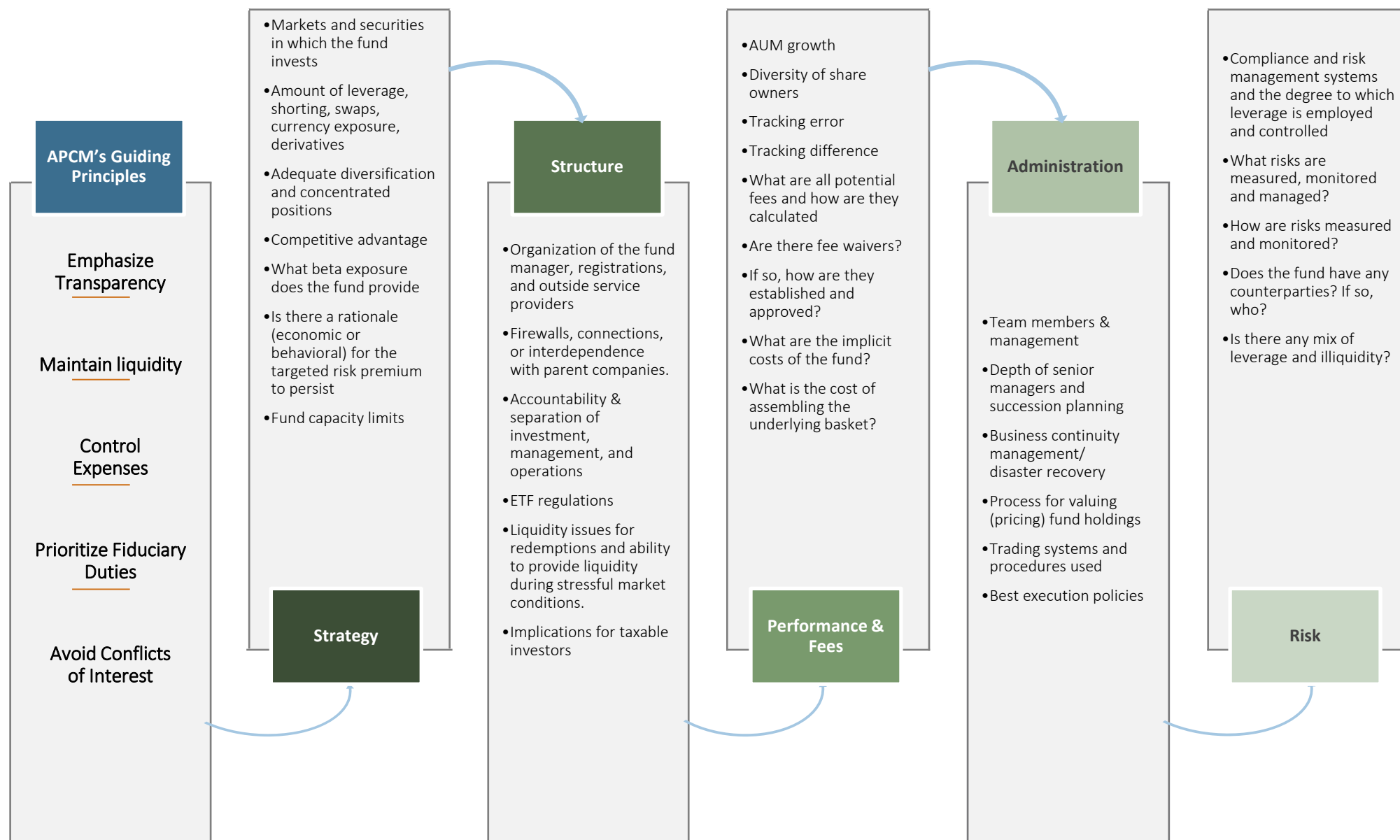
β

Beta denotes the underlying systematic sources of risk that are driven by economic or behavioral forces. Also known as undiversifiable or market risk, **investors are generally compensated for taking on these risks**. The compensation for these risks can be expected over long-time horizons.

Alpha denotes investment-specific sources of risk. Also known as diversifiable or idiosyncratic risk, **investors are not compensated for taking this risk through any natural market mechanism**. Persistent value-added from alpha is only possible if a manager's qualitative judgements are correct over time.

α

Annual manager due diligence overview



Traditional Beta: Customized, cost-effective allocations improve outcomes

APCM's analysts compared each currently held fund with the closest 3,000 competitors, as measured by tracking error to the benchmark.

The most competitive alternatives were assessed in terms of their efficiency, tradability, and fit (ETF).

APCM is not currently making any changes as a result of this year's review. Our core holdings are still the most efficient exposure for APCM clients.

The internal fund fees within APCM's portfolios remain low, averaging between 8-20 bps

Traditional Beta Holdings

Asset Class	Confirmed Current Holding is Optimal?
Large Cap Equity	Y
Mid Cap Equity	Y
Small Cap Equity	Y
International Equity	Y
Emerging Markets Equity	Y
Infrastructure	Y
REITs	Y
U.S. Fixed Income	Y
U.S. 1-5 Year Gov/Credit	Y
TIPS	Y
International Fixed Income	Y

Quantitative α : Identifying systematic strategies that consistently add value

Quantitative alpha specifically refers to investment strategies that aim to **systematically capture returns beyond market movements by leveraging quantitative signals and insights**. These strategies require rigorous due diligence process that goes beyond the traditional assessment of pure index funds. The goal is to ascertain the legitimacy, sustainability, and true source of the claimed alpha, distinguishing it from mere beta exposure or random chance.

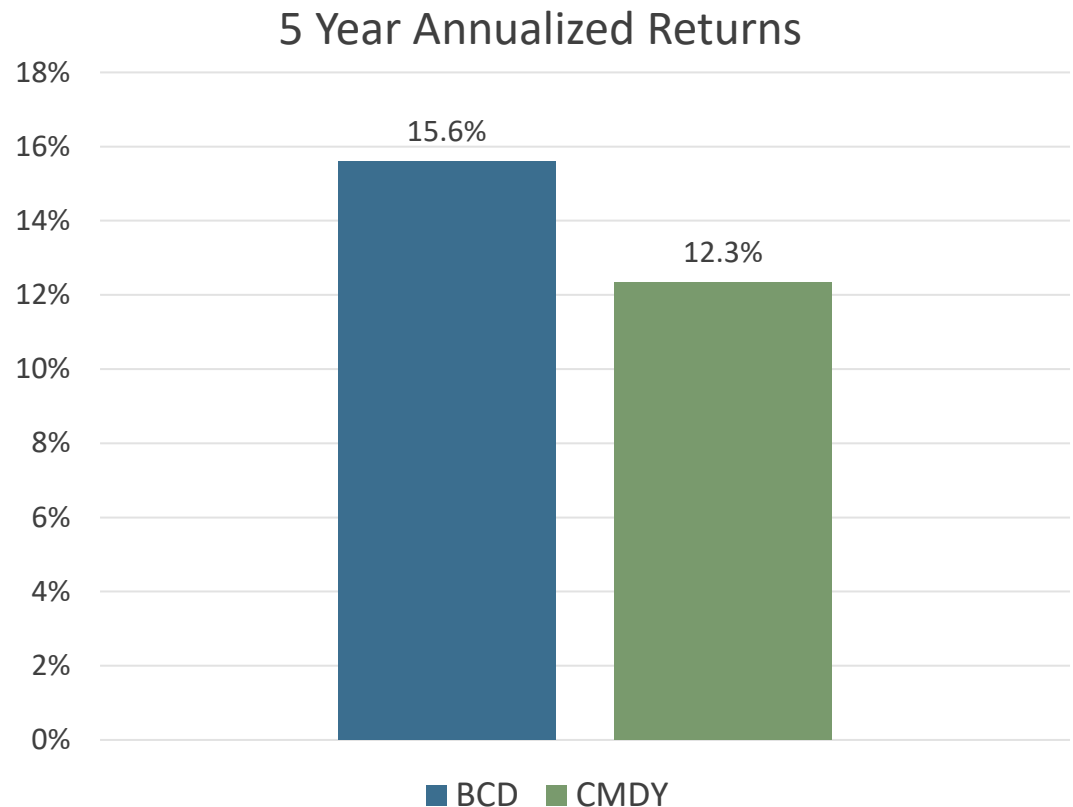
Key changes:

Commodities:

Within commodities, **roll yield** is an important factor in the total return. Further research indicates BCD has an **excellent track record, slightly higher returns, and straightforward approach** that aligns well with a **broad range of market conditions**. It has shown it can “win by not losing” in contango periods and still keep up in inflationary booms – an ideal profile for generating **steady risk-adjusted alpha** net of expenses.

Alternative Beta:

Within Alternative Beta, we identified a hedged equity fund, **HELO**, that generates the **same return profile as JHEQX in a more tax efficient and lower cost vehicle (0.50% expense ratio vs. 0.58%)**.



Qualitative alpha: Persistent outperformance requires additional due diligence

Within some asset classes, data indicates that active management is more likely to consistently outperform the broad market. **When evaluating any active manager, APCM’s fundamental goal is to determine whether active management can provide a consistent risk-adjusted benefit, net of fees.** In addition to our standard review, APCM’s due diligence process for any active management is more in depth, **focusing on the managing firm’s philosophy, process, personnel and performance.** To select an active manager, APCM must have conviction that the decision will generate persistent, explainable, and stable alpha over the long run.

Municipal Bonds:

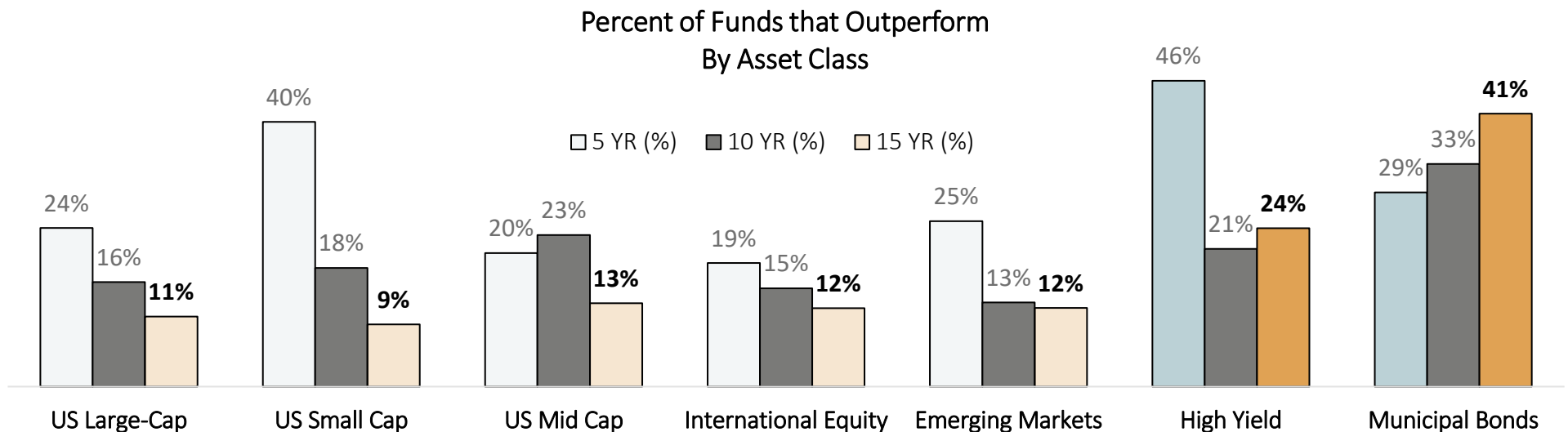
Within municipal fixed income, APCM utilizes two separate actively managed funds to achieve the desired exposure, BMNIX and VWIUX. Over the last five years, both funds have **outperformed the benchmark by 0.64% and 0.33% annualized**, respectively.

High Yield:

Over the same time period, the actively managed High Yield Fixed Income fund has trailed the benchmark slightly (0.32%) due to a tilt towards higher quality bonds. Given historically tight credit spreads, APCM is maintaining this up-in-quality exposure.

Private Markets:

APCM’s private equity and private credit managers have a track record of delivering excess returns over the long-term.



Important Assumptions

IMPORTANT: The projections or other information generated by Alaska Permanent Capital Management Company (APCM) regarding the likelihood of various outcomes are hypothetical in nature, do not reflect actual investment results, and are not guarantees of future results. There can be no assurance that the projected or simulated results will be achieved or sustained. The charts and data only present a range of possible outcomes. Actual results will vary over time, and such results may be better or worse than the simulated scenarios. Clients should be aware that the potential for loss (or gain) may be greater than that demonstrated in the simulations. Please note that the analysis does not take into consideration all asset classes, and other asset classes not considered may have characteristics similar or superior to those being analyzed.

Important Legal Information

These calculations are designed to be informational and educational only, and when used alone, do not constitute investment advice. APCM encourages investors to review their investment strategy periodically as financial circumstances do change.

Model results are provided as a rough approximation of future financial performance. Actual results could produce different outcomes (either better or worse) than those illustrated by the model, since it is not possible to anticipate every possible combination of financial market returns. APCM is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by the results of the model.

Other Influences on Rates of Return

Investment management fees: Returns are presented gross of management fees and include the reinvestment of all income. Actual returns will be reduced by investment advisory fees and other expenses that may be incurred in the management of the account. The collection of fees produces a compounding effect on the total rate of return net of management fees. As an example, the effect of investment management fees on the total value of a client's portfolio assuming (a) quarterly fee assessment, (b) \$1,000,000 investment, (c) portfolio return of 8% a year, and (d) 1.00% annual investment advisory fee would be \$10,416 in the first year, and cumulative effects of \$59,816 over five years and \$143,430 over ten years. Actual investment advisory fees incurred by clients may vary.

Taxes: Unless noted otherwise, model results have not been adjusted for any state or federal taxes or penalties.

Inflation: Unless noted otherwise, model results do not adjust any inputs or outcomes for inflation. Inflation is assumed to be constant over the investment horizon.

Limitations Inherent in Model Results

Limitations include but are not restricted to the following:

Model results do not represent actual trading and may not reflect the impact that material economic and market factors might have had on APCM's decision making if the actual client money were being managed.

Extreme market movements may occur more frequently than represented in the model.

Some asset classes have relatively limited histories. While future results for all asset classes in the model may materially differ from those assumed in APCM's calculations, the future results for asset classes with limited histories may diverge to a greater extent than the future results of asset classes with longer track records.

Market crises can cause asset classes to perform similarly over time; reducing the accuracy of the projected portfolio volatility and returns. The model is based on the long-term behavior of the asset classes and therefore is less reliable for short-term periods. This means that the model does not reflect the average periods of "bull" and "bear" markets, which can be longer than those modeled.

The model represent APCM's best view of the next 7-10 years, but is unlikely to reflect actual investment returns worldwide over this period.

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.

From: John Andrey <jandrey@nac.aero>
Sent: Tuesday, September 16, 2025 8:21 PM
To: Kristin Smith <mayor@cityofcordova.net>
Subject: Northern Air Cargo- New Route Announcement

Good Evening! We just announced a new route Seattle to Anchorage last week and I wanted to pass along the information to you.

Below is one of the articles that came out the other day and we were also on the local news yesterday a few times.

[Northern Air Cargo launching Seattle-Anchorage route to improve same-day delivery to rural Alaska communities | Flight Global](#)

Please feel free to pass along to your team as well!

Regards,

John Andrey | Director of Sales & Community Relations



Phone: 907-249-5149 | **Fax:** 907-249-5195 | **Cell:** 907-350-6008
Address: 3900 Old International Airport Road, Anchorage, AK 99502-1097
Email: jandrey@nac.aero | **Web:** www.nac.aero



FOR IMMEDIATE RELEASE

Fresh. Fast. Alaska Bound! ***NAC Launches Direct Seattle to Anchorage Route, Delivering Same-Day Freshness to Rural Alaska***

Anchorage, September 9, 2025 - Northern Air Cargo (NAC), Alaska's largest all-cargo airline, is proud to announce the launch of a new direct cargo route between Seattle-Tacoma International Airport (SEA) and Ted Stevens Anchorage International Airport (ANC). Service begins the week of **October 5, 2025**, with departures three times weekly.

More than just a new lane, the Seattle-Anchorage route reflects NAC's commitment to Alaska's economy and communities. With dependable, same-day access to rural Alaska, NAC keeps grocery shelves stocked, supports health care facilities, and delivers time-sensitive construction materials as well as and other critical logistics needs. The new service also offers Anchorage businesses a reliable service from Seattle.

This new route provides our customers with a vital resource," said **Dave Karp, President of Northern Air Cargo**. "We're offering a tool for businesses and communities to partner with an experienced Alaskan cargo carrier that puts customer service first. Many NAC employees grew up in rural Alaska, and we understand the need. Our focus is on relationships and communication, finding solutions, and delivering the level of care and dependability our customers deserve."

Benefits at a Glance:

Same-Day Rural Delivery

Shipments originating in Seattle connect directly into NAC's statewide network. Communities like Nome and Kotzebue can receive freight in as little as 12 hours while others such as Utqiagvik and Bethel can be serviced in around 18 hours. The route also offers an affordable solution for Alaskan businesses with fresh products (such as seafood) timely Southbound access to Pacific Northwest markets.

Customer-First Service

With NAC, shipping is simple. One Air Waybill covers Seattle through to rural Alaska, and no account is required to get started. Customers will always reach a real person and not a call center.

(continued on p.2)



Cold Chain Preservation Solutions

Through NAC's proprietary cold chain preservation system, perishables and medicine are safeguarded using sophisticated tracking and eco-friendly insulation. This ensures shipments stay at the right temperature throughout their journey, arriving fresher, safer, and fully protected for our customers.

Reliable Fleet, Strong Network

The new service will operate on NAC's newest Boeing **737-800 Next Generation freighter**, supported by the remainder of NAC's trusted fleet of Boeing 737-300 and 737-400s.

Community & Economic Partnership

For nearly 70 years, NAC has served as Alaska's cargo backbone. This new route continues that tradition, providing stability and opportunity for businesses and communities across the state.

Service Details

- **Launch Date:** October 5, 2025
- **Schedule:** Departures Sunday, Tuesday, and Thursday evenings from SEA, arriving early morning in ANC (Monday, Wednesday, and Friday).
- **Accepted Freight on the SEA to ANC Route:** Priority Service - next flight guarantee, ideal for perishables, medicine, and urgent freight

###

About Northern Air Cargo

Founded in 1956, Northern Air Cargo has been keeping Alaska connected for nearly 70 years. From groceries and medicine to oversized freight and live animals, NAC delivers solutions for every shipping need. With a people-first approach and the strength of the Saltchuk Aviation network, NAC combines safe, reliable, and cost-effective aviation services with personalized customer care. For more information, visit: www.nac.aero

(continued on p. 3)



(page 3)

Sales Contact

John Andrey, Northern Air Cargo, Director of Sales & Community Relations

insidesales@nac.aero / 907-249-5149

Media Contact

April Spurlock, Northern Air Cargo, Director of Marketing & Communications

aspurlock@nac.aero / 310-994-3226

Cordova Chamber Funding

From Amy O'Neill Houck <aoh@ipsmedia.com>
via gmail.com

Date Tue 2025-10-14 4:26 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>

I wholeheartedly support the Cordova Chamber of Commerce continuing to receive city funding in order to continue its longstanding work as a civic organization supporting Cordova.

The chamber is not just a business organization. They help the community to gather and celebrate our traditions and festivals. They advocate for Cordova across the rest of the state. They help to bring conferences and events to town and all of the investment in the community that those events entail. They are our visitor's bureau providing tourism information to people who come to town.

The chamber has worked hard to be a listening organization as well. They know that Cordova is not eager to have too much tourism, which is why they have worked to create a regenerative tourism framework to welcome visitors who will enrich and support the quality of life that residents hope to have. The chamber has been a tireless partner of the City of Cordova helping the town to thrive.

It's hard to imagine what would happen if the chamber were not here—we'd lose a huge amount of community energy that cannot be replaced in other corners.

Please include my letter in the Nov 7, 2025 council packet.

Thank you.

Amy O'Neill Houck
PO Box 65
Cordova, AK 9957

Support for the Cordova Chamber

From Casey Pape <casey@force10ak.com>
Date Tue 2025-10-14 7:10 PM
To Susan Bourgeois <cityclerk@cityofcordova.net>

Hello,

My name is Casey Pape and I co-own the R/V Montague based in Cordova.

I support the Cordova Chamber of Commerce and hope to see it continue to support programs and advocate for Cordova businesses.

Best,

Casey Pape

Owner, Force 10, LLC.

casey@force10ak.com

425.765.7062



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City of Cordova
PO Box 1210
Cordova, AK 99574

October 14, 2025

Re: Letter of Support for Continued Funding of Cordova Chamber of Commerce

Dear Members of the Cordova City Council,

On behalf of Chugach Alaska Corporation, I write to express our support for continued funding of the Cordova Chamber of Commerce in the upcoming city budget.

The Chamber is a vital partner in advancing the City's economic development, tourism, and community engagement efforts. From destination marketing and visitor services to small business support and event coordination, the Chamber delivers high-impact results that directly benefit Cordova's revenue base, particularly through increased sales tax and local spending.

Programs like *Shop Cordova First*, the local gift card initiative, and seasonal events such as the Fungus Festival and Fourth of July celebration are more than community traditions, they stimulate the local economy, support small businesses, and draw visitors to our community. These efforts help keep Cordova vibrant, connected, and competitive.

We also recognize the Chamber's leadership in advocating for critical infrastructure like the Alaska Marine Highway System and Essential Air Service. These lifelines are essential to our business operations and the broader community's access.

Many of our shareholders live and work in Cordova, and they directly benefit from the Chamber's efforts to strengthen local businesses, create job opportunities, and preserve the cultural and economic vitality of the region. The Chamber's efforts contribute to a thriving Cordova, which in turn supports the prosperity of our shareholders and their families.

We urge the Council to continue funding the Cordova Chamber of Commerce. Maintaining this partnership ensures that Cordova continues to thrive economically and culturally.

Thank you for your consideration and for your ongoing commitment to Cordova's future. We respectfully request that this letter be included in the November 5, 2025 Council Packet.

Sincerely,

Katherine Carlton
President
Chugach Alaska Corporation

Chamber funding

From Linda Lohse <kopperkupboard@gmail.com>

Date Tue 2025-10-14 5:29 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>

I am in total support of decreasing the city's funding to the Chamber of Commerce to \$0. Tourists visit all over this state where there is no chamber providing anything! If the city could provide some extra funding to the schools for sports travel or/and maybe a regional tournament here I believe that would be money better spent & give our kids more experiences & bring visitors to town in a less detrimental way. Cruise ships should be prohibited just for the pollution they cause & especially in a commercial fishing community.

Chamber of Commerce Grant for 2026

From Osa Arnold Schultz <adorealaska@gmail.com>
Date Wed 2025-10-15 4:12 PM
To Kristin Smith <mayor@cityofcordova.net>; Susan Bourgeois <cityclerk@cityofcordova.net>
Cc executivedirector@cordovachamber.com <executivedirector@cordovachamber.com>

To Mayor Smith and the Cordova City Council
Re: Funding for the Cordova Chamber of Commerce

The grant that the city provides to the Cordova Chamber is essential to our ability to operate.

Our Board of Directors are like many in this town, they "wear many hats" and the commitment of their time is greatly appreciated. While we, the directors, guide the course the chamber's mission, it is our STAFF that accomplish "The Work." The city grant gives us the means to retain skilled, productive employees.

Besides operating the visitor center, supporting local businesses (in all the ways our ED, Cathy, outlines), the chamber's staff is crucial for us to be able to provide the collaborative marketing and event support for the Cordova Center. Their award winning work had contributed greatly to Cordova's economy, especially, in recent years.

As you continue your deliberations on Cordova's budget, I wish to encourage you to evaluate your local entitie funding, by considering where dollars invested stimulate returning revenues.

We have been, and wish to continue to be a productive partner of the City of Cordova.

Thank you, City Counsel & Mayor Smith - for your past support and the generous commitment of your time to provide for Cordova's future.

Sincerely,

Osa Arnold-Schultz
Chamber Board President
Owner: Pet Projects Unlimited 36yr
Seaview Condo 28yr
Mobile Grid Trailers, Inc. 40yr

Please Support our Chamber

From April Beedle <abdle609@gmail.com>
Date Thu 2025-10-16 10:14 AM
To Susan Bourgeois <cityclerk@cityofcordova.net>

Dear City Council,

Please Please do not cut funding for The Chamber, they do So Much for Cordova! As a very small business I really appreciate their personalized support and assistance. They provide so many avenues and opportunities for businesses to grow and be involved in our community. Their help and support of our ferry service is Invaluable!

The Chamber helps businesses celebrate traditions and festivals, they help bring conferences and events to town, and provide valuable tourism information. They know Cordova is wary about too much tourism, and have worked hard to welcome visitors who will enrich and support Cordova's unique lifestyle.

Thank you Council Members for all your time and effort for Cordova. The Chamber is on your side, please retain your support for them.

Thank you,
April Beedle~Knot Crazy!

Sent from my iPad

Cordova Chamber funding

From Lauren Padawer <lauren.padawer@gmail.com>

Date Thu 2025-10-16 10:14 AM

To Susan Bourgeois <cityclerk@cityofcordova.net>

Hello City Clerk,

Would you please add this letter for the Council to consider?

Dear City Council,

I recently learned the City wants to remove/reduce funding the the Cordova Chamber of Commerce. As a business and property owner, this concerns me. Before finalizing anything, please consider the following points:

- **A funding mechanism already exists to fund the Chamber.** The **Accommodation and Vehicle Rental Surtax** was originally established to fund the Chamber's destination marketing and Visitor Services work for the City — but it has yet to be properly allocated for that purpose.
- **The Chamber directly strengthens the City's largest revenue source: Sales Tax.** From destination marketing and visitor services that bring visitors to Cordova, to programs that keep money circulating locally — such as Shop Cordova First, our local gift card program, and Shop Local Passport competitions, as well as direct support to small businesses and aspiring entrepreneurs — the Chamber's work directly supports the City's revenue base. **Are we willing to lose that revenue?**
- **Eliminating this funding could effectively shutter the Chamber.** That means losing beloved community traditions like the Old Time Fourth of July, Cordova Fungus Festival, Copper River Delta Shorebird Festival, and Holiday Kickoff. These events not only enrich quality of life but also **keep people living, spending, and investing** in Cordova — directly supporting sales and property tax revenues.
- **The Chamber safeguards Cordova's unique identity.** Our work to manage visitor industry growth is recognized statewide. Without local oversight, Cordova could face the same challenges seen in ports like **Juneau, Ketchikan, and Sitka** — where costly tourism management efforts must now be enacted instead of proactively managing growth?
- **We need a strong voice for Cordova's connectivity.** The Chamber actively advocates for the Alaska Marine Highway System and Essential Air Service — both lifelines for our residents, visitors, and businesses. **We can't risk losing this voice** to maintain Cordova's access and economy remain strong.
- **This is City work — done efficiently through your Chamber.** Destination marketing, visitor services, and tourism development are **municipal responsibilities**. Cordova has long chosen to empower the Chamber to perform these duties — as do many other Alaskan communities that fund their chambers through contracts recognizing this responsibility **and providing adequate funding** to do the work.

I would like to see continued support for the Cordova Chamber of Commerce. Thank you for your consideration.

Lauren Padawer
PO Box 394
Cordova, AK 99574
Cell: 907-428-8004

Chamber of Commerce

From John Whissel <jcwhissel@gmail.com>

Date Fri 2025-10-17 1:21 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>

City Council,

When a municipality faces difficult financial times there is a need to cut expenses. However cutting programs that provide a strong return on investment has consistently proven to exacerbate these issues. The small investment the City makes in the Cordova Chamber of Commerce is more than made up for in the support the Chamber provides local businesses, and would drive down our tax base doing nothing to ease our financial woes.

While I no longer operate a local business, I plan to in the future, and likely would not do so if the Chamber did not exist, and its existence is in jeopardy without City support. The Chamber provided all of the marketing I needed to keep my hospitality business working at capacity, and is a main reason why I would consider re-opening. I'm sure many others see the same benefit. In aggregate, these small businesses that the Chamber supports bring in the tax revenue that the City relies upon to operate.

The Chamber leads numerous for our community, which bring in visitors, who bring sales tax revenue and raise our profile. The value of these events alone are worth the City's investment, but without City support, I doubt they could continue.

We have recently lost quite a few things that make Cordova comfortable and liveable: the pool, Skater's Cabin, the Million Dollar Bridge, Salvation Army Thrift Store, and others. We are not moving in a good direction and the proposed cut to the Chamber could cascade across our small businesses and have a much more meaningful impact than you consider likely.

I urge you all to not take austerity to such an extreme that we are willing to cut programs that provide an economic benefit to our community and drive tax revenue. To do so would be foolish, and put us further underwater financially.

Thank you,

John Whissel

Cordova Chamber Funding

From Brenna Hughes <brennalhughes@gmail.com>

Date Tue 2025-10-21 12:49 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>

Dear City Clerk,

I moved to Cordova in February 2025 after years of observing the community as a potential home. My first experience with Cordova was at the 2015 Net Loft Fiber & Friends Festival. I returned a few years later for the Shorebird Festival. When I finally had a plan to move here, I visited to look at properties for sale. One of the first places I stopped was at the Chamber of Commerce, where I found Cathy and Micah cleaning up after a water leak. In spite of their ongoing cleanup efforts, they made us feel welcome and answered our questions without missing a beat.

Since moving here, I have seen Cathy at nearly every event I've attended in Cordova, usually in her role as a Chamber representative. It is my firm belief that her work as an ambassador for Cordova has incalculable value. One of the reasons that I fell in love with Cordova was the wealth of community events and festivals, some of which the Chamber organizes and all of which they seem to play a part in.

During these difficult times, I understand the impulse to cut what seem like discretionary expenses. However, the Chamber's role in this community is clearly a net benefit. The Chamber's advocacy for Cordova businesses allows our entrepreneurs to leverage cooperative marketing. They are tireless in inviting visitors to stop in locally owned shops. The development of a universal gift card for participating stores was a genius idea to encourage local buying.

The benefit that our Chamber brings to the community is unarguably greater than the impact on the City budget. You couldn't buy these events, ideas, and energy for \$70,000. Please don't cut the Chamber's budget. Instead, consider increasing it.

Please share my comments with the City Council in their upcoming November meeting packet.

Thank you,
Brenna Hughes

Letter to the mayor and city council for packet

From Katrina Hoffman <khoffman@pwssc.org>
Date Wed 2025-10-29 11:20 AM
To Susan Bourgeois <cityclerk@cityofcordova.net>

Dear Mayor and City Council,

I understand you are having to make some very difficult decisions about budget cuts, and those decisions are not easy. In tight budget times, we want to maintain critical functions while not degrading what makes Cordova both livable and workable. There are two sides to the budget balancing situation: generating revenue and making cuts.

The proposed cut to zero out the Cordova Chamber of Commerce budget is one that I believe will do more harm than good to our community, given that it creates revenue generating opportunities and advocates for our town in several key arenas. For example, the Chamber is the primary entity that coordinates a broad community response to threats such as the possible loss of essential air service, loss of Alaska Marine Highway System access, and suboptimal marine highway schedules. Ferry service issues alone have had material negative consequences for the Science Center, and surely other business leaders can say the same.

It is an oversimplification to refer to the Chamber as "just another nonprofit". It's the destination marketing organization for the City of Cordova, generating significant returns on the dollars the city invests in it. Cut the Chamber budget to zero and you'll see the result in short order, in losses of revenue through community events that attract outside dollars to Cordova. They have supported more than one science meeting we have helped bring to the community.

Just two festivals alone—Shorebird and Fungus Festival—have been demonstrated to return a value that well exceeds the community's investment in the Chamber—and such benefits occur year-round. The Chamber attracts right-sized meetings and "off season" conventions to Cordova, generating revenue for the city through use of the Cordova Center, and is a key player in the economic diversification of our community, which is necessary in increasingly uncertain times.

As I understand it, an intention of the accommodation and vehicle rental surtax was, at least in part, meant to support the Chamber of Commerce. There's a reason numerous other Alaskan communities devote resources to their community's Chamber of Commerce in a similar manner: it's shooting yourself in the foot to threaten the success and existence of such an organization. I hope you can find a resolution to the budget challenges in a way that provides meaningful support to the Cordova Chamber of Commerce.

Sincerely,
Katrina

Katrina Hoffman
President/CEO, Prince William Sound Science Center
Executive Director, Oil Spill Recovery Institute
PO Box 705
Cordova, AK 99574
www.pwssc.org
<https://osri.us/>
khoffman@pwssc.org
907-424-5800 x262 (office)
206-947-7990 (mobile)

For Nov 5 packet inclusion

From Cathy Renfeldt <executivedirector@cordovachamber.com>

Date Wed 2025-10-29 11:46 AM

To Susan Bourgeois <cityclerk@cityofcordova.net>

Cc BOD <chamberbod@NETORGFT7738309.onmicrosoft.com>; Queens Chair Rental <tcarte67@gmail.com>

Dear Mayor and City Council Members,

The Council has already recognized that Chamber funding should be appropriately tied to the **Accommodation and Vehicle Rental Surtax** — a revenue source specifically created to support destination marketing, visitor services, and related economic development work. We appreciate that acknowledgment and the intent to formalize this through an agreement beginning in FY27. However, reducing Chamber funding to \$0 this year jeopardizes that very plan. Without stable support, there may likely be no qualified staff or organizational capacity left to carry out this work when the time comes. We need to move forward now to preserve continuity and protect this community asset. To that end, I intend to provide a **draft Memorandum of Understanding** to City staff within the next two weeks to begin formalizing this partnership. And I respectfully request the City Council consider a **partial allocation of \$35,000 for FY26** to the Chamber so we may endeavor to hold onto our qualified staff capacity until we can rely on predictable contributions from the City based on the surtax revenue.

Like the Cordova Family Resource Center, the Chamber uses City support as a **match that multiplies impact**. Without it, we may have an office space and a single part-time staff to operate a Visitor Center; but our ability to generate membership, sponsorship, and event revenue – to recruit visitors and groups, shrivels to nothing — cutting off the lifeblood that allows our programs to expand and benefit the community. This isn't just a reduction in funding; it's a reduction in the Chamber's ability to drive local commerce, tourism, and community vitality.

Every \$1 the City invests generates measurable returns — in visitor spending, local purchases, and business growth that feed Cordova's largest revenue source: **sales tax**. When visitors stay, residents shop, and businesses thrive, that activity flows directly back into the City's coffers through sales, accommodation, and property taxes. Are we willing to risk losing some of that revenue for FY26 and beyond if Chamber events and programs are not driving local sales and accommodation tax?

Without this partnership, Cordova risks losing more than \$70,000. We lose the only coordinated effort that actively grows local commerce, attracts visitors, and sustains the events and programs that make this a vibrant, desirable community.

Defunding the Chamber doesn't save money. **It cuts off the engine that generates it.**

The Chamber also leads in a way no other organization does: in **advocacy for Cordova's connectivity, access, and sustainable growth**. Its consistent work to fight for adequate and reliable Alaska Marine

Highway System (AMHS) and Essential Air Service (EAS) protects the very lifelines our residents, visitors, and businesses depend on. Without that strong, unified voice, Cordova risks losing access over critical transportation decisions that affect our economy and daily lives. If we can find just \$35,000 in FY26, we can avoid losing our position on these issues along with our only coordinated effort to attract and manage visitors **responsibly**, safeguard Cordova's identity, and support year-round local commerce.

Please consider reinstating \$35,000 of the Chamber's funding for FY26 so that this organization can survive to carry out the MOU we draft to put the Accommodation Tax to use for the purpose it was always intended.

Thank you ~ Quwanakcuk ~ Gunalchéesh ~ Awa'ahdah

Cathy Renfeldt (she/her)

Executive Director

Cordova Chamber of Commerce

907.424.7260 | cordovachamber.com

I live and work on the land of d'AXunhyuu, the Eyak People.



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

PO Box 391, 601 First Street, Cordova Alaska 99574 www.cordovamuseum.org

Re: Letter of Support for the Cordova Chamber of Commerce

Dear Mayor and Members of the City Council,

On behalf of the Cordova Historical Society, I am writing to express our strong support for the Cordova Chamber of Commerce and the essential services it provides to our community. The Chamber plays a vital role in promoting Cordova's economic vitality, tourism, and community engagement efforts that directly benefit the Cordova Historical Museum and the broader cultural and economic landscape of our city.

Through its workforce development initiatives, the Chamber has provided valuable training opportunities that our museum staff have participated in, helping to strengthen professional skills and improve visitor engagement. The Chamber also provides events that allow us to network with new tourism businesses, supporting our educational goals for the museum. Additionally, the Chamber's work in connecting cruise ship companies with the Museum has been instrumental in increasing museum visitation and promoting our downtown walking tours, allowing visitors to experience Cordova's unique heritage and charm.

Beyond these direct benefits, the Chamber's organizing of the Shorebird Festival and the Fungus Festival, and assisting with the advertising of Salmon Jam and Iceworm festivals brings significant economic and cultural value to Cordova. These events attract visitors, boost local business sales, and generate increased traffic for community institutions, including the Museum. We also collaborate with the Chamber's teams to plan exhibits in the Copper River Gallery, either to complement these festivals or to extend hours, allowing more visitors to experience the Cordova Historical Museum.

Should the Chamber be forced to close or reduce its operations, the resulting loss would be felt across the city. The responsibilities of event coordination beyond the Cordova Center, visitor inquiries, business information, and statewide promotion would likely fall to the Museum and Library Director and the Cordova Center Coordinator. These added duties would place a burden on existing staff and reduce our collective ability to focus on core cultural and educational services.

For these reasons, we urge the City Council to continue supporting the Cordova Chamber of Commerce and to recognize the critical role it plays in sustaining Cordova's economic and cultural vitality.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Barclay Kopchak". The signature is fluid and stylized, with a large initial 'B' and a long, sweeping underline.

Barclay Kopchak

President, Cordova Historical Society

FROM THE OFFICE OF

Kaybee Fisheries LLC

ROBERT LINVILLE

October 29, 2025

Cordova City Council
City of Cordova
601 First Street Street
Cordova, AK 99574

Dear City of Cordova and Council,

My name is Robert Linville and I am currently filling the fishermen's seat on the Cordova Chamber of Commerce Board. I am in support of the partial funding option of \$35k that may be on the table. The Chamber has already endured major cuts in the last year and would still be expected to operate with an additional 50% cut going forward. It seems obvious that stifling the 35k that is left isn't money well saved. As I recognize the City's effort to balance fy2025 and the likelihood of further budget challenges in the future, the City will stand to easily lose more than that in fy2026 if the Chamber has to close its doors. A path is already cleared with the accommodation and vehicle rental surtax, if implemented.

The Chamber isn't asking for too much, funding the requested 50% is a reasonable compromise. I have not seen evidence of other avenues setup to protect our basic needs, such as our ferry service and our place on the Alaska Airlines map. These services impact our fishermen and community alike and are major components that keep our economy sustainable.

Thanks to the Council for your dedication to Cordova and keeping things running smoothly, as it's not an easy task.

Robert Linville

David Paddock

55-422 Iosepa St.
Laie Hi. 96762
(808) 469-9765
paddockinc@gmail.com

David Evans

P.O. box 2206
Cordova Ak. 99574
(530) 220-0251
coachdaviddevans@gmail.com

5th November 2025

City Board Meeting

Cordova Alaska

Dear members of the planning committee for city of Cordova

My Name is David Paddock and my construction partner is David Evans. We would like to address some of the comments from the last planning meeting relating to our interest for a lease option to purchase Lots 11, 12, 13, and 14 in Block 32 of the Cordova Old Townsite.

Several people commented that if we purchased the lots as they currently are drawn it would leave small remnant parcels between the current road and the land that we bought. We would like you to know that we have already discussed this with Amanda Hadley Coward, and know that the lots will need a new survey and the lot lines adjusted to reflect the existing road.

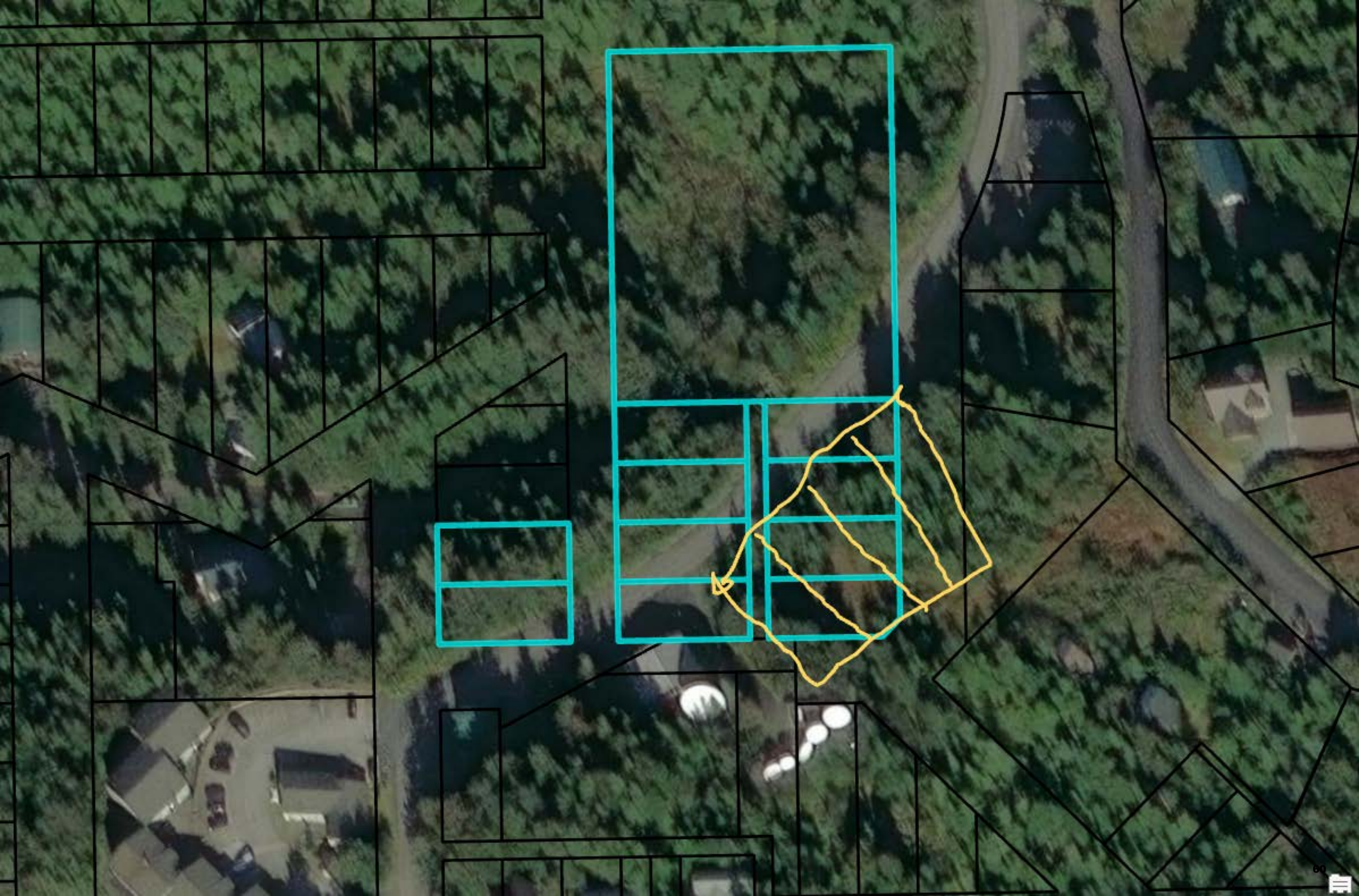
Amanda was kind enough to send us a picture of the plot map the lots are currently on. We have drawn lines on that map of what we hope the new lot lines can include. We have included 2 drawings, one that is our first choice which adds more area for each lot but takes land for other parcels on the plot map and a second one that encompasses the 4 lots we requested and picks up some of the remnant land between the road and the lots. We would love the lots drawn on our first choice picture so that we have plenty of room for the houses and for parking. We would also be fine with the second drawing which has the lots and the remnants connecting to the road.

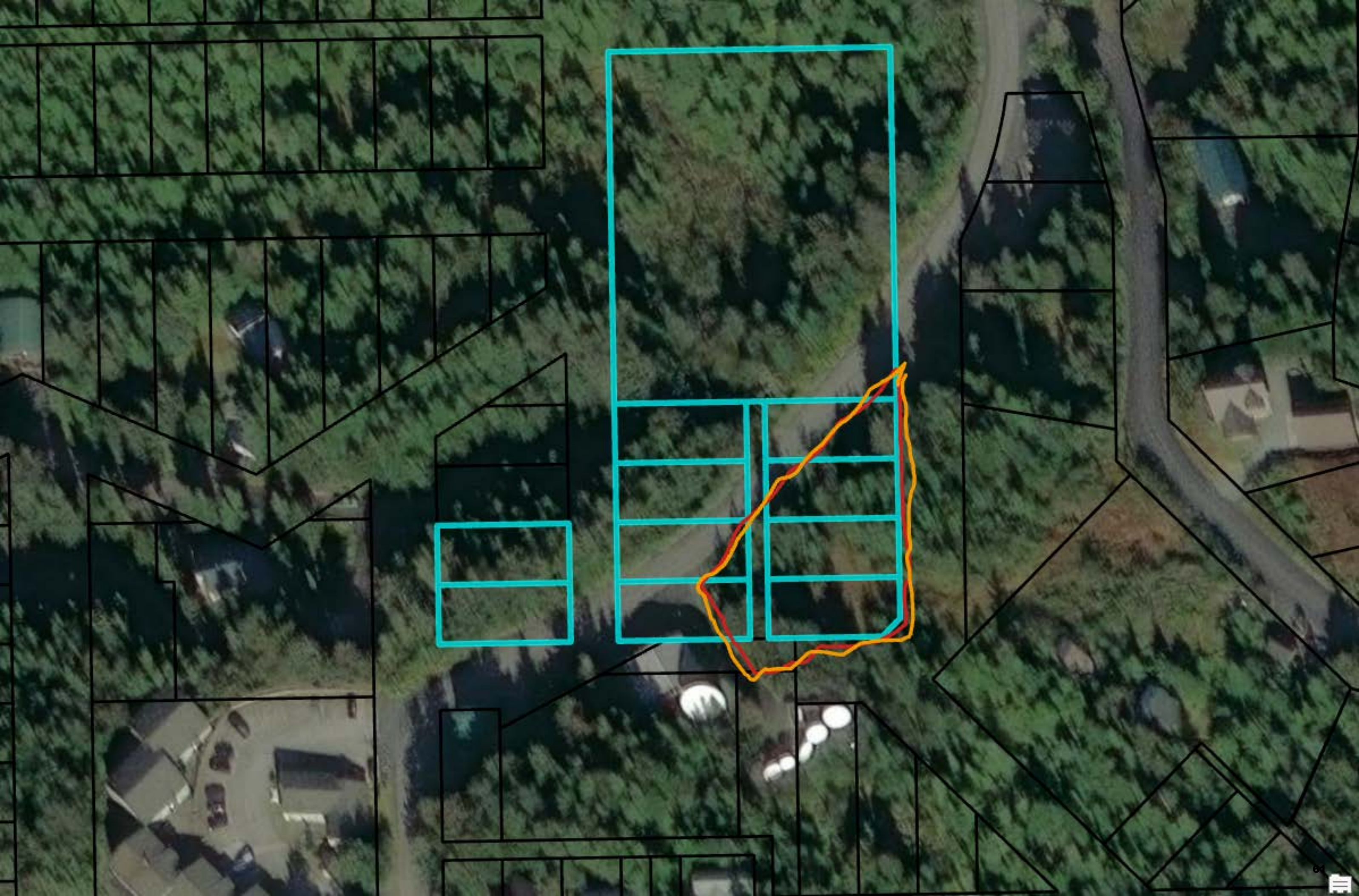
We are hoping for the 5 year Lease option for the land. It would allow us to have more free cash to start the construction of the houses or townhouses. We are excited to work with you to add some quality housing units to the community. We plan to offer the homes for sale when they are finished, and hope to keep them affordable for the residents of Cordova.

Thanks for considering this option.

Sincerely,

David Paddock and David Evans







AGENDA ITEM 11
City Council Public Hearing & Regular Meeting Date: 11/5/25
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, Public Works Director

DATE: 10/16/25

ITEM: Ordinance 1235 - Transfer of Funds from Permanent Fund to Purchase a 2026 Peterbilt 520 Dumpster Truck

NEXT STEP: Vote on Ordinance 1235

☒ ORDINANCE
☐ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: Staff suggests the following motion: “I move to adopt Ordinance 1235 authoring the City Manager to transfer funds from the permanent fund for the purchase of a 2026 Peterbilt 520 Dumpster Truck”

II. BACKGROUND: The Refuse Division typically has two dumpster trucks as part of its fleet. Until this summer that consisted of a 2018 model and a 2002 model. The newer truck has typically functioned as the main vehicle, with the older one as the backup used when the main truck is down for repairs and maintenance. Occasionally both trucks will run simultaneously during the summer if the processors and other industrial users are creating a larger than typical volume of refuse. Ultimately have a minimum of two dumpster trucks in the fleet is a requirement to ensure we remain operational.

We are currently down to one truck due to the older 2002 truck being involved in an accident this summer while the main truck was down for repairs. The truck was totaled and left us in a situation in which we were unable to keep up with the refuse demand during the busy fishing season. Valdez was gracious enough to loan us a truck as a back up to get us through the end of the fishing season. That truck has now been returned to Valdez, and we need to order a new truck asap to ensure we are prepared for next year’s busy summer season.

After researching what truck would be a suitable replacement for the job and what is available on the market, Refuse has determined that the best option will cost \$412,389.60. A down payment of \$26,888.00 will be made from the insurance money received from the totaled dumpster truck from summer of 2025. This will leave a remaining balance of \$385,501.60 which the Refuse Division is requesting a loan from the Permanent Fund to cover. More information on this is available in the memo for Resolution 10-25-26.

After reviewing financing options, staff believes the most financially responsible option for both the

Refuse Division and the City as a whole, would be to take a loan out of the Permanent Fund to help purchase the vehicle. The City would transfer \$385,501.60 from the Permanent Fund and the Refuse Division would add \$26,888 (insurance payout from totaled truck) and these combined funds would be used to pay BSI Equipment LLC, for the truck.

The Refuse Division is requesting a low or no interest loan. The reasoning for this is that they are attempting to hold customer rates steady and there are also four major expenses coming up over the next three to five years. These projects include installing a DEC mandated bear fence at the land fill (est. \$700K to \$1 million), DEC mandated landfill gas monitoring sensors (still exploring costs, anticipating low hundred thousands), and two pieces of equipment are needing replacement (residential trash truck about \$250K and skid steerer about \$150K). Between the upcoming expenses and attempting to hold rates steady for customers after a roughly 10% increase in 2025, we ask that the Council consider a no interest loan.

If the Council determines that they believe interest must be paid, we request an interest rate of 3% with a 7-year payback term. The loan of \$385,501.60 would be paid back with seven (7) annual payments over a period of seven (7) years at an interest rate of 3%. This would generate an additional \$47,626.59 in interest that the Refuse Division would have to pay back on top of the loan amount. The loan amortization schedule would be as follows:

	Beginning Balance	Interest	Principal	Ending Balance
1	\$385,501.60	\$11,565.05	\$50,310.41	\$335,191.19
2	\$335,191.19	\$10,055.74	\$51,819.72	\$283,371.47
3	\$283,371.47	\$8,501.14	\$53,374.31	\$229,997.16
4	\$229,997.16	\$6,899.91	\$54,975.54	\$175,021.62
5	\$175,021.62	\$5,250.65	\$56,624.81	\$118,396.81
6	\$118,396.81	\$3,551.90	\$58,323.55	\$60,073.26
7	\$60,073.26	\$1,802.20	\$60,073.26	-\$0.00

III. SUMMARY AND ALTERNATIVES: The Refuse Division needs a second dumpster truck to ensure normal operational capacity. The Refuse Division requests that the City Council authorize that the money necessary to purchase the new truck be loaned from the Permanent Fund.

**CITY OF CORDOVA, ALASKA
ORDINANCE 1235**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE TRANSFER OF \$385,501.60 FROM THE GENERAL
RESERVE FUND (PERMANENT FUND) TO THE REFUSE ENTERPRISE FUND
FOR THE PURCHASE OF A 2026 PETERBILT 520 DUMPSTER TRUCK**

WHEREAS, the Refuse Division requires a second dumpster truck to maintain normal operations and ensure trash pick-up can be accomplished; and

WHEREAS, the Refuse Division has \$26,888 to contribute to the purchase of the vehicle, by using the insurance payout from the trash truck that was totaled in summer of 2025; and

WHEREAS, additional interfund transfers pursuant to this Ordinance are intended to provide a source of money to pay for additional budget appropriations as follows; and

Fund #	Fund Title	Purpose	Amount
505-390-49998	Transfer from Permanent Fund	Refuse Dumpster Truck	\$385,501.60
	Total		\$385,501.60

WHEREAS, the additional amount required to equal the full price of the vehicle, \$385,501.60, will be loaned from the Permanent Fund and then paid back to the Permanent Fund by the Refuse Division with seven (7) annual payments over a period of seven (7) years at an interest rate of 3%, generating \$47,626.59 in interest for the Permanent Fund.

(THIS WHEREAS TO BE STRICKEN IF COUNCIL DETERMINES NO INTEREST IS REQUIRED)

NOW, THEREFORE BE IT ORDAINED that the Council of the City of Cordova, Alaska, hereby authorizes the transfer of \$385,501.60 from the General Reserve Fund (Permanent Fund) to the Refuse Enterprise Fund for the purchase of capital equipment.

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

1st reading and Public Hearing: October 15, 2025

2nd reading and Public Hearing: November 5, 2025

PASSED AND APPROVED THIS _____ DAY OF _____.

Kristen Smith, Mayor

ATTEST:

Susan Bourgeois, City Clerk



AGENDA ITEM # 12
City Council Regular Meeting Date: 11/05/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Wednesday November 05, 2025
ITEM: Ordinance 1236 – Purchase & Sale Agreement Cordova Electric Cooperative Inc.
NEXT STEP: Decision on the Ordinance

☐ INFORMATION
☐ MOTION

☐ RESOLUTION
☒ ORDINANCE

I. REQUEST OR ISSUE: Requested Action: Decision on Ordinance 1236
Applicant: Cordova Electric Cooperative Inc.
Legal Description: Approximately 2.14 Acre Portion of ATS 220
Zoning: Industrial District

II. RECOMMENDED ACTION: Staff suggest the following “I move to adopt Ordinance 1236”

III. FISCAL IMPACTS: The properties sale revenue would go to the City and become part of the City’s property tax revenue.

IV. BACKGROUND INFORMATION: This property was a steep hillside cliff when the City began leasing it to Cordova Electric Cooperative Inc. (CEC) in 1983. CEC blasted the hillside and leveled out the land. They then built the structure on the approximately two-acre portion of the property. They have continued to lease from 1983 until now. CEC has offered to purchase the location from the City. City Council directed Staff to negotiate a sale of the property at their meeting on Wednesday August 20, 2025. Negotiations have been on going and an agreement has been reached. The agreement has been reviewed by the City attorney and CEC. It is now before the City Council today for review.

V. LEGAL ISSUES: Review of the Purchase & Sale Agreement by the City’s legal counsel was conducted and it is now before City Council for final approval.

VI. SUMMARY AND ALTERNATIVES: City Council could choose to approve or not approve the agreement, direct Staff to amend the agreement, or choose not to dispose of the property.

VII. ATTACHMENTS: Purchase & Sale Agreement with Exhibit A; Ordinance 1236

**CITY OF CORDOVA, ALASKA
ORDINANCE 1236**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE
AGREEMENT WITH CORDOVA ELECTRIC COOPERATIVE INC., FOR AN
APPROXIMATELY 2.14 ACRE PORTION OF ATS 220**

WHEREAS, it is in the City of Cordova's interest to enter into a Purchase & Sale Agreement for an approximate 2.14-acre portion of ATS 220, See Exhibit A ("Property") to Cordova Electric Cooperative Inc., for the uses specified in the Purchase & Sale Agreement; between the City of Cordova, Alaska ("City") and Cordova Electric Cooperative Inc., attached to this ordinance as Attachment A ("Agreement"); and

WHEREAS, Cordova Electric Cooperative Inc., submitted a Letter of Interest to purchase an approximate 2.14-acre portion of ATS 220 ("Property") from the City; and

WHEREAS, disposal of this property would lead towards the development of upgraded infrastructure in Cordova; and

WHEREAS, the City Council authorized the City Manager to negotiate an Agreement with Cordova Electric Cooperative Inc.; and

WHEREAS, an Agreement was negotiated by both parties in good faith and is now before the City Council for consideration; and

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

Section 1. The City Manager is authorized and directed to enter into a Purchase & Sale Agreement with Cordova Electric Cooperative Inc., in accordance with the terms in the Agreement as attached as Exhibit A to this ordinance. The form and content of the Purchase & Sale now before this meeting is in all respects authorized, approved and confirmed by this ordinance, and the City Manager hereby is authorized, empowered and directed to execute and deliver the Agreement reflecting the terms in the Purchase & Sale on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting, and from and after the execution and delivery of said documents, the City Manager hereby is authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the Purchase & Sale as executed.

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

Section 3. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published within ten (10) days after its passage.

1st reading: November 5, 2025
2nd reading and public hearing:

PASSED AND APPROVED THIS _____ DAY OF _____ 2025.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

DRAFT

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this “Agreement”) is entered into as of November [REDACTED], 2025 (the “Effective Date”), by and between the CITY OF CORDOVA, an Alaska municipal corporation (“Seller” or the “City”), whose address is P.O. Box 1210, Cordova, Alaska 99574, and CORDOVA ELECTRIC COOPERATIVE INC. (“Purchaser”), whose address is P.O. Box 20, Cordova, Alaska 99574.

WHEREAS, Seller is the owner of certain real property located in the City of Cordova, Alaska, and legally described as an approximately 2.14 acre portion of ATS 220 filed under the official plat thereof, ATS 220, Records of the Cordova Recording District, Third Judicial District, State of Alaska, and also known by Assessor’s Parcel No. 02-053-906 (the “Property”), which Property is described more fully in Exhibit A annexed hereto and incorporated herein; and

WHEREAS, on or about July 28, 1983, Purchaser entered into a long-term lease of the Property for purposes of constructing and operating an electrical power generation facility with storage tanks and other necessary improvements (the “Lease”), and is the owner of the improvements constructed on the Property; and

WHEREAS, the Lease expired on its terms on or about August 01, 2018, at which time Purchaser became a month-to-month tenant of the Property, on the same terms and conditions of the Lease; and

WHEREAS, Purchaser has been in exclusive possession of the Property at all times since July 28, 1983, and has funds to pay the cost of acquiring the Property from Seller; and,

WHEREAS, Purchaser desires to buy from Seller, and Seller desires to sell to Purchaser, the Property, subject to and in accordance with the terms and provisions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing Recitals (which are incorporated herein by this reference), the mutual covenants and conditions hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Purchase and Sale. Seller hereby agrees to sell, assign and convey to Purchaser, and Purchaser hereby agrees to purchase from Seller, all of Seller’s right, title and interest in and to that certain real Property located in the Cordova Recording District, Third Judicial District, State of Alaska, more particularly described in Exhibit A annexed hereto and incorporated herein by reference, together with any and all improvements thereon, and all rights, privileges, easements and appurtenances thereto (the “Property”).

2. The Purchase Price.

(a) The purchase price for the Property is Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) (the “Purchase Price”) and shall be paid to Seller by Purchaser at the Closing (as that term is defined in Section 10 below) as follows:

(1) A One Thousand and 00/100 Dollars (\$1,000) non-refundable deposit received by Seller on [REDACTED] (the “Initial Deposit”). The Initial Deposit shall be non-refundable, except as expressly provided herein, and shall be applied to the payment of the Purchase Price at Closing.

(2) The balance of the Purchase Price, in the amount of approximately Seventy-Four Thousand and 00/100 Dollars (\$74,000.00), together with all costs incurred by the City in connection with the sale of the Property, including Closing Costs, payable at Closing.

3. Title.

(a) Within ten (10) days following the Effective Date, Seller shall order, at Purchaser’s sole cost and expense, from Alyeska Title Guaranty Agency, Inc., or such other title company mutually agreeable to the parties (“Title Company”), a preliminary title report pertaining to the Property (the “Commitment”), together

with legible (to the extent available) copies of all documents relating to the title exceptions referred to in such Commitment.

(b) Within fifteen (15) days after the delivery of the Commitment by Seller or the Title Company, Purchaser shall notify Seller in writing of any title exceptions identified in the Commitment of which Purchaser disapproves. Any exception not disapproved in writing within said fifteen (15)-day period shall be deemed approved by Purchaser, and shall constitute a "Permitted Exception" hereunder. Within ten (10) days after receipt of Purchaser's written notice of any disapproved title exceptions, if any, Seller shall notify Purchaser in writing of any disapproved title exceptions which Seller is unable or unwilling to cause to be removed prior to or at Closing. Seller's failure to give such notice within such ten (10) day period shall be deemed an election not to remove any disapproved title exceptions. With respect to such exceptions which Seller is unable or unwilling to cause to be removed for Closing, Purchaser then shall elect, by giving written notice to Seller and Escrow Agent within ten (10) days after receipt of Seller's notice or election not to either (x) terminate this Agreement, or (y) waive their disapproval of such exceptions which Seller is unable or unwilling to cure, in which case such exceptions shall then be deemed to be Permitted Exceptions. Purchaser's failure to give such notice within such time period shall be deemed an election to waive the disapproval of any such exception. In the event Purchaser elects to terminate this Agreement in accordance with (x) in this subsection, the Initial Deposit shall be refunded to Purchaser within thirty (30) days; provided, however, that Purchaser shall be responsible for any title or escrow cancellation fees, which will be paid from the Initial Deposit.

4. No Warranties. Purchaser has been in exclusive possession of the Property since 1988, and has constructed, operated and maintained any and all improvements on the Property in connection with its use of the same as an electric utility, and is fully familiar with the condition of the Property, as well as its uses and operation. Purchaser agrees to purchase the Property based on Purchaser's own prior use, knowledge, investigation and examination of the Property. Purchaser represents, warrants, acknowledges and agrees that except as expressly contained in this Agreement, no representations or warranties by or on behalf of Seller, whether express or implied, statutory or otherwise, are or have been made to the Purchaser as to the condition of the Property or improvements situated thereon, the contents thereof, any restrictions related to the development or use thereof, the applicability of any governmental requirements pertaining thereto, including but not limited to environmental requirements, the presence or absence of Hazardous Substances, presence of groundwater, the suitability or fitness thereof for any use or purpose, the Property's compliance with federal, state and/or municipal laws, or any other matter or thing affecting or related to the Property in any way, and the Purchaser accepts the Property IN AN "AS IS" PHYSICAL CONDITION AND IN AN "AS IS" STATE OF REPAIR, WITH ALL FAULTS. Seller has agreed to sell the Property on the terms specified herein in reliance upon the foregoing representations and warranties of Purchaser, which are a material part of the consideration for Seller entering into this Agreement. Seller would not have entered into this Agreement without such representations, warranties, acknowledgements and agreements of Purchaser.

5. Additional Representations, Warranties and Covenants of Purchaser. In addition to any other representations, warranties, and covenants contained herein, Purchaser represents and warrants to Seller that the following matters are true and correct as of the execution of this Agreement and also will be true and correct as of the Closing:

(a) This Agreement is, and all the documents executed by Purchaser which are to be delivered to Seller at the Closing will be, duly authorized, executed, and delivered by Purchaser, and is and will be legal, valid, and binding obligations of Purchaser enforceable against Purchaser in accordance with their respective terms and do not and will not violate any provisions of any agreement to which either Purchaser is a party or to which they are subject.

6. Conditions Precedent to Closing.

(a) The following shall be conditions precedent to Seller's obligation to consummate the purchase and sale transaction contemplated herein (the "Seller's Conditions Precedent"):

(1) Purchaser shall not have terminated this Agreement in accordance with Section 3, Section 12 or Section 13 of this Agreement within the time periods described in said Sections.

(2) Purchaser shall have delivered to Escrow Agent, prior to or at the Closing, for disbursement as directed hereunder, all cash or other immediately available funds due from Purchaser in accordance with this Agreement.

(3) There shall be no uncured breach of any of Purchaser's representations or warranties set forth in Section 5, or any other breach of this Agreement, as of the date of Closing.

(4) Purchaser shall have delivered to Escrow Agent the items described in Section 8.

(5) The timely performance by Purchaser of each and every obligation imposed upon Purchaser hereunder, including, without limitation, completion of the Replat.

The conditions set forth in this Section 6(a) are solely for the benefit of Seller and may be waived only by Seller and only in writing. Seller shall, at all times, have the right to waive any of these conditions.

(b) The following shall be conditions precedent to Purchaser's obligation to consummate the purchase and sale transaction contemplated herein (the "Purchaser's Conditions Precedent"):

(1) Purchaser shall not have terminated this Agreement in accordance with Section 12 or Section 13 of this Agreement within the time periods described in said Sections.

(2) Seller shall have delivered the items described in Section 7.

(3) The timely performance by Seller of each and every obligation imposed upon Seller hereunder.

The conditions set forth in this Section 6(b) are solely for the benefit of Purchaser and may be waived only by Purchaser and only in writing. Purchaser shall, at all times, have the right to waive any of these conditions.

7. Seller's Closing Deliveries. At or prior to the Closing, Seller shall deliver to Escrow Agent the following:

(a) A Quitclaim Deed in the form attached hereto as Exhibit B, executed by Seller conveying the Property to Purchaser (the "Deed").

(b) A closing statement prepared by the Title Company itemizing and approving all receipts and disbursements made in connection with Closing.

(c) Any other documents, instruments or agreements reasonably necessary to effectuate the transaction contemplated by this Agreement and/or as may be required by the Title Company.

8. Purchaser's Closing Deliveries. At or prior to the Closing, Purchaser shall deliver to Escrow Agent the following:

(a) The balance of the Purchase Price, payable as provided in Section 2, together with such other sums as Escrow Agent shall require to pay, plus any Closing Costs, reimbursements and adjustments as set forth in Section 9 and Section 11, in immediately available funds.

(b) Any other documents, instruments or agreements reasonably necessary to effectuate the transaction contemplated by this Agreement and/or as may be required by the Title Company.

9. Prorations and Adjustments. The following shall be prorated and adjusted between Seller and Purchaser as of the day of the Closing, except as otherwise specified:

(a) General real estate, personal property and ad valorem taxes and assessments, and any improvement or other bonds encumbering the Property, for the current tax year for the Property.

(b) Utility charges, if any. Purchaser acknowledges and agrees that Seller shall be entitled to all refunds of utility deposits with respect to the Property and that such amounts are not to be assigned to Purchaser in connection with the sale of the Property. However, Purchaser will be responsible for any additional assessments effective prior to Closing, of which notice is received after Closing.

For purposes of calculating prorations, Purchaser shall be deemed to be in title to the Property, and, therefore, entitled to the income therefrom and responsible for the expenses thereof for the entire day upon which the Closing occurs. All such prorations shall be made on the basis of the actual number of days of the month which shall have elapsed as of the day of the Closing and based upon the actual number of days in the month and a three hundred sixty-five (365) day year. In no event will there be any proration of insurance premiums under Seller's existing policies of insurance relating to the Property, and Purchaser acknowledges and agrees that none of Seller's insurance policies (or any proceeds payable thereunder) will be assigned to Purchaser at the Closing, and Purchaser shall be solely obligated to obtain any and all insurance that they deem necessary or desirable. The provisions of this Section 9 shall survive the Closing.

10. Closing. The purchase and sale contemplated herein shall close on or before one **hundred twenty (120) days** after the Effective Date (the "Closing") or on such other specific date and time mutually agreed to by the parties. As used herein, the term "Closing" means the date and time that the Deed is recorded in the Cordova Recording District, Third Judicial District, State of Alaska. The Closing shall occur at the offices of the Escrow Agent as set forth in Section 16(m), or such other place as may be agreed by the parties.

11. Closing Costs. Purchaser shall pay the fee for recording the Deed, the premium for the Title Policy and any search fees, and for all fees and costs Seller incurred to third parties in any way relating to the purchase and sale transaction involving the Property, including, without limitation, costs of any appraisal, attorney's fees and costs, surveying and platting fees and costs, recording fees, escrow fees, and any other fees or costs required by the Cordova Municipal Code (collectively, the "Closing Costs"). Purchaser shall pay the expense of Purchaser's own counsel. Unless otherwise specified herein, if the sale of the Property contemplated hereunder does not occur because of a default on the part of Purchaser, all escrow cancellation and title fees shall be paid by Purchaser, which may be paid from the Initial Deposit; if the sale of the Property does not occur because of a default on the part of Seller, all escrow cancellation and title fees shall be paid by Seller.

12. Risk of Loss. If prior to the Closing, any portion of the Property is subject to a taking, or eminent domain proceedings are commenced, by public authority (other than Seller) against all or any portion of the Property, Purchaser shall have the right, exercisable by giving notice to Seller within ten (10) business days after receiving written notice of such taking (but in any event prior to the Closing), either (i) to terminate this Agreement, in which case neither party shall have any further rights or obligations hereunder (except as may be expressly provided to the contrary elsewhere in this Agreement), and any money (including, without limitation, the Initial Deposit but without any interest accrued thereon) or documents in escrow shall be returned to the party depositing the same, and Purchaser and Seller each shall be responsible for one-half of any title or escrow cancellation fee, or (ii) to accept the Property in its then condition, without any abatement or reduction in the Purchase Price, and receive an assignment of all of Seller's rights to any condemnation award payable by reason of such taking. Purchaser's failure to elect timely shall be deemed an election of (ii). If Purchaser elects to proceed under clause (ii) above, Seller shall not compromise, settle or adjust any claims to such award without Purchaser's prior written consent. As used in this Section 12, "taking" shall mean any transfer of the Property or any portion thereof to a governmental entity (other than Seller) or other party with appropriate authority, by exercise of the power of eminent domain.

13. Default.

(a) No party shall be deemed to be in default hereunder unless such party fails to cure an alleged default within ten (10) days after receipt from the other party of written notice thereof; provided, however, that (i) if such alleged default is not susceptible of being cured within said ten (10)-day period, such party shall not

be deemed in default hereunder so long as such party commences to cure the alleged default within said ten (10)-day period and diligently prosecutes the same to completion within thirty (30) days; and (ii) no notice shall be required or cure period permitted in the event the alleged default is a failure to close the transaction contemplated hereby at the Closing.

(b) In the event of a default by Seller hereunder, Purchaser's remedies shall be limited to (i) terminating this Agreement by written notice to Seller, in which event the Initial Deposit shall be returned to Purchaser and neither party shall have any further rights, obligations, or liabilities hereunder.

(c) In the event of a default by Purchaser hereunder, Seller shall be entitled to terminate this Agreement by written notice to Purchaser, in which event the Initial Deposit shall be retained by Seller as liquidated damages; thereafter, neither party shall have any further rights, obligations, or liabilities hereunder. The parties acknowledge and agree that the actual damages in such event are uncertain in amount and difficult to ascertain, and that said amount of liquidated damages was reasonably determined and not intended as a penalty.

14. Escrow.

(a) Instructions. Within five (5) business days after execution of this Agreement, Seller shall deposit a copy of this Agreement executed by both Purchaser and Seller with Escrow Agent. This Agreement, together with such further instructions, if any, as the parties shall provide to Escrow Agent by written agreement, shall constitute the escrow instructions. If any requirements relating to the duties or obligations of Escrow Agent hereunder are not acceptable to Escrow Agent, or if Escrow Agent requires additional instructions, the parties hereto agree to make such deletions, substitutions and additions hereto as Seller and Purchaser shall mutually approve, which additional instructions shall not substantially alter the terms of this Agreement unless otherwise expressly agreed to by Seller and Purchaser.

(b) Deposits into Escrow. Seller shall make its deliveries into escrow in accordance with Section 7. Purchaser shall make their deliveries into escrow in accordance with Section 8. Escrow Agent is hereby authorized to close the escrow only if and when: (i) Escrow Agent has received all items to be delivered by Seller and Purchaser pursuant to Sections 7 and 8; and (ii) Title Company can and will issue the Title Policy concurrently with the Closing.

(c) Close of Escrow. Provided that Escrow Agent shall not have received written notice in a timely manner from Purchaser or Seller of the failure of any condition to the Closing or of the termination of the escrow, and if and when Seller and Purchaser have deposited into escrow the matters required by this Agreement and Title Company can and will issue the Title Policy concurrently with the Closing, Escrow Agent shall:

(1) Deliver to Seller the Purchase Price, including all Closing Costs, after satisfying the prorations and adjustments to be paid by Seller pursuant to Section 9, if any.

(2) Deliver to Purchaser the Quitclaim Deed by causing it to be recorded in the Official Records of the Cordova Recording District, Third Judicial District, State of Alaska and immediately upon recording delivering to Purchaser a conformed copy of the Quitclaim Deed.

(3) Deliver to Purchaser any funds deposited by Purchaser.

(4) Deliver the Title Policy issued by Title Company to Purchaser.

15. Indemnification.

(a) General Indemnification. Purchaser shall defend, indemnify, and hold the Seller and its authorized representatives, agents, officers, and employees harmless from and against any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) resulting from, arising out of, or related in any way to the Property, Purchaser's due diligence activities, the

sale of the Property, or the contents of the Property, including claims relating to any personal property. The obligations in this Section shall survive closing.

(b) Environmental Release and Indemnification. The Purchaser has been in exclusive possession and control of the Property since 1983, and is fully familiar with the condition of the Property and its compliance with any applicable laws, rules and regulations related to Hazardous Materials or environmental laws. Seller makes no representation or warranty whatsoever, whether express, implied, or statutory, regarding the presence or absence of any Hazardous Material (as hereafter defined) on the Property, or compliance with any Hazardous Materials or environmental laws, rules or regulations. Purchaser releases the Seller and its authorized representatives, agents, officers, and employees from any and all actions, suits, claims, demands, penalties, fines, judgments, liabilities, settlements, damages, or other costs or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) that result from any violation of any environmental laws, any laws regulating Hazardous Materials, or the presence, use, keeping, storage, release, discharge or disposal of Hazardous Material in, on, or about the Property, or that arise out of or result from Purchaser's prior or future occupancy or use of the Property or the use or occupancy of the Property by Purchaser's employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees (other than the City), or authorized representatives. This release includes, without limitation, any and all costs incurred due to any investigation of the Property or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision, or by law or regulation. Purchaser agrees that it shall be fully liable for all costs and expenses related to the presence, keeping, use, storage, release, discharge and/or disposal of Hazardous Materials used, generated, kept, or brought on the Property, whether prior to and after the date of Closing, whether by Purchaser, his, her or its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives, or any other party, and for all costs and expenses related to compliance with any environmental laws regulating the Property or its use.

Purchaser further agrees to defend, indemnify, and hold the Seller and its authorized representatives, agents, officers, and employees harmless from and against any and all claims, demands, penalties, fines, judgments, liabilities, settlements, damages, costs, or expenses (including, without limitation, attorneys' fees, court costs, litigation expenses, and consultant and expert fees) of whatever kind or nature, known or unknown, contingent or otherwise, arising in whole or in part from or in any way related to: (i) the presence, disposal, release, or threatened release of any such Hazardous Material on or from the Property, soil, water, ground water, vegetation, buildings, personal property, persons, animals, or otherwise; (ii) any personal injury or property damage arising out of or related to such Hazardous Material; (iii) any lawsuit brought or threatened, settlement reached, or government order relating to such Hazardous Material; (iv) any violation of any laws applicable to such Hazardous Materials; and (v) any violation of any environmental laws.

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

The obligations imposed by this Section shall survive Closing.

16. Replat of Approximately Two (2) Acres of ATS 220: Purchaser covenants and agrees to submit to the City of Cordova Planning Department, on or before [INSERT DATE], all materials, information and fees required to replat the approximately 2.14 acre portion of ATS 220, which is legally described in Exhibit A to create the lot shown in Exhibit C (the "Replat"), all at Purchaser's sole cost and expense. Completion of the Replat shall be a condition to Closing.

17. General Provisions.

(a) Each individual executing this Agreement hereby represents and warrants that he or she has the capacity set forth on the signature pages hereof with full power and authority to bind the party on whose behalf he or she is executing this Agreement to the terms hereof.

(b) Time is of the essence in the performance of and compliance with each of the provisions and conditions of this Agreement. In the computation of any period of time provided for in this Agreement or by law, the day of the act or event from which such period of time runs shall be excluded, and the last day of such period shall be included, unless it is a Saturday, Sunday or legal holiday, in which case the period shall be deemed to run until the end of the next business day. As used herein, the term "business day" shall mean any day excluding Saturday, Sunday or any day which is a legal holiday under the law of the State of Alaska or is a nationally recognized federal holiday under federal law.

(c) Seller represents and warrants to Purchaser, and Purchaser represents and warrants to Seller, that there is no broker, finder, or other intermediary of any kind with whom such party has dealt in connection with the transaction contemplated hereby, and each party agrees to indemnify, defend, and hold harmless the other from any claim made by any broker or agent alleging entitlement to any fee or commission as a result of having dealt with the indemnifying party.

(d) This Agreement, including all exhibits attached hereto, constitutes the entire agreement and understanding of the parties with respect to the subject matter hereof, and there are no other prior or contemporaneous written or oral agreements, undertakings, promises, warranties, or covenants with respect thereto not contained herein.

(e) This Agreement may be amended or modified only by a written instrument executed by all of the parties hereto.

(f) No waiver of any condition or provision of this Agreement by any party shall be valid unless in writing signed by such party. No such waiver shall be deemed or construed as a waiver of any other or similar provision or of any future event, act, or default.

(g) If any provision of this Agreement is deemed unenforceable in whole or part, such provision shall be limited to the extent necessary to render the same valid or shall be deemed excised from this Agreement and replaced by a valid provision as close in meaning and intent as the excised provision, as circumstances require, and this Agreement shall be construed as if said provision had been incorporated herein as so limited or as so replaced, as the case may be.

(h) Headings of articles and sections herein are for convenience of reference only and shall not be construed as part of this Agreement.

(i) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, and permitted assigns.

(j) This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska.

(k) This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute a single instrument.

(l) In no event shall this Agreement be construed more strongly against any one person solely because such person or its representative acted as draftsman hereof, it being acknowledged by the parties hereto that both have been represented by competent legal counsel, that this Agreement has been subject to substantial negotiation, and that all parties have contributed substantially to the preparation of this Agreement.

(m) Any notice, request, demand, instruction or other document to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be sent by United States registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

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

With copy to
Michael Schwarz, Esq.
Birch Horton Bittner & Cherot
510 L Street, Suite 700
Anchorage, Alaska 99501

Purchaser: Cordova Electric Cooperative Inc.
Attn: Chief Executive Officer
P.O. Box 20
Cordova, AK 99574

Escrow Agent: Alyeska Title Guaranty Agency, Inc.
3801 Centerpoint Drive, Suite 102
Anchorage, AK 99503

Title Company: Alyeska Title Guaranty Agency, Inc.
3801 Centerpoint Drive, Suite 102
Anchorage, AK 99503

Any party may change its address for notice by written notice given to the other in the manner provided in this Section. Any such communication, notice or demand shall be deemed to have been duly given or served on the date three (3) days after being placed in the U.S. Mail.

(n) The parties agree to execute such instructions to Escrow Agent and Title Company and such other instruments and to do such further acts as may be reasonably necessary to carry out the provisions of this Agreement on terms mutually acceptable to Purchaser and Seller.

(o) Notwithstanding anything to the contrary contained herein, this Agreement shall not be deemed or construed to make the parties hereto partners or joint ventures, or to render either party liable for any of the debts or obligations of the other, it being the intention of the parties to merely create the relationship of Seller and Purchaser with respect to the Property to be conveyed as contemplated hereby.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

SELLER: CITY OF CORDOVA

By: _____
Samantha Greenwood, City Manager

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Samantha Greenwood, City Manager of the CITY OF CORDOVA, an Alaska municipal corporation, on behalf of the City.

Notary Public in and for Alaska

My commission expires: _____

PURCHASER:

CORDOVA ELECTRIC COOPERATIVE INC.

By: _____

Clay Koplin, Chief Executive Officer

STATE OF ALASKA)

) ss:

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Clay Koplin, Chief Executive Officer of the CORDOVA ELECTRIC COOPERATIVE INC, an Alaska corporation, on behalf of the corporation.

Notary Public in and for Alaska

My commission expires: _____

EXHIBIT A
Description of the Property

Tax Assessor's Parcel No.: 02-053-906

Legal Description (Subject to confirmation by Title Report):

An approximately 2.14 acre portion of ATS 220 filed under the official plat thereof, ATS 220, Records of the Cordova Recording District, Third Judicial District, State of Alaska, and described as follows:

Commencing at corner No. 4, ATS no. 220,
Thence N 57°17'30"E, 600.69 feet to corner
No. 3, ATS No. 220; thence S 57°19'00"W,
12.00 feet; thence N 51°45'00"W., 20.00
feet; thence S 51°45'00"W, 62.00 feet;
thence S 26°01'30"E, 120.00 feet to the
true point of beginning; thence N 23°28'30"E,
120.00 feet; thence N 64°23'55"E, 308.76 ft,
thence S 26°01'30"E, 241.00 ft; thence
S 64°01'30"W, 400.00 ft; thence N 26°01'30"W.
165.00 feet to the true point of beginning.
Described parcel contains 93,335 square feet
more or less.

EXHIBIT B

Quitclaim Deed

CORDOVA RECORDING DISTRICT

Recording requested by and
after recording, return to:

Cordova Electric Cooperative Inc.
Attn: Clay Koplin, CEO
P.O. Box 20
Cordova, Alaska 99574

QUITCLAIM DEED

The CITY OF CORDOVA, an Alaska municipal corporation, whose address is P. O. Box 1210, Cordova, Alaska 99574 ("Grantor"), for good and valuable consideration in hand paid, the adequacy and sufficiency of which is hereby acknowledged, conveys and quitclaims to CORDOVA ELECTRIC COOPERATIVE INC. (Purchaser) (collectively, "Grantee"), whose address is P.O. Box 20, Cordova, Alaska 99574 all interest which Grantor has, if any, in the following described real property (the "Property"):

[Insert from title report]

Subject to reservations, exceptions, easements, covenants, conditions, and restrictions of record, if any.

DATED this ___ day of _____, 2025.

GRANTOR: CITY OF CORDOVA

By: _____
Samantha Greenwood, City Manager

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ___ day of _____, 2025, by Samantha Greenwood, City Manager of the City of Cordova, an Alaska municipal corporation, on behalf of the City.

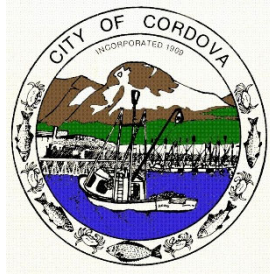
Notary Public in and for Alaska
My commission expires: _____

EXHIBIT C

Replat of Approximately 2.14 Acres of ATS 220:

As provided in Section 16 of the Agreement to which this Exhibit is attached, Purchaser shall submit all necessary materials, including fees, to the City of Cordova Planning Department to replat an approximately 2.14-acre portion of ATS 220, to create the lot shown in **Exhibit C** (the “Replat”), all at Purchaser’s sole cost and expense. Completion of the Replat shall be a condition to Closing as provided in the Agreement.





AGENDA ITEM 13
City Council Meeting Date: 11/5/25
CITY COUNCIL COMMUNICATION FORM

FROM: Samantha Greenwood, City Manager
DATE: 10/29/25
ITEM: Resolution 11-25-27 - Award of Sole Source Contract to Soil Treatment Technologies for the Disposal of Contaminated Soil
NEXT STEP: Council approval of a resolution authorizing the City Manager to negotiate the contract

☐ ORDINANCE
☐ MOTION

☒ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: To approve a sole source contract with Soil Treatment Technologies for the Disposal of Contaminated Soil

5.12.150 - Sole source procurements.

A. The city may procure supplies, services, or construction without competition where the city manager determines in writing that one of the following circumstances applies:

1. Supplies, services, or construction that reasonably meet the city's requirements are available from only one vendor;
2. The supplies, services, or construction have a uniform price wherever purchased;
3. The supplies, services, or construction may be purchased from or through another governmental unit at a price lower than that obtainable from private vendors;
4. The price of the supplies, services, or construction is fixed by a regulatory authority; or
5. The contract is for professional services that the council by resolution determines to procure without formal competition.

B. The award of any contract under this section shall be subject to prior council approval in accordance with Section 5.12.040.

This contract meets the requirements of 5.12.150(A)(1) above. In 2023, an oil tank at the Eyak water treatment plant leaked, contaminating 144 cubic yards of soil. ADEC and UMIAQ Environmental assisted the city in the cleanup. This opportunity to ship out and dispose of containment soil with other entities is exclusive to one vendor. The city has the opportunity to piggyback on the Net Loft's contract for soil disposal, which is in the city's best interest because it saves the city money and resources. All logistics, other than bagging the gravel, have been coordinated by the Net Loft.

II. RECOMMENDED ACTION / NEXT STEP: Council suggested motion “to approve Resolution 11-25-27, a resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole-source contract with Soil Treatment Technologies for the Disposal of Contaminated Soil.”

III. FISCAL IMPACTS: The quoted price is per ton, which includes shipping and disposal of the soil. We estimate the cost to be approximately \$110,000, based on the estimated amount of soil we have. We have included a buffer in the cost to account for the weight of the gravel, given its high moisture content. Until all bags are received and weighed at the treatment facility, the price is an estimate. Besides weight, another factor that could decrease the cost is the total amount of soil included in the shipment; this will be determined upon arrival at Soil Treatment Technologies. The amount of soil received could lower the overall costs for all.

To cover the cost of this remediation by utilizing \$110,000 out of the \$3 million transferred from the General Fund Reserve (Permanent Fund) via Ordinance 1231. Resolution 09-25-24, the Council previously approved using funds from Ordinance 1231 to amend the FY25 budget for the cuts received from the State and Federal governments. That action brought the balance of funds borrowed from the Permanent Fund to \$2,511,333. Once the soil is received and an invoice is paid, a formal budget memo will be presented. The soil is expected to be shipped within the next two weeks.

IV. BACKGROUND INFORMATION: In 2023, an oil tank at the Eyak Water Treatment Plant leaked, contaminating approximately 144 cubic yards of soil. The Alaska Department of Environmental Conservation (ADEC) and UMIAQ Environmental assisted the City with the cleanup. Since the cleanup, the impacted soil has been stockpiled in accordance with ADEC storage requirements.

ADEC typically allows stockpiling for a maximum of two years, after which remediation must occur. Recommended remediation options include landfarming or transporting the soil to an approved treatment facility. While landfarming is an option, it is costly. It requires a large area for soil spreading, regular tilling, and a significant amount of time. Often, it takes several years to complete, depending on ADEC’s prescribed criteria. As we approach the end of the allowable stockpiling period, this presents an ideal opportunity to collaborate with other entities and transport the contaminated soil to a certified treatment facility, thereby achieving compliance and reducing overall costs.

V. SUMMARY AND ALTERNATIVES: Council could choose not to approve the contract. We could violate the ADEC protocol, and penalties and fines could occur. It is unlikely that we will have the opportunity to collaborate on shipping costs in the near future, and this would increase the cost of remediation.

**CITY OF CORDOVA, ALASKA
RESOLUTION 11-25-27**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING
THE CITY MANAGER TO ENTER INTO A SOLE SOURCE CONTRACT WITH SOIL
TREATMENT TECHNOLOGIES FOR THE DISPOSAL OF CONTAMINATED SOIL**

WHEREAS, in 2023, an oil tank at the Eyak Water Treatment Plant leaked, contaminating approximately 144 cubic yards of soil; and

WHEREAS, the soil has been stockpiled with ADEC approval, and ADEC typically allows stockpiling for a maximum of two years, after which remediation must occur; and

WHEREAS, recommended remediation options include landfarming or transporting the soil to an approved treatment facility

WHEREAS, while landfarming is an option, it is costly and requires a large area for soil spreading, regular tilling, and significant time to complete, depending on ADEC's prescribed criteria; and

WHEREAS, we are approaching the end of the allowable stockpiling period, this presents an ideal opportunity to collaborate with other entities and transport the contaminated soil to a certified treatment facility, thereby achieving compliance and reducing overall costs; and

WHEREAS, it is in the best interest of the city to collaborate with other entities for the shipping and treatment of the soil; and

WHEREAS, City Council does hereby approve the following as required in Cordova Municipal Code Section 5.12.040 Council approval of contracts:

- A. Contractor: *Soil Treatment Technologies*
- B. Contract price: *not to exceed \$110,000*
- C. Nature and quantity of the performance that the City shall receive:
Disposal of contaminated soil - including shipping and remediation
- D. Time for performance: *November 30*; and

WHEREAS, pursuant to Cordova Municipal Code Section 5.12.150A, the City Manager has determined in writing that, to ship out and dispose of containment soil with other entities is exclusive to one vendor. The city has the opportunity to piggyback on the Net Loft's contract for disposal of soil, which is in the city's best interest for the reason that it saves the city money and staff resources and is only available from this vendor

NOW, THEREFORE BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby authorizes the City Manager to enter into a sole source contract with Soil Treatment Technologies for the disposal of contaminated soil.

PASSED AND APPROVED THIS 5th DAY OF NOVEMBER 2025

ATTEST:

Kristin Smith, Mayor

Susan Bourgeois, City Clerk



AGENDA ITEM # 14
City Council Regular Meeting Date: 11/05/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Wednesday November 05, 2025
ITEM: Letters of Interest for Lot 2, Block 7, North Fill Development Park
NEXT STEP: Decision on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: Requested Actions: Decision on Disposal and Disposal Method
Applicant: Bayside Storage
Applicant: Prince William Sound Econ Dev District (PWSEDD)
Legal Description: Lot 2, Block 7, North Fill Development Park
Parcel Number: 02-060-136
Area: Approximately 11,534 Sq. Ft.
Zoning: Waterfront Industrial Park District

II. RECOMMENDED ACTION / NEXT STEP: After selecting a disposal method (numbers 1-4 below) please clearly define if you are choosing to dispose of the property by a lease (rent) or by a purchase (sale) or both. Staff has provided the following motions for City Council to open the agenda item for discussion:

“I move to dispose of Lot 2, Block 7, North Fill Development Park approximately 11,534 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property. (Alphabetical order: Bayside Storage or PWSEDD)
2. Invite sealed bids to lease or purchase the property.
3. Offer the property for lease or purchase at public auction.
4. Request sealed proposals (RFPs) to lease or purchase the property.

III. FISCAL IMPACTS: The property would become part of the City’s lease or purchase revenue and possessory interest tax or property tax revenue.

IV. BACKGROUND INFORMATION: Bayside Storage and Prince William Sound Economic Development District (PWSEDD) put in letters of interest for Lot 2, Block 7, North Fill Development Park. This is located in the Waterfront Industrial Park District of Cordova. The lot was created in 1986 when the area

of tidelands was filled with material to create this lot and is shown on plat 86-6.

Waterfront Industrial Zoning District

“The Waterfront Industrial District is intended to include land with direct access or close proximity to navigable tidal waters within the City. Uses within this district are intended to be marine-dependent or marine-oriented, and primarily those uses which are particularly related to location or commercial enterprises that derive an economic benefit from a waterfront location.” (CMC 18.33.010)

Interested Applicants

On behalf of Bayside Storage, Paul and Linda Kelly the owners propose to use this location to expand their storage business.

On behalf of Prince William Sound Economic Development District (PWSADD), Kristin Smith the Executive Director proposes to use this location to develop a shared community processing facility for seafood, kelp, and shellfish processing.

Planning Commission’s Recommendation

On Tuesday October 14, 2025, at 6:30 PM the Planning Commission heard this agenda item. The Commission wanted more time for the property to be available and more public noticing to occur as the property will soon be coming out of a long-term lease. The Commission believes that the process of putting it out for RFP will allow for more public noticing to occur. The Planning Commission approved a motion recommending that the City Council dispose of the lots by requesting sealed proposals (RFP) to lease or purchase the property.

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

Full Video: https://www.youtube.com/live/QUpF4CBgk4E?si=wC5vAHKLsHeOC_-G

City Council’s Next Steps

The Letters of Interest from the applicants are attached for review. The City Council shall make two decisions regarding this memo: First, is if the requested property should or should not be leased or sold. If it is determined that the best interest of the City is to lease or sell the subject property they shall second, determine by what method the land be disposed of (direct negotiation, sealed bids, public auction, or request for proposals).

Applicable Code:

7.40.040 - Letter of interest to lease or purchase.

A. A person may submit a letter of interest to the city raising an interest in the purchase or lease of city property. Except as otherwise provided in this chapter, a letter of interest shall be submitted to the city manager and must include the following information:

- 1. The name of the interested party and any other names under which the party does business;*
- 2. The interested party's mailing address and the address of the interested party's registered office in the state, if applicable;*
- 3. The use or purpose for which the interested party proposes to lease or purchase the property, and any additional information required by the city manager, school board, city planner or the planning commission.*

B. The city manager shall refer a letter of interest from a qualified interested party to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the letter of interest for review by the planning commission.

C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

D. The city council shall review the letter of interest and the planning commission's recommendation, and determine, in the city council's sole discretion, whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

7.40.060 - Methods of disposal.

A. Except as this chapter provides otherwise, all disposals of interests in city real property shall be for no less than fair market value. The city may accept in exchange for an interest in city real property any consideration of sufficient value not prohibited by law.

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

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

C. If the city elects to dispose of an interest in city real property under one of the competitive methods described in subsections (B)(2) through (B)(4), notice of the disposal shall be published in the manner which the city manager deems most likely to inform the public of the proposed disposal for a period of at least thirty days. At a minimum, the notice shall describe the interest in city real property to be disposed of, the method of disposal, and the time and place for submitting bids or proposals.

D. An invitation for bids to lease or purchase city real property shall specify any minimum price requirement and any required terms.

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.

V. LEGAL ISSUES: Legal review of lease or purchase agreement will be required prior to final approval by City Council.

VI. SUMMARY AND ALTERNATIVES: City Council may decide to dispose of the property or not dispose of the property.

VII. ATTACHMENTS:

- 1) Letter of Interest Bayside Storage
- 2) Letter of Interest PWSEDD
- 3) Subject Property
- 4) Plat 86-6



Outlook

land Lease/purchase lot 2 block 7

From Paul Kelly [REDACTED]

Date Mon 9/8/2025 5:52 PM

To Linda Kelly [REDACTED]

City officials,

Please consider this letter a formal request from Bayside Storage, owned by Linda and Paul Kelly Box [REDACTED] to lease or lease purchase or purchase lot 2 block 7 of the North Fill development area. We would like to expand our Storage business.

Thank you,

Paul Kelly
Linda Kelly
Paul and Linda Kelly

RECEIVED

SEP 10 2025

City of Cordova



August 27, 2025

Sam Greenwood
City Manager
City of Cordova
P.O. Box 1210
Cordova, AK 99574

Dear Ms. Greenwood,

As part of the PWS Economic Development District's work to develop a shared seafood/food processing center for the Cordova community, I am writing to express our interest in leasing or purchasing Lot 2, Block 7, North Fill Development Park.

In coordination with community partners, the PWSEDD has been exploring suitable sites for the past four years. The proximity of this site to the community's waterfront infrastructure makes it a desirable location for coordinating dock deliveries and processing seafood, kelp and shellfish. We are pursuing development of a small processing building, roughly 4,200 square feet, that could be used by kelp and shellfish farmers, direct finfish marketers, and other cottage food businesses. We also plan to include a small commercial kitchen in the facility that could be used by small businesses and for research and development of value added products made here in town. Operations at this site are planned to include a small blast freezer and other cold storage capacity.

We would be pleased to submit a proposal for this lot depending on what process the Planning and Zoning Commission and City Council bodies take for evaluation of such requests.

Thank you for your consideration, and please let me know what you decide for "next steps" with regard to this lot.

Sincerely,

Kristin Smith
Executive Director

...

An aerial photograph of an industrial area, North Fill Development Park, with black lines delineating various lots. A specific lot, Lot 2, is highlighted with a cyan border. A white text box with black text is positioned to the left of the highlighted lot, with a white arrow pointing from the text box to the lot. The lot contains several buildings and structures. The surrounding area includes other industrial lots with various colored roofs (red, blue, green, yellow) and a road with a green landscaped area on the right side.

**Approximate Boundary of
Lot 2, Block 7, North Fill
Development Park**

CURVE DATA

CURVE NO.	RADIUS	Δ	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	96°56'15"	42.30'	28.23'	37.43'	N 84°24'52"E
2	25.00'	83°03'45"	36.24'	22.14'	33.15'	N 5°35'08"W
3	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 80°56'45"E
4	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 9°03'15"W
5	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 80°56'45"E
6	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 9°03'15"W
7	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 80°56'45"E
8	25.00'	77°44'07"	33.92'	20.15'	31.38'	N 15°11'12"W
9	25.00'	86°29'36"	37.74'	23.51'	34.26'	N 82°41'57"E
10	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 5°32'51"W
11	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 84°27'09"E
12	25.00'	105°46'17"	46.15'	33.04'	39.87'	N 76°34'01"E
13	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 5°32'51"W
14	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 43°04'16"E
15	351.48'	15°14'25"	93.49'	47.02'	93.22'	N 3°20'50"E
16	351.48'	20°59'40"	128.79'	65.13'	128.07'	N 21°27'53"E
17	351.48'	7°29'26"	45.95'	23.01'	45.92'	N 35°42'26"E
18	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 9°03'15"W
19	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 80°56'45"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

CITY OF CORDOVA

OWNER

2-28-86
DATE

Richard J. Island
AUTHORIZED OFFICIAL

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me
THIS 28th DAY OF February, 1986
FOR Richard J. Island

Barbara A. Beedle
NOTARY PUBLIC

MY COMMISSION EXPIRES July 28, 1988

APPROVAL BY THE COMMISSION

Plat approved by the City Planning Commission
THIS 2nd DAY OF February, 1986

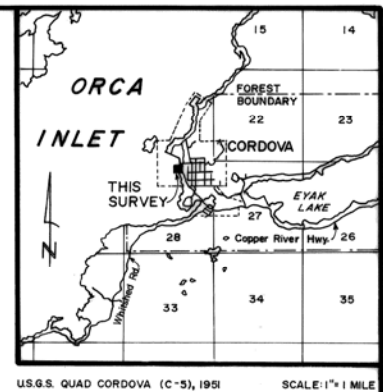
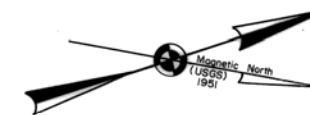
Thomas L. Yachewsky
CHAIRMAN, CITY PLANNING COMMISSION

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 direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

August 12, 1986 3661-S
Date Registration Number

Kenneth S. Jenkins
Registered Land Surveyor



VICINITY MAP



DETAIL B
SCALE: 1" = 50'

LEGEND

- Existing Monument of Record Recovered
- Existing Monument of Record Not Recovered
- Existing Corp of Engineers 3" Brass Cap Recovered
- 5/8" Rebar with 1-1/2" Alum. Cap

- (MEAS) Measured
- (REC) Record
- (C) Computed
- (NR) Non Radial
- (R) Radial

DETAIL A
SCALE: 1" = 50'

NOTE

Access is not permitted along Railroad Avenue to Lots 1, 2, 3, Block 7 and Lots 1, 2, 3, 4, 5, Block 8.

PLAT OF
NORTH FILL DEVELOPMENT PARK
CORDOVA, ALASKA
Located within Cordova Recording District

MERRELL & ASSOC.
DESIGN SERVICE

DRAWN BY: C.D.D. SCALE: 1" = 100' DATE: 8/9/85



AGENDA ITEM # 15
City Council Regular Meeting Date: 11/05/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Wednesday November 05, 2025
ITEM: Letter of Interest for Lots 1 & 2, Block 5, Odiak Park Subdivision
NEXT STEP: Decision on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: Requested Actions: Decision on Disposal and Disposal Method
Applicant: Controller Bay Fisheries Inc.
Applicant: Nathan & Andra Doll
Legal Description: Lots 1 & 2, Block 5, Odiak Park Subdivision
Parcel Number: 02-072-820 & 02-072-822
Area: 23,934sf & 21,579sf
Zoning: Business District & Medium Density Residential

II. RECOMMENDED ACTION / NEXT STEP: After selecting a disposal method (numbers 1-4 below) please clearly define if you are choosing to dispose of the property by a lease (rent) or by a purchase (sale) or both. Staff has provided the following motions for City Council to open the agenda item for discussion:

“I move to dispose of Lots 1 & 2, Block 5, Odiak Park Subdivision approximately 45,513 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property. (Alphabetical order: Controller Bay Fisheries Inc. or Nathan & Andra Doll)
2. Invite sealed bids to lease or purchase the property.
3. Offer the property for lease or purchase at public auction.
4. Request sealed proposals (RFPs) to lease or purchase the property.

III. FISCAL IMPACTS: The property would become part of the City’s lease or purchase revenue and possessory interest tax or property tax revenue.

IV. BACKGROUND INFORMATION: Controller Bay Fisheries Inc. and Nathan & Andrea Doll put in letters of interest. These lots can be seen on plat 79-5 Odiak Park Subdivision. The lots are located within the Business District (Lot 1) and the Medium Density Residential District (Lot 2).

Lot 1 - Business Zoning District

The uses within the Business District are intended to be broad ranging commercial uses of a service-oriented nature (retail, entertainment, business services, etc. (CMC 18.28.010)) However, the Business District also allows all uses permitted in residential zones (house, apartments, etc.) the residential uses must meet residential setback requirements. (CMC 18.28)

Lot 2 - Medium Density Residential Zoning District

The Medium Density Residential District permitted uses are one-family, two-family and multiple-family dwellings, boardinghouses, accessory buildings and uses not used or operated for gain and not including guest houses or accessory living quarters and require off-street parking. (CMC 18.24.010)

Public Works Department Requested Snow Storage

The Public Works Department has requested to retain a portion of the property as a snow storage location along Center Drive. The Department believes that retaining an easement for a snow dump would still allow for a sale of the property without interfering with development of the lot. The size and location of the snow dump would need to be determined during the negotiations if the property is to be sold.

Anadromous Stream

Staff would like to note the cataloged anadromous stream that runs across both lots. Consultation with the Alaska Department of Fish & Game will need to occur to receive direction and permits before proceeding with any proposed development.

Interested Applicants

On behalf of Controller Bay Fisheries Inc. Brian Rutzer is requesting Lot 1, Block 5, Odiak Park Subdivision in the Business District and Lot 2, Block 5, Odiak Park Subdivision in the Medium Density Residential District. To start with receiving permitting to do the dirt work and developing the property.

Nathan and Andra Doll are requesting a portion of Lot 1, Block 5, Odiak Park Subdivision in the Business District and a portion of Lot 2, Block 5, Odiak Park Subdivision in the Medium Density Residential District for immediate development.

Planning Commission Recommendation

On Tuesday October 14, 2025, at 6:30 PM the Planning Commission heard this agenda item. The Commission wanted more information from the applicants on their proposed uses of the property. The Planning Commission approved a motion recommending that the City Council dispose of the lots by requesting sealed proposals (RFP) to lease or purchase the property.

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

Full Video: https://www.youtube.com/live/QUpF4CBgk4E?si=wC5vAHKLsHeOC_-G

City Council's Next Steps

The Letters of Interest from the applicants are attached for review. The City Council shall make two decisions regarding this memo: First, is if the requested property should or should not be leased or sold. If it is determined that the best interest of the City is to lease or sell the subject property they shall second, determine by what method the land be disposed of (direct negotiation, sealed bids, public auction, or request for proposals).

Applicable Code:

7.40.040 - Letter of interest to lease or purchase.

A. A person may submit a letter of interest to the city raising an interest in the purchase or lease of city property. Except as otherwise provided in this chapter, a letter of interest shall be submitted to the city manager and must include the following information:

- 1. The name of the interested party and any other names under which the party does business;*

2. *The interested party's mailing address and the address of the interested party's registered office in the state, if applicable;*
3. *The use or purpose for which the interested party proposes to lease or purchase the property, and any additional information required by the city manager, school board, city planner or the planning commission.*

B. The city manager shall refer a letter of interest from a qualified interested party to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the letter of interest for review by the planning commission.

C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

D. The city council shall review the letter of interest and the planning commission's recommendation, and determine, in the city council's sole discretion, whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

7.40.060 - Methods of disposal.

A. Except as this chapter provides otherwise, all disposals of interests in city real property shall be for no less than fair market value. The city may accept in exchange for an interest in city real property any consideration of sufficient value not prohibited by law.

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

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

C. If the city elects to dispose of an interest in city real property under one of the competitive methods described in subsections (B)(2) through (B)(4), notice of the disposal shall be published in the manner which the city manager deems most likely to inform the public of the proposed disposal for a period of at least thirty days. At a minimum, the notice shall describe the interest in city real property to be disposed of, the method of disposal, and the time and place for submitting bids or proposals.

D. An invitation for bids to lease or purchase city real property shall specify any minimum price requirement and any required terms.

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.

V. LEGAL ISSUES: Legal review of lease or purchase agreement will be required prior to final approval by City Council.

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

VII. ATTACHMENTS:

- 1) Letter of Interest Controller Bay Fisheries Inc.
- 2) Letter of Interest Nathan & Andra Doll
- 3) Subject Property
- 4) Plat 79-5

Fw: Letter of interest to purchase city property offered on land disposal map

From Sam Greenwood [REDACTED]
Date Thu 9/18/2025 2:52 PM
To Amanda Coward [REDACTED]; Kevin Johnson [REDACTED]

Get [Outlook for Android](#)

From: brian rutzer [REDACTED]
Sent: Thursday, September 18, 2025 9:31:44 AM
To: Sam Greenwood [REDACTED]
Subject: Letter of interest to purchase city property offered on land disposal map

Dear Mrs.Greenwood,

I would like to express my interest in purchasing the land offered in the land disposal map located on Chase Avenue and referenced on the attached map as lots 1 and 2.

My interest in the property would be to do the earthwork required to make the land suitable for building, including receiving all necessary permits and easements to fill the land to grade and to build an access road for the upper portion of the property.

Sincerely,

Brian Rutzer
Controller Bay Fisheries Inc.

[REDACTED]

Nathan and Andra Doll

[REDACTED]
Cordova, AK 99574
[REDACTED]
[REDACTED]

September 22, 2025

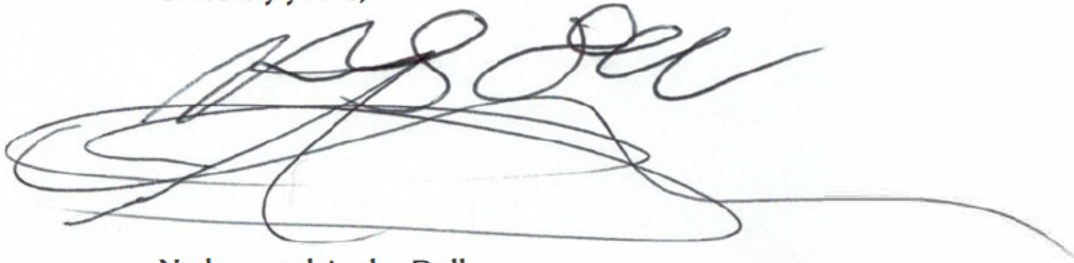
Samantha Greenwood

[REDACTED]
[REDACTED]
City Manager
[REDACTED]

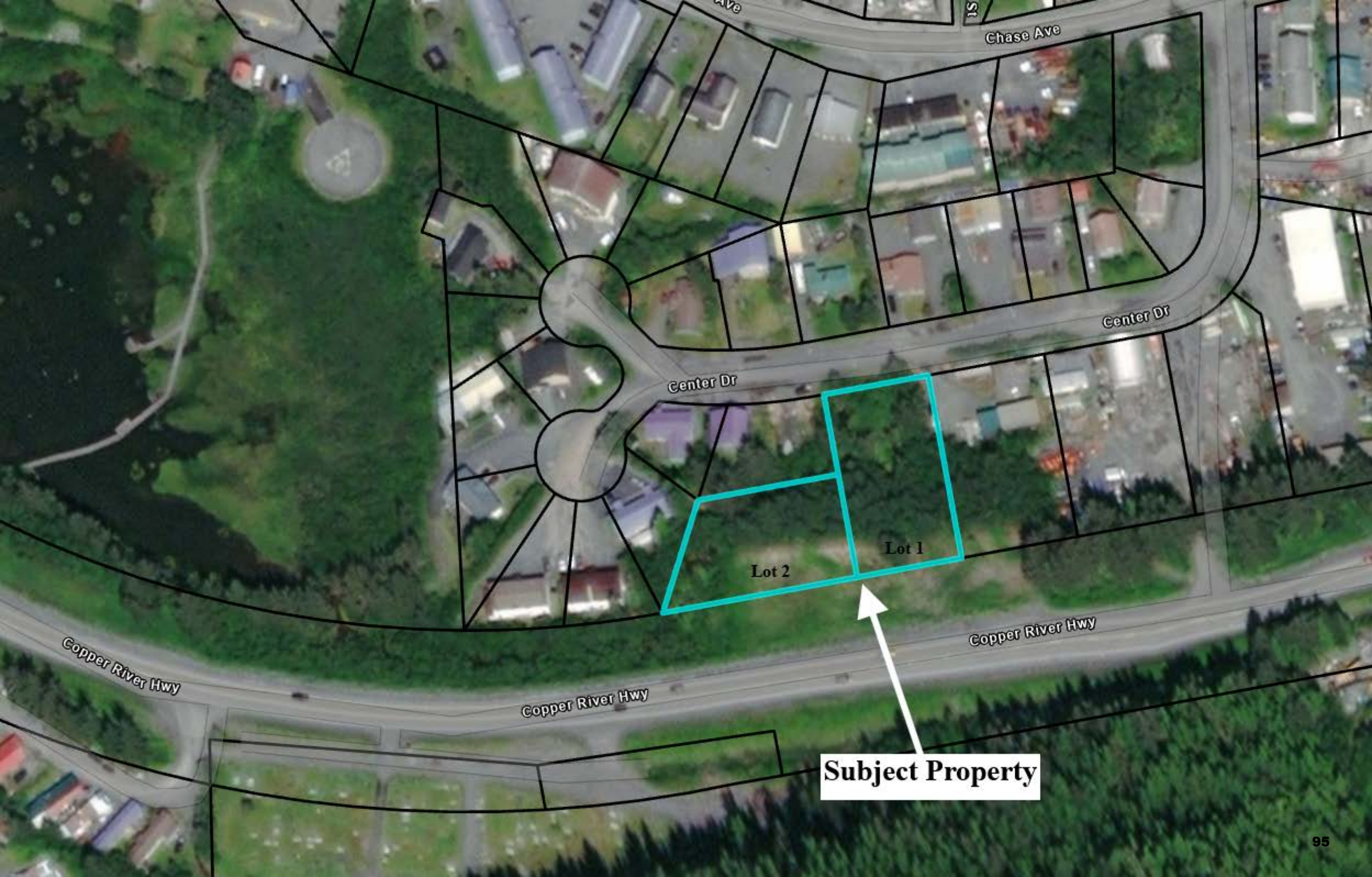
Cordova, AK 99574

On this date, September 22, 2025, Nathan and Andra Doll wish to enter into direct negotiations with the City of Cordova to purchase a portion of Lot 1 and 2, Block 5, Odiak Park Subdivision for immediate development.

Sincerely yours,

A handwritten signature in dark ink, appearing to be "Nathan and Andra Doll", with a long horizontal line extending to the right.

Nathan and Andra Doll



Center Dr

Chase Ave

Center Dr

Copper River Hwy

Copper River Hwy

Copper River Hwy

Lot 2

Lot 1

Subject Property

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes through December, 1979, against the property included in the subdivision or resubdivision have been paid.

Date 8/10/79 Anna M. Shady
Tax Collection Official

SURVEYOR'S CERTIFICATE

I the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

Date July 3, 1979 Paul K. Russell
Surveyor

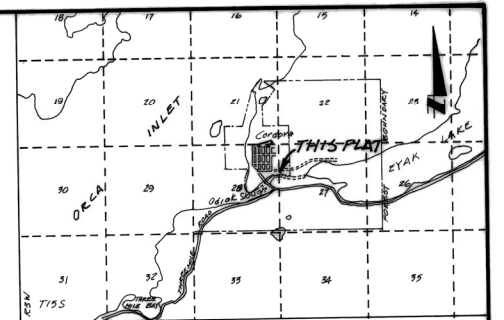


LEGAL DESCRIPTION

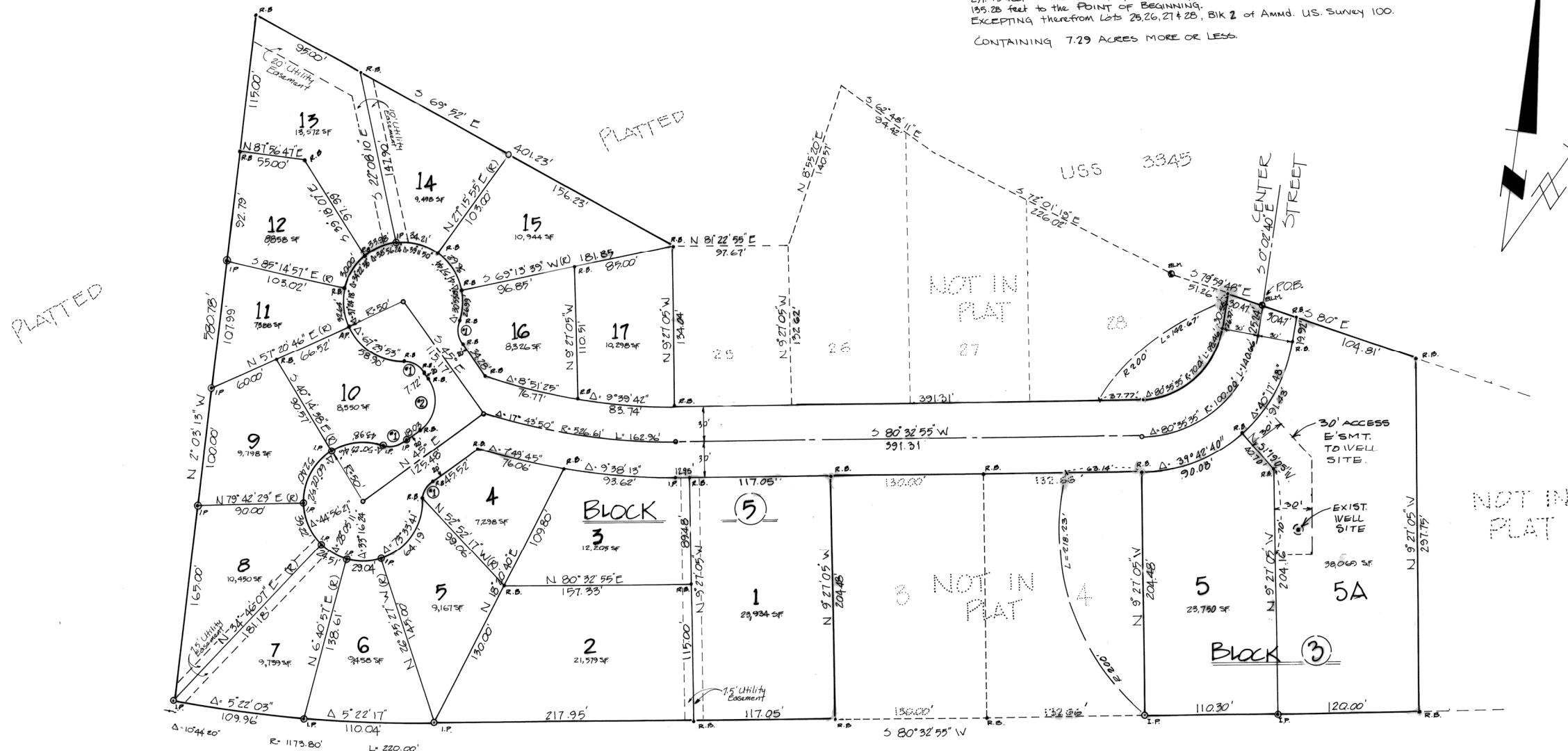
Commencing at a brass cap monument at the center line of Center Street on the southerly boundary of U.S. Survey 3345 the TRUE POINT OF BEGINNING. Thence N 79° 59' 48" W, 81.19 feet to A.P. 2, U.S. Survey 3345; thence N 72° 01' 19" W, 226.02 feet to A.P. 1, U.S. Survey 3345; thence N 68° 48' 11" W, 94.42 feet to the Northeast corner of Lot 4, Blk. 2 of Ammd. U.S. Survey 100; thence S 85° 55' 20" W, 140.57 feet; thence S 81° 22' 55" W, 97.67 feet; thence N 69° 52' W, 401.23 feet to the Northeast corner of Tract A, Ammd. U.S. Survey 100; thence S 02° 05' 19" E, 380.78 feet to the Northerly right-of-way of the Copper River Highway, State of Alaska, Department of Highways, Alaska Project No. 5-0851 (18); thence along said right-of-way curve concave to the left through a central angle of 10° 44' 20", a radius of 1173.80 feet and length of arc of 220.00 feet to a point of tangency which is N 9° 27' 05" W, 100.00 feet from a existing center line of tangent which is N 80° 32' 55" E along the Northerly right-of-way of the aforementioned Copper River Highway, 355.00 feet; thence N 9° 27' 05" W, 204.48 feet to the Northwest corner of Lot 3, Blk. 3 of Ammd. U.S. Survey 100; thence N 80° 32' 55" E, 262.66 feet to the Northeast corner of Lot 4, Blk. 3 of Ammd. U.S. Survey 100; thence S 9° 27' 05" E, 204.48 feet to the Northerly right-of-way of the aforementioned Copper River Highway; thence N 80° 32' 55" E, 250.30 feet to the Southwest corner of Lot 6, Blk. 3 of Ammd. U.S. Survey 100; thence N 9° 27' 05" W, 291.75 feet to the southerly boundary of U.S. Survey 3345; thence N 80° 00' 00" W, 135.28 feet to the POINT OF BEGINNING.

EXCEPTING therefrom Lots 25, 26, 27 & 28, Blk. 2 of Ammd. U.S. Survey 100.

CONTAINING 7.29 ACRES MORE OR LESS



VICINITY MAP
Scale: 1" = 1 mi.



Note:

Lots 1 and 2 shall be known as a Municipal Well Reserve Subject to the Limitations of Restrictive Use Easement for Municipal Water Supply Well Reserve.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

City of Cordova
Owner

By Authorized Officer

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 10 day of August, 1979

Anna M. Shady
Notary Public for Alaska

My Commission Expires 12-8-82

CERTIFICATE OF APPROVAL BY THE COMMISSION

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Cordova Planning Commission, and that said plat has been approved by the commission by Resolution No. 10, dated 7/10/79, 1979 and that the plat shown hereon has been approved for recording in the office of the Recorder, Cordova, Alaska.

Date 7/10/79 Sandra L. Redding
Secretary
City Planning Commission

City Engineer

City Engineer

Attest: Anna M. Shady
Clerk

COPPER RIVER HIGHWAY

SCALE: 1" = 50'

CURVE DATA

NO	Δ	R	T	L
1	55° 09' 08"	200'	10.45'	19.25'
2	90° 00' 00"	300'	30.00'	47.12'

LEGEND

- BLM. MONUMENT
- CORNER NOT SET
- REBAR SET
- 1" GALV. IRON PIPE SET

79-5

FILED 3.00
Cordova REC. DIST.
DATE October 22, 1979
TIME 2:03 P.M.
By City of Cordova
Box 121
Cordova, Ak. 99574

ODIAK PARK SUBDIVISION

RE-FLAT

NOTE: REPLAT OF PORTION OF BLK'S 243 OF ODIK PARK SUBDIVISION.

MERRELL AND ASSOC. DESIGN SERVICE

P.O. BOX 10-1051; ANCHORAGE, AK. 99511

DR. BY: P.L.M.

DATE: JULY 12, 1979



AGENDA ITEM # 16
City Council Regular Meeting Date: 11/05/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Wednesday November 05, 2025
ITEM: Letter of Interest for A Portion of Lots 11, 12, 13, & 14, Block 32, Original Townsite
NEXT STEP: Decision on Disposal and Disposal Method

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: Requested Actions: Decision on Disposal and Disposal Method
Applicant: David Paddock & David Evans
Legal Description: Portion of Lots 11, 12, 13, & 14, Block 32, OT
Parcel Number: 02-061-477, 02-061-479, 02-061-481, & 02-061-483
Area: 4,408 sf, 4,500 sf, 4,500 sf, & 4,500 sf
Zoning: Low Density Residential District

II. RECOMMENDED ACTION / NEXT STEP: After selecting a disposal method (numbers 1-4 below) please clearly define if you are choosing to dispose of the property by a lease (rent) or by a purchase (sale) or both. Staff has provided the following motions for City Council to open the agenda item for discussion:

“I move to dispose of A Portion of Lots 11, 12, 13, & 14, Block 32, Original Townsite approximately 17,908 square feet in size as outlined in Cordova Municipal Code 7.40.060 B by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property. (David Paddock & David Evans)
2. Invite sealed bids to lease or purchase the property.
3. Offer the property for lease or purchase at public auction.
4. Request sealed proposals (RFPs) to lease or purchase the property.

III. FISCAL IMPACTS: The property would become part of the City’s lease or purchase revenue and possessory interest tax or property tax revenue.

IV. BACKGROUND INFORMATION: David Paddock and David Evans put in a letter of interest to enter into a lease with option to purchase agreement with the City for lots 11, 12, 13, & 14, Block 32, Original Townsite. This is located in the Low Density Residential District of Cordova. They would like to develop these lots and build residential homes or townhouses with each unit having an apartment for rental income. These

residential units will be built for resale.

Low Density Residential Zoning District

The Low Density Residential Districts permitted uses are one-family, two-family and three-family dwellings, boardinghouses, truck gardening, the raising of bush and tree crops, flower gardening, and the use of greenhouses, home occupations, accessory buildings and uses not used or operated for gain and not including guest houses or accessory living quarters, and required off-street parking. (CMC 18.20.010)

Land Disposal Maps - Replat of Lots & Roadway

The specific lots requested are marked on the land disposal maps as “Available Requires Subdivision.” Two of these lots as well as adjacent City lots include the existing Ski Hill Road within their boundaries. This road is not within a plated right-of-way (ROW) and best practice would be to replat and represent the current roadway. At a minimum, disposal of the requested lots would require a replat to have the existing road dedicated as ROW and rearranging the lot lines and adjacent ROW to maximize the usable space. The details of any such replating and ROW vacations would be explored as this request moves through the land disposal process, with final decisions being made during the negotiations of a sale if that were to occur.

Planning Commission Recommendation

On Tuesday October 14, 2025, at 6:30 PM the Planning Commission heard this agenda item. The Commission agreed that the applicants proposed structure would provide quality housing options for the community and the lots have been available for years with no interest. The Planning Commission approved a motion recommending that the City Council dispose of the lots by negotiating directly with the party who submitted the letter of interest to lease or purchase the property.

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

Full Video: https://www.youtube.com/live/QUpF4CBgk4E?si=wC5vAHKLsHeOC_-G

City Council's Next Steps

The Letters of Interest from the applicants are attached for review. The City Council shall make two decisions regarding this memo: First, is if the requested property should or should not be leased or sold. If it is determined that the best interest of the City is to lease or sell the subject property they shall second, determine by what method the land be disposed of (direct negotiation, sealed bids, public auction, or request for proposals).

Applicable Code:

7.40.040 - Letter of interest to lease or purchase.

A. A person may submit a letter of interest to the city raising an interest in the purchase or lease of city property. Except as otherwise provided in this chapter, a letter of interest shall be submitted to the city manager and must include the following information:

- 1. The name of the interested party and any other names under which the party does business;*
- 2. The interested party's mailing address and the address of the interested party's registered office in the state, if applicable;*
- 3. The use or purpose for which the interested party proposes to lease or purchase the property, and any additional information required by the city manager, school board, city planner or the planning commission.*

B. The city manager shall refer a letter of interest from a qualified interested party to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the letter of interest for review by the planning commission.

C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

D. The city council shall review the letter of interest and the planning commission's recommendation, and determine, in the city council's sole discretion, whether to offer the real property interest for disposal by one of the methods as described in Section 7.40.060(B).

7.40.060 - Methods of disposal.

A. Except as this chapter provides otherwise, all disposals of interests in city real property shall be for no less than fair market value. The city may accept in exchange for an interest in city real property any consideration of sufficient value not prohibited by law.

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

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

C. If the city elects to dispose of an interest in city real property under one of the competitive methods described in subsections (B)(2) through (B)(4), notice of the disposal shall be published in the manner which the city manager deems most likely to inform the public of the proposed disposal for a period of at least thirty days. At a minimum, the notice shall describe the interest in city real property to be disposed of, the method of disposal, and the time and place for submitting bids or proposals.

D. An invitation for bids to lease or purchase city real property shall specify any minimum price requirement and any required terms.

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.

V. LEGAL ISSUES: Legal review of lease or purchase agreement will be required prior to final approval by City Council.

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

VII. ATTACHMENTS:

- 1) Letter of Interest
- 2) Subject Property
- 3) Plat 1-11

David Paddock

[REDACTED]

David Evans

[REDACTED]

9th September 2025

City Manager
Cordova Alaska

Dear City Manager

My Name is David Paddock, I am interested in a lease option to purchase on Lots 11, 12, 13, and 14 in Block 32 of the Cordova Old Townsite. The area is near the Ski Hill.

I would be entering this agreement with David Evans as a partner. Our plan is to develop the lots into residential homes for resale.

David Evans has built a few homes in Cordova over the years and is currently building a home on Whiskey Ridge road for the Peterson family. I am a contractor in Hawaii and am in Cordova to help with the tile and finish carpentry on the Peterson home. We have both built and renovated hundreds of homes over the last 30 years and are confident that we can build quality housing for the residents of Cordova.

Sincerely,

David Paddock

Block 32

Lot 14

Lot 13

Lot 12

Lot 11

**Subject
Property**

MAP OF CORDOVA ALASKA

Scale 1 inch = 100 feet
SURVEYED BY A. JUDSON ADAMS
COMPILED IN 1910

THIS MAP IS AMENDATORY OF & SUPPLEMENTAL TO THE ORIGINAL PLAT OF THE TOWN OF CORDOVA, RECORDED IN THE OFFICE OF THE RECORDER FOR THE CORDOVA PRECINCT AT PAGE 10, BOOK 1 OF PLATS.

DEDICATION

Know all men by these presents, that I, Geo. C. Hazlet, Trustee under and by authority vested in me by a certain deed of Trust, made and executed on the 24th day of February, 1908, and duly recorded in the office of the recorder of the Cordova recording precinct, Alaska, have caused to be surveyed, laid out and platted as a part of the original Cordova Townsite, all that part or portion of U.S. Survey No. 449, not embraced in and made a part of the original plat of said townsite of Cordova, save and except that portion of said U.S. Survey No. 449 heretofore conveyed to the Copper River Railway Company, containing thirteen acres more or less, situated at the north-westerly corner of said survey No. 449. The plat hereto annexed and upon which this dedication is written is intended to be amendatory of and supplemental to the original plat of said town of Cordova now of record in the office of the recorder for the Cordova recording precinct, in book 1 of plats and blue prints, at page 10, and shall be designated as the Amended Plat of the Town of Cordova. I hereby dedicate to the public the easement and right of way over, upon and along the several spaces marked upon this amended plat as streets, avenues and alleys, to be used as public highways; provided, however, that this dedication is made upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns the sole and exclusive right and privilege of using said streets, avenues and alleys, and the land covered thereby for the purpose of laying water pipes, conduits and water mains upon, in and through the same, and to convey water therein for private domestic use and for fire protection and other public purposes, and thereby to maintain and operate a water works system for supplying water to the public, and for private use; also upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns the sole and exclusive right and privilege of using said streets, avenues and alleys and the land covered thereby for the purpose of erecting and maintaining upon, in and through the same, telegraph, telephone and electric light poles, and to construct, erect and maintain upon said poles, over said streets, avenues and alleys, wires and to conduct thereon and thereby electricity for light and power purposes and to maintain and operate thereon and thereby telephone and telegraph wires for public and private uses; also upon the express stipulation that I hereby reserve and retain to myself, my successors and assigns, the sole and exclusive right and privilege of using said streets, avenues and alleys and the land covered thereby for the purpose of erecting, building and laying thereon and operating in and over the same surface railway tracks, and to operate and run over and upon the same street railways and other cars by means of cable, electric, steam or other motive power for public and private uses. This dedication shall in no manner affect the rights of any of the parties hereto or of the general public held, reserved or acquired under the dedication of the original plat of said town of Cordova.

Witness my hand and seal this 17th day of August 1911
Witnesses: *George C. Hazlet* Trustee
George C. Hazlet Trustee

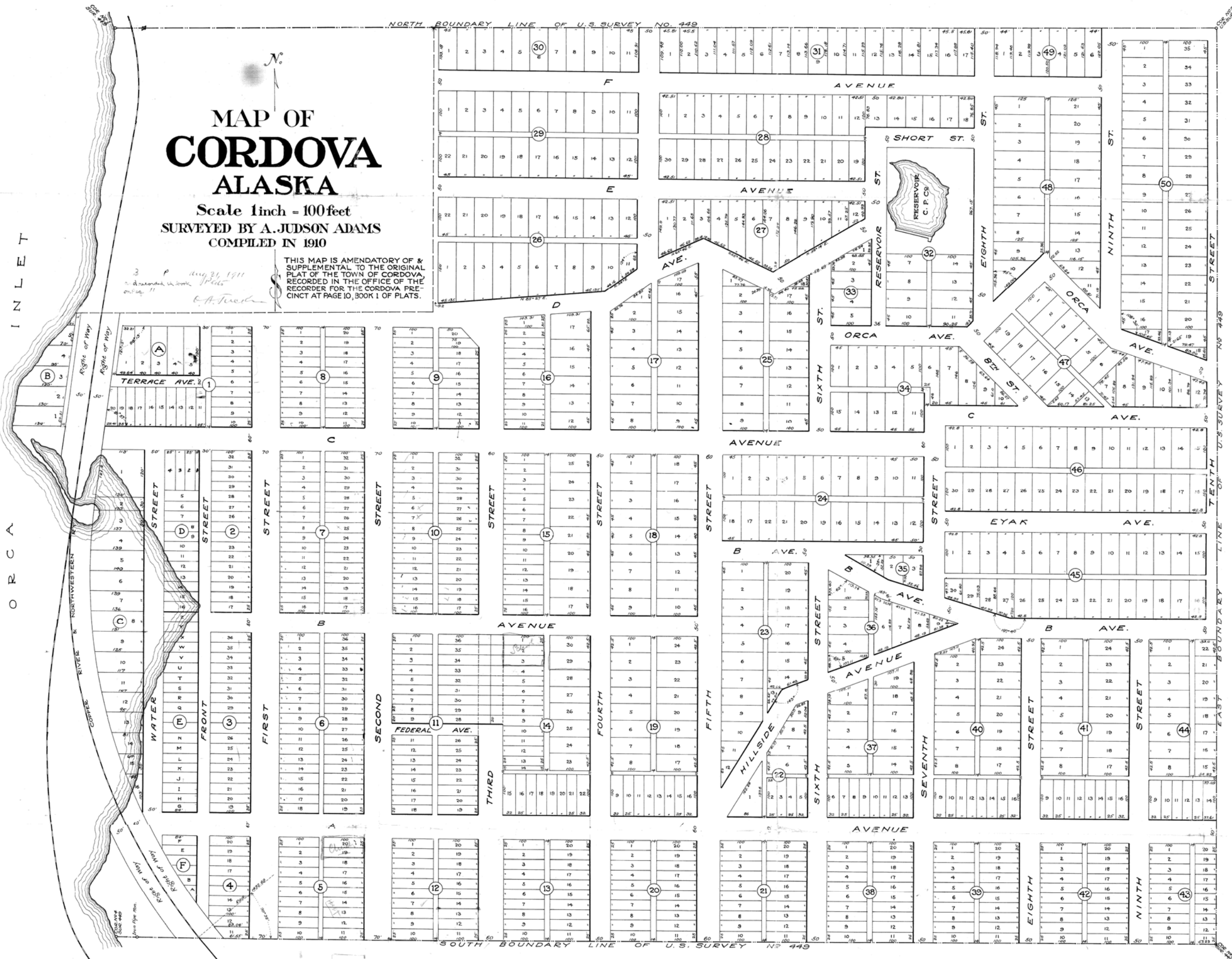
United States of America
District of Alaska
On this 17th day of August, A.D. 1911, before me, a notary public in and for the District of Alaska, personally appeared Geo. C. Hazlet, trustee, known to me to be the same person named in and who executed the within instrument, and acknowledged to me that he executed the same for the uses and purposes therein named.

Witness my hand and official seal the day and year in this certificate above written.
A. Judson Adams
Notary Public for Alaska

DESCRIPTION

The foregoing Amended Plat of the Town of Cordova, Alaska, embraces and contains all of U.S. Survey No. 449, save and except a parcel of thirteen acres, more or less, said tract being described as follows: commencing at Cor. No. 1, being the North-west corner of U.S. Survey No. 449, thence East along the north line of survey No. 449, a distance of 12,001 chains; thence south 10.65 chains; thence west 14.831 chains, to meander line on shore of Orca Inlet; thence, following meanders of Orca Inlet, north 30° 30' east 4.27 chains, thence north 5° 25' east 7.00 chains to corner No. 1 of said U.S. Survey No. 449, the place of beginning, containing 13.65 acres

INLET
ORCA





AGENDA ITEM # 17
City Council Regular Meeting Date: 11/05/25
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Wednesday November 05, 2025

ITEM: Land Disposal – Review of Proposal for a Portion of Lot 1, Block 7A, Tidewater Development Park (Breakwater Fill Lot)

NEXT STEP: Decision on Received Proposal

☐ INFORMATION
☒ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: Requested Actions: Decision on Received Proposal
Applicant: Camtu's Alaska Wild Seafoods
Legal Description: Portion of Lot 1, Block 7A, Tidewater Dev Park
Area: Approximately 40,259 Square Feet
Zoning: Not Zoned

City Council directed Staff to publish a Request for Proposals (RFP) for the lease or purchase of the property. The City received one proposal for the purchase of the property. The City received no proposal for the lease of the property. In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council on the received proposal.

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

"I move to approve the proposal from *(insert preferred proposal)* to purchase a Portion of Lot 1, Block 7A, Tidewater Development Park."

Choose one of the following to insert for the asterisk above: * Camtu's Alaska Wild Seafoods

III. FISCAL IMPACTS: If a purchase of the property occurs, the City would collect the payment for the price of the property and property tax revenue. There would be an increase in sales tax revenue from the associated business and raw fish tax revenue.

IV. BACKGROUND INFORMATION: This lot was created by filling the tidelands in 2012 to break the waves from the north swell before it reaches the harbor. The property is approximately 40,259 square feet; however, the existing pad area is roughly 20,000 square feet.

Waterfront Industrial District

This lot is not yet zoned. The area surrounding this property is zoned Waterfront Industrial District.

Zoning

CMC

18.33:

https://library.municode.com/ak/cordova/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.33WAINDI

Harbor Commission Meeting January 08, 2025

On January 08, 2025, the Harbor Commission approved and passed a motion to recommend that City Council publish an RFP to be issued for Lot 1, Block 7A, Tidewater Development Park also known locally as the Breakwater Fill Lot. The Harbor Commission is in unanimous support of the disposal of this lot under the conditions that it go to RFP and that if there is a chosen proposal the City enters into a lease with option to purchase style contract. The Harbor Commission noted their opposition to any proposal that impedes the waterway entrance as well as any agreement that might allow for the Lessee to purchase the property without development. The entrance to the harbor is a federally regulated navigation channel and could not be encroached upon. Whatever the final proposal for this lot is, it will be required to be reviewed by the relevant federal agencies which will include a review that the navigation channel is not encroached upon.

Planning Commission Meeting January 14, 2025

On January 14, 2025, the Planning Commission approved and passed a motion to recommend City Council publish an RFP to be issued for Lot 1, Block 7A, Tidewater Development Park. The Planning Commission is in unanimous support of the disposal of this lot. The Planning Commission agrees with the parameters that the Harbor Commission discussed. The waterway should not be impeded. The Planning Commission also choose to recommend that Council request RFPs the reasoning was unlike other land disposals, this lot has only recently had its status changed to “Available” from “Not Available” on the City land disposal maps, and there were two interested parties that came forward and submitted letters of interest.

City Council Meeting February 19, 2025

At the Wednesday February 19, 2025, Regular Council Meeting, during pending agenda, Council member **Smith** requested that an action item be placed on the next agenda to discuss the Breakwater Fill Lot and to have a motion for the City to publish a RFP to the public. This request was seconded by Council member **Kinsman**.

Full Video: https://www.youtube.com/live/jJhflKMgcfY?si=Y3BMACpgPV_Z9aOC

City Council Meeting March 05, 2025

At the Wednesday March 05, 2025, Regular Council Meeting the Council voted to refer this motion back to Staff for further investigation into what the Public would like to see done with this property in the future.

Full Video: https://www.youtube.com/live/w3EgVbUf2p0?si=QHPWFHCfMieTd0_C

Mayor’s Mug Up Meeting June 18, 2025

On Wednesday June 18, 2025, Mayor Smith held a Mug Up to discuss with the public their vision on what they would like to see done with this lot in the future. A survey was published for the public to submit their answers digitally. The results of that survey were as follows:

- 1) 33.3% Covered Public Gathering / Recreation Space
- 2) 22.8% Generate City Revenue / Economic Development
- 3) 20.3% Maintain Open / Public Access & Views
- 4) 11.4% Mixed-Use: Public Space + Business / Revenue
- 5) 6.5% Tourism Development
- 6) 5.7% Infrastructure Improvements (Marine/Utility/Other)
- 7) 4.9% Leave As-Is / No Change

- 8) 3.3% Miscellaneous or Non-Specific (DMV requests, potholes, or just “money” with no context)

Full Video: https://www.youtube.com/live/NEPgFWbB_HA?si=umSy4VKnkwyKZE9O

City Council Meeting July 02, 2025

At the City Council Regular Meeting of Wednesday July 02, 2025, the City Council made the decision to put this property out for lease or purchase via the RFP process.

Full Video: <https://www.youtube.com/live/EqvGgp3uayc?si=7FzNw76UYzhsuRyX>

Staff crafted two RFP’s, one for proposals for purchasing the property, one for proposals for leasing the property.

The RFP for the purchase of this property was published July 31, 2025, and ended August 31, 2025, at 5 PM. The City received one proposal for the purchase of the property.

Full RFP for Sale of the property can be found at the following link: [7.31.2025-Full-Notice-and-RFP-Breakwater-Fill-Lot-Lot-1-Block-7A-Tidewater-Development-Park.pdf](#)

The RFP for the lease of this property was published September 19, 2025, and ended October 20, 2025, at 5 PM. The City received no proposal for the lease of the property.

Full RFP for Lease of the property can be found at the following link: [09.19.2025-LD-RFP-25-06-LEASE-of-a-Portion-of-Lot-1-Block-7A-Tidewater-Development-Park-Breakwater-Fill-Lot.pdf](#)

Receive Proposal for Purchase

On Friday August 29, 2025, at 8:58 am Camtu’s Alaska Wild Seafoods submitted a proposal for the purchase of a Portion of Lot 1, Block 7A, Tidewater Development Park also known locally as the Breakwater Fill Lot. The applicant’s proposed plan is for a phased approach and for construction of first a dock, second widening the entrance to the lot, and third building a public park for the community. The applicant’s proposal gives their goals which are to build their business, increase processing capacity, increase revenue, create more jobs, create more infrastructure for their business and a park for the community, while also nurturing fishing culture and traditions.

The proposal is to replat the existing area to give the applicant a portion of the lot and tidelands. The dock that they are proposing would attach to the City T-Dock for their private use. The applicant is currently taking deliveries at the North Harbor Loading Dock that is causing congestion within the harbor. They believe that this option would relieve the vessel traffic within that area of the harbor.

Applicants Proposed Timeline:

- **Phase 1 is 24-36 months (2026 – 2029)** – Constructing a dock with two cranes and a small structure on the dock.
- **Phase 2 is 6-8 months (2029)** – Widening of the entrance to the lot to allow for two vehicle lanes and a walking path.
- **Phase 3 is 6-8 months (2030)** – Construct a public park with a fenced walking path from Breakwater Ave to the harbor south facing side of the lot. Install park benches, picnic tables, and standing permanent barbeque grills.

See the full proposal attached to this memo for more in-depth information on the applicants proposed plan.

Current Lessee on the Breakwater Fill Lot

The current lessor, The Jump, requested to terminate their lease early. They have removed their building from the property.

Planning Commission Meeting October 28, 2025

On Tuesday October 28, 2025, the Planning Commission is holding a special meeting to review the proposal

received for the purchase of the property. The Commission scored the proposal and made a recommendation to City Council based on the merits of the proposal. The Commission scored the proposal 95 out of 105 possible points. The motion was to recommend that City Council approve the proposal from Camtu's Alaska Wild Seafoods to purchase a Portion of Lot 1, Block 7A, Tidewater Development Park.

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

Meeting Audio: <https://youtu.be/bc3utC1VZ7E?si=ikVv2IjvE6DJrl->

Staff identified the need to address the United State Coast Guard (USCG) navigational light that is in the southwest corner of the building pad. If the applicant is to acquire this lot USCG would need to have an access easement to that light for maintenance and replacement purposes. This could be accomplished by requiring and access easement and would be addressed by Staff during the negotiation process if the proposal is selected by the City Council.

Applicable Code:

7.40.060 - Methods of disposal.

A. Except as this chapter provides otherwise, all disposals of interests in city real property shall be for no less than fair market value. The city may accept in exchange for an interest in city real property any consideration of sufficient value not prohibited by law.

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

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

C. If the city elects to dispose of an interest in city real property under one of the competitive methods described in subsections (B)(2) through (B)(4), notice of the disposal shall be published in the manner which the city manager deems most likely to inform the public of the proposed disposal for a period of at least thirty days. At a minimum, the notice shall describe the interest in city real property to be disposed of, the method of disposal, and the time and place for submitting bids or proposals.

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.

IV. LEGAL ISSUES: Legal review of lease or purchase agreement will be required prior to final approval by City Council.

V. SUMMARY & ALTERNATIVES: The City Staff published two RFP's one for purchase and one for lease of a portion of the property. One proposal was received for purchase. The City Council will make a decision to dispose or not dispose of this property to the applicant who submitted a proposal.

VI. ATTACHMENTS:

- 1) Subject Property
- 2) Plat 93-2 Tidewater Development Park
- 3) Auto Cad Drawing Depicting Placement of USCG Navigation Light
- 4) Planning Commission Scoring Criteria
- 5) The Proposal of Camtu's Alaska Wild Seafoods

**Subject
Property**





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 PLAT #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 #66-6, 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

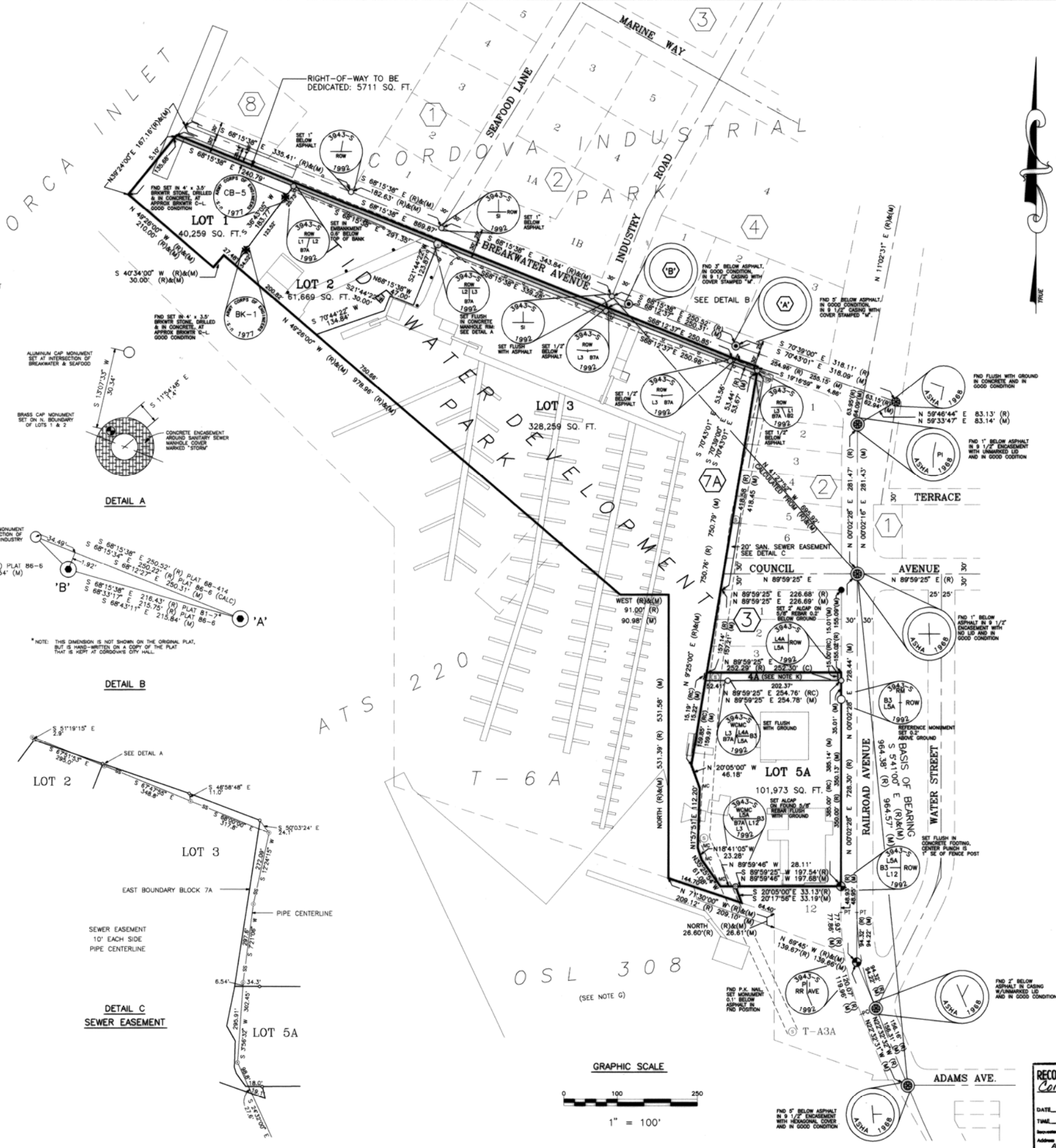
SURVEYOR'S CERTIFICATE

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 (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 BY
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:

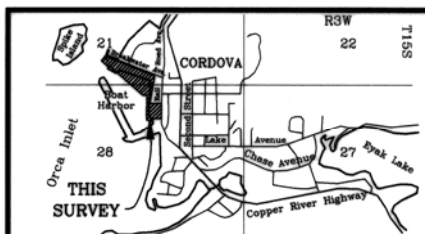
Walt Wade
PLANNING COMMISSION
1/28/93
DATE
Don White
CITY MANAGER
2-1-93
DATE
Robert T. Kean
CHAIRMAN, PLANNING COMMISSION
2-1-93
DATE

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

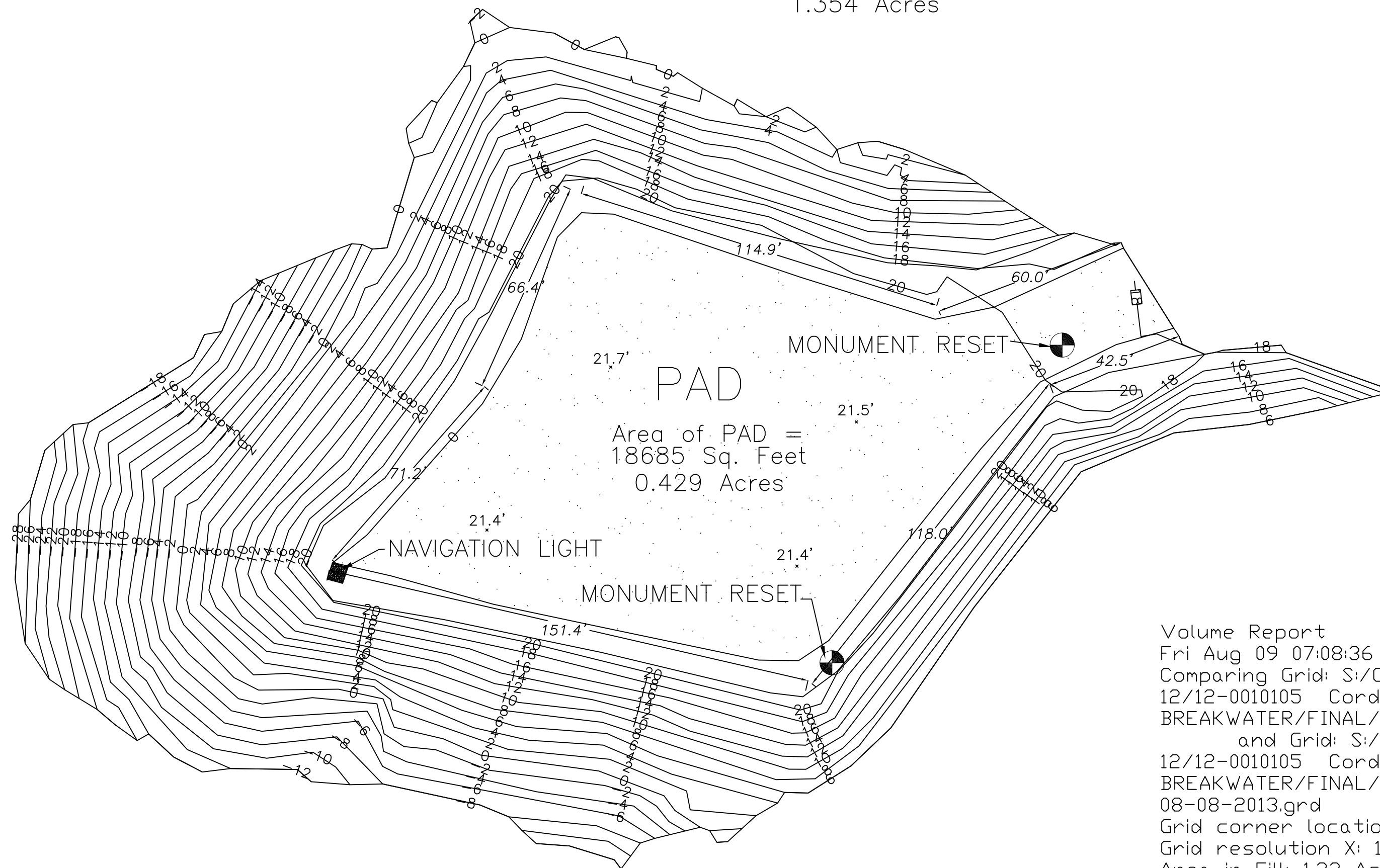
A RESUBDIVISION OF BLOCK 7 TIDEWATER DEVELOPMENT PARK (PLAT 81-7) & LOTS 4 THRU 11 BLOCK 3 TIDEWATER DEVELOPMENT PARK (PLAT 68-414) LOCATED WITHIN SECTIONS 21 & 28, T15S, R3W, C.R.M., AK. CONTAINING APPROXIMATELY 12.44 ACRES CORDOVA RECORDING DISTRICT

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

93-2
RECORDED - FILED 20-
CORDOVA REC. DIST.
DATE 3/2 1993
TIME 1:45 P
BY ELIZABETH KEAN
ALASKA DEPT. OF REVENUE
ANCH AK 99516

TOTAL AREA INCLUDING TOE OF SLOPE=
58998 Sq. Feet
1.354 Acres



Volume Report
Fri Aug 09 07:08:36 2013
Comparing Grid: S:/Carlson Projects/2012/Work
12/12-0010105 Cordova/12-01 B CORDOVA
BREAKWATER/FINAL/12-01 B ORIGINAL GROUND 04-25-2012.grd
and Grid: S:/Carlson Projects/2012/Work
12/12-0010105 Cordova/12-01 B CORDOVA
BREAKWATER/FINAL/12-01 B FINAL BREAKWATER
08-08-2013.grd
Grid corner locations: 5313.81,3868.35 to 5873.81,4278.35
Grid resolution X: 112, Y: 82 Grid cell size X: 5.00, Y: 5.00
Area in Fill: 1.32 Acres
Total inclusion area: 1.33 Acres
Average Fill Depth: 15.17
Max Fill Depth: 35.61
Fill (C.Y.) / Area (acres): 24334.19
Fill volume: 32,328.77 C.Y.

Uniform Scoring Criteria for Project Proposals in Cordova

Purpose

This scoring framework ensures fair, unbiased evaluation of project proposals, aligning with Cordova’s community goals as outlined in the [Comprehensive Plan](#), [Municipal Code](#), and the original RFP criteria. The system provides clear standards to prioritize projects that best support Cordova’s vision and values.

Scoring Guide

- Each section is assigned a maximum number of points, with evaluators scoring based on the standards defined above.
 - Total possible points: **120**.
 - To ensure fairness and transparency, evaluators should provide written justification for each score awarded, referencing specific criteria and evidence from the proposal.
-

Final Evaluation

- Proposals with the highest total scores will be prioritized, ensuring that the selected project aligns with Cordova’s goals and provides maximum benefit to the community.
 - Tie-breaking mechanism: In the event of a tie, proposals with higher scores in “Alignment with Comprehensive Plan Goals” and “Public Benefit and Community Impact” will take precedence.
-

This updated scoring framework ensures that all project proposals are evaluated for compliance with the [Cordova Municipal Code](#), particularly concerning land disposal processes and zoning regulations, thereby aligning with the city's legal and community standards.

Scoring Framework in Table Format

Criteria	Description	Points
1. Alignment with Comprehensive Plan Goals		25
- Consistency with Vision and Goals	Does the project support the vision and goals outlined in the Comprehensive Plan? Examples: economic growth, sustainability, and cultural preservation.	15
- Support for Key Strategies	Does the project align with specific strategies and actions identified in the Comprehensive Plan?	10
2. Public Benefit and Community Impact		20

Criteria	Description	Points
- Enhancement of Quality of Life	How does the project improve residents' daily lives (e.g., recreation, housing, public spaces)?	10
- Enhanced Design	Does the project promote enhanced architectural design for community members?	5
- Community Engagement	Was community input sought and incorporated into the proposal?	5
3. Economic Development and Financial Viability		20
- Economic Growth	Does the project directly create jobs, stimulate local business, or attract investment? (Included business plan is preferred)	10
- Financial Feasibility	Given the information in the proposal is this project viable costs versus income generation in the business plan?	5
- Economic Benefit to City	Will the project generate long-term financial benefits (e.g., increased tax revenue, reduced city costs)?	5
4. Sustainability and Environmental Stewardship		15
- Environmental Impact	Does the project prioritize environmental sustainability and compliance with regulations?	10
- Long-Term Viability	Will the project have sustainable benefits and be resilient to future challenges?	5
5. Proposer Qualifications and Experience		10
- Track Record	Does the proposer have a history of successful, similar projects?	5
- Local Knowledge and Partnerships	Does the proposer demonstrate an understanding of Cordova's community and collaborate with local stakeholders?	5
6. Implementation Plan and Risk Management		10
- Feasibility and Timeline	Is the proposed timeline realistic and achievable?	5
- Risk Identification and Mitigation	Are potential risks identified with clear mitigation strategies?	5
7. Adherence to Municipal Code and Legal Compliance		20
- Compliance with Land Disposal Process	Does the project adhere to the requirements in Cordova Municipal Code Chapter 7.40	5
- Zoning and Land Use Regulations	Does the project comply with all relevant zoning and land use regulations as outlined in the Municipal Code Title 18 Zoning	15

SEALED PROPOSAL FORM

All proposals including deposit must be received by the Planning Department by August 29, 2025, at 5 PM.

Property: Lot 1, Block 7A, Tidewater Development Park. The sale of the property will require a replat to adjust the boundary lines to remove the City Dock from the parcel boundary. Final boundary lines to be negotiated between the City and selected proposer.

Name of Proposer: Tyler & Tu Trinh Dillon

Name of Organization: Camtu's Alaska Wild Seafoods

Address: <u>PO BOX 1502</u>	Tyler: 907-831-6177
<u>129 Harbor Loop Road</u>	Phone #: <u>Tu Trinh: 206-909-1187</u>
<u>Cordova, Alaska 99574</u>	Email: <u>tyler@alaskawildseafood.com</u>
	<u>tutrinh@alaskawildseafood.com</u>

Minimum Price \$ 455,000.00

Proposed Price \$ 341,250

Paper check has been submitted to the City on 08/27/2025.

SUBMITTAL OF PROPOSAL

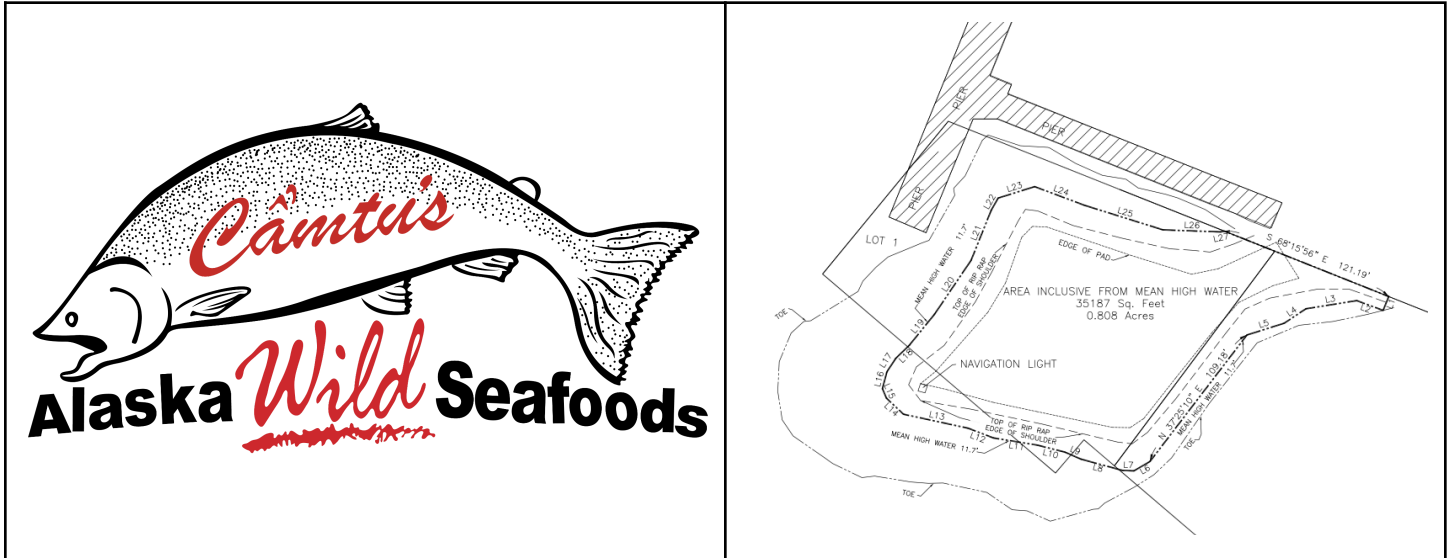
Deliver your proposal to the front desk at City Hall with a check or cash.

Or mail proposals with a check or cash to: City of Cordova
(must be postmarked before due date and time) Attn: Planning Department
 P.O. Box 1210
 Cordova, Alaska 99574

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THE CAMTU TIDEWATER LOT DEVELOPMENT PROJECT ~ V2

LOT 1, BLOCK 7A, OF TIDEWATER DEVELOPMENT PARK REQUEST FOR PROPOSAL PACKET

Prepared by Tyler & Tu Trinh Dillon

Camtu's Alaska Wild Seafoods

PO BOX 1502

129 Harbor Loop Road

Cordova, AK 99574

Phone: (907) 424 - 3124

Fax: (907) 424 - 3193

info@alaskawildseafood.com

www.alaskawildseafood.com

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LINK TO THE FORMAL REQUEST FOR PROPOSAL GOOGLE DOC

[LINK TO RFP GOOGLE DOC](#)
[FOR ONLINE VIEWING](#)

Or Short Link:

<https://shorturl.at/wWYFE>

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Request for Proposals (RFP) for Lot 1, Block 7A, Tidewater Development Park (Breakwater Fill Lot)

INTRODUCTION

Company Background

Established in 2014, Camtu's Alaska Wild Seafoods is a local processor for wild Alaskan seafood from the Copper River and the Prince William Sound. At this time, we process all five species of Alaskan salmon, moving up to 6 million pounds of raw product per year. Our main product line is wholesale fresh and frozen, headed/gutted salmon, salmon fillets, and green roe for King, Sockeye, Chum, Pink, and Coho Salmon. We work with about 300 unique fishing vessels and have up to 7 tender vessels that charter for our fleet. Our company staff size ranges up to about 70 total team members at peak season. About 25% of our staff are local Cordovan residents. Our company is local only to the port of Cordova. Founded by husband and wife, Camtu Ho and Thai Vu, the company remains family-owned and operated.

Our freshest, high-quality seafood has been what sets us apart since the beginning. Our quality management program is upheld to the highest of standards in each step of production and often commended by long-time and new customers. Our company and products are proudly MSC and RFM certified for sustainability, as we believe in the management and protection of our fishery to ensure its longevity for generations to come. We are a HACCP compliant and FDA, TSA, and DEC certified facility as we prioritize the safety of our facility, environment, and products. In addition, we are an Approved Establishment under the USDC Seafood Inspection Program and SANCO Export List. Therefore, our products are able to be exported to customers all over the world.

Purpose Of Packet

The purpose of this packet is our formal submission of our Request for Proposal for the property located on "Lot 1, Block 7a, Of Tidewater Development Park (Breakwater Fill Lot)". All of the information within this packet is intended to be presented to the City of Cordova, its council members, and to the general public for consideration of this location.

This packet shall contain information on our proposed concept, design, and development plan to supplement our vision for the property. All information, design, graphics is presented as an initial draft for our vision of this lot. Lastly, we present ways that our proposal can provide partnership means with the City of Cordova and how it shall benefit the community as a whole and all of its internal communities and groups.

PROPOSAL PLAN

Goals

For this project proposal, we are driven by a dual mission: to properly grow our seafood business in order to provide more for our fishing fleet and employees, while simultaneously creating lasting value for all members within our community. Our vision extends beyond mere business growth. While we aim to expand our seafood processing capacity and increase revenue, we are equally committed to fostering economic development and giving back to Cordova. Our proposal aims to create more work opportunities, support our local fisheries, contribute to the economic vitality of our town, but also consider infrastructure that nurtures our fishing culture and traditions.

Objective Plans

Our two main objectives strive to reflect our commitment to balancing business growth with community development, ensuring that our expansion benefits both the fishing fleet and the wider community we serve.

Objective Plan #1

With our intentions for growth, we often run into a bottleneck that continues to prevent us from proper expansion. This bottleneck takes place at our current offloading process and dockside support. We currently lease the Inside Dock and Crane with the City Harbor Department, with an additional sublease with the Prince William Sound Science Center

(PWSSC) for a dry interior dock office room. We have had a great partnership with the City and PWSSC over the years, but being a public and shared space, this limits our ability to provide optimal service to our fleet and employees to its fullest potential.

For our first objective, our company is looking for property with deepwater, oceanfront access in order to build our own dockside pier. With our own dock area, property, cranes and offloading equipment, we are able to bring forth continued competitive pricing to our fleet, provide improved and additional services to our core fishing fleet, more work opportunities for our local residents, and beyond.

Objective Plan #2

For being a town with rich fishing traditions, we believe the town can benefit from additional oceanfront recreational areas for the community to enjoy. Therefore for our second objective, we propose that we can achieve our goals by building and reserving a space for a scenic oceanfront park. This park shall include leisure equipment for enjoyment. This recreational park can be used by all user groups within the community, to nourish current traditions of our fishing culture and provide the space for developing new ones.

Concept, Design, & Development

Phase 1 ~ The Dock



IMAGE 1: DOCK BIRDSEYE VIEW

- Get permitting
- Build offload/loading dock out to match up with current T-dock

- Add two cranes to new dock for offloading gillnetters, seiners, and tenders
- Install fish pump under dock
- Build dock building to operate dock business out of and to shelter dock crew and fishermen out of the weather.
- TIMELINE ESTIMATE FOR PHASE 1 ~ 24 - 36 months



IMAGE 2: OFFLOAD PIER, CONCEPTUAL RENDITION, WITH DOCK SHELTER BUILDING

Phase 2 ~ The Entrance



IMAGE 3: WIDENING OF ENTRANCE, BIRDSEYE VIEW

- Widen entrance to the lot, enough to accommodate 2 traffic lanes of traffic and a walking path.
- TIMELINE ESTIMATE FOR PHASE 2 ~ 6 - 8 Months after Phase 1

Phase 3 ~ The Park

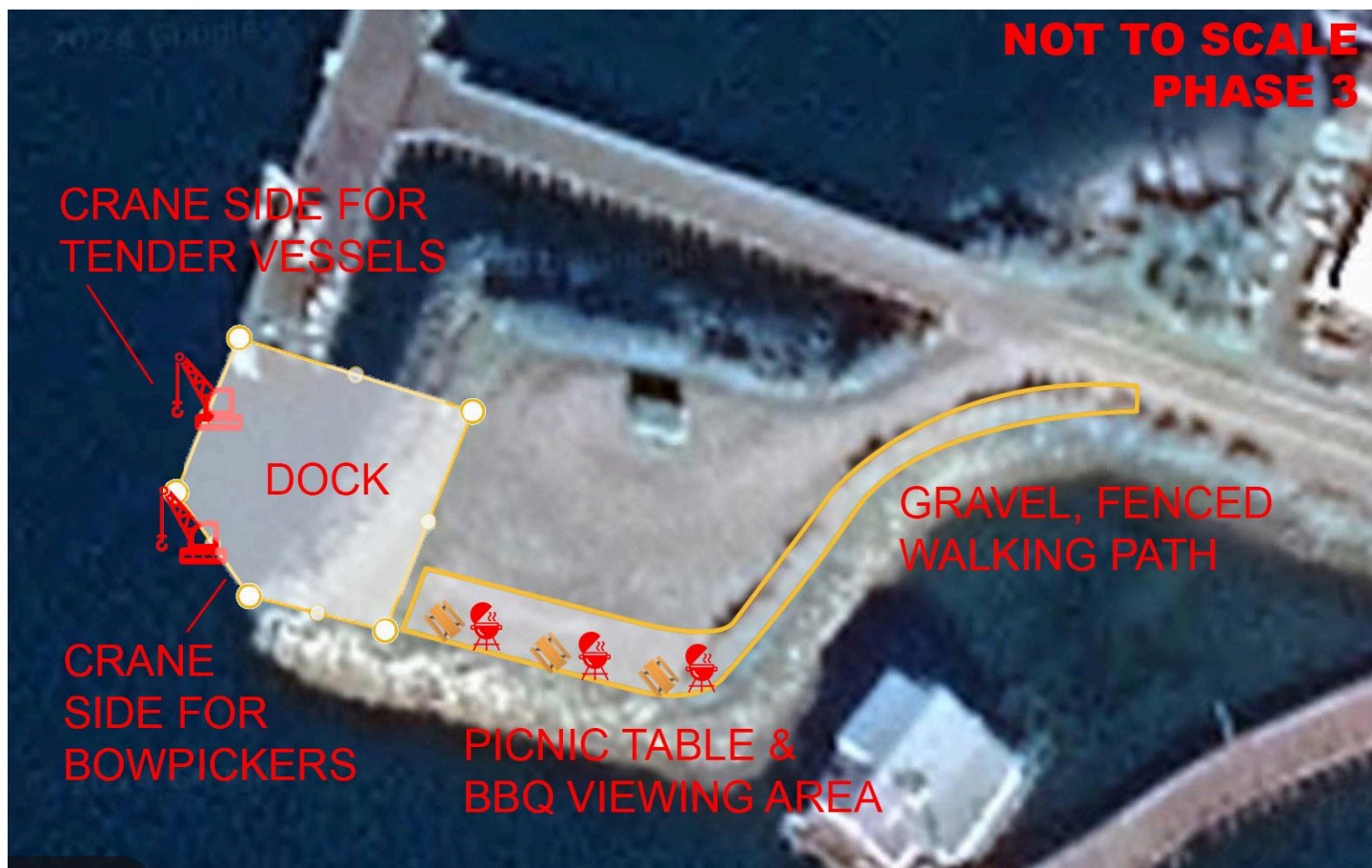


IMAGE 4: DOCK, WALKING PATH, PICNIC TABLE VIEWING AREA

- Build a fenced walking path from the street parking area to the south side of the lot to meet the waterfront viewing park.
- Build a waterfront viewing park on the south side of the lot.
- Install park benches, picnic tables, and standing permanent barbeque grills.
- TIMELINE ESTIMATE FOR PHASE 3 ~ 6 - 8 months after Phase 2



IMAGE 5: CONCEPTUAL IMAGE OF PICNIC TABLE VIEWING AREA, WITH FENCING ON THE LEFT



IMAGE 6: CONCEPTUAL IMAGE OF PICNIC TABLE VIEWING AREA WITH FENCING

ASKING PRICE

The City of Cordova has set a minimum asking price of \$455,000 for the entirety of Lot 1, Block 7A, Tidewater Development Park. While we recognize and respect the City's valuation, our proposal outlines a unique arrangement in which a portion of the property will remain reserved as public space, to be conveyed back to the City for community use and benefit.

Because of this, we respectfully request the opportunity to negotiate an updated fair purchase price that reflects the true scope of the property we will retain for private use. By carving out and reserving the recreational portion for public ownership, the City will maintain long-term stewardship over valuable waterfront land, while also gaining improvements at no direct cost to taxpayers.

For example, if the recreational portion reserved for public use represents approximately 25% of the overall lot area, then the adjusted fair purchase price would be calculated proportionally.

We would like to propose to the City of Cordova to purchase 75% of the Tidewater Development Park. Therefore, the calculation for purchase price is as follows:

$$\$455,000 \times 75\% = \$341,250$$

This method ensures that the City is compensated fairly for the land being transferred, while accounting for the fact that a meaningful percentage of the property will remain in public ownership.

We believe this approach creates a balanced outcome—ensuring the City achieves its minimum goals for land disposal revenue, while also acknowledging that a reduced net acreage will be conveyed to Camtu's Alaska Wild Seafoods for private development. We are confident that through open dialogue, a mutually agreeable purchase price can be established that fairly reflects the shared responsibilities and benefits of this partnership.

BENEFITS TO THE COMMUNITY

Park Area to Supplement Fishing Culture

We envision the oceanfront recreational park will serve as a new, vibrant hub that celebrates and supports Cordova's fishing culture. Nestled right at the entrance of the harbor in the Orca Inlet, this location emphasizes the beauty of the ocean and commercial fishing and provides direct tribute to what makes Cordova thrive. Our park intends to commemorate our rich fishing history through several different aspects— aesthetically, recreationally, and commercially.

An oceanfront park significantly enhances the aesthetic appeal of Cordova. The thoughtfully placed picnic tables and viewing areas shall offer recreation for residents and visitors to admire the natural beauty of the coastline. This will not only improve the town's appearance but also create a welcoming atmosphere that draws people to the waterfront and the community itself, making Cordova an even more attractive destination for local residents, potentially new residents, and visitors. With its ideal location, this park shall symbolize our community's deep appreciation of the ocean and our commercial fishing industry.

With emphasis on the first opener tradition where the town bids the fleet farewell and awaits for their safe return, we understand the significance of Tidewater Development Park and what it means to the community. We do not intend to take this tradition away, but to nurture and nourish it. Our vision intends to provide recreational utilities, making it inviting and enjoyable for our local residents to continue enjoying this tradition. The deck, picnic tables, and park bench chairs can be enjoyed by all. These provided facilities intend to encourage families and community members to enjoy more of the outdoors, directly in town.

The recreational park will be located nearby our extended offload dock. The harmonious blend of the oceanside park and dock facilities for our commercial seafood processing operation provides an educational viewing experience to those who are not familiar with where their seafood comes from. This lot design hopes to welcome seafood visitors of all types such as seafood marketing entities, enthusiasts, customers, buyers, and tourism to our community. These visitors can view our

offload operation to learn more about what makes our seafood famous and unique. This can potentially drive more awareness, seafood sales, tourism, and inevitably more opportunity for revenue to our community.

We believe this park space will add an invaluable benefit to Cordova. This park space intends to inspire opportunities for new events and traditions for the community, ensuring our fishing culture remains vibrant for years to come.

Strengthening and Preserving Local Traditions and Culture

The proposed oceanfront park and harborfront walkway provide a dedicated space for the community to engage with Cordova's rich maritime heritage. Families, children, and residents can observe the working fishing fleet, participate in seasonal celebrations, and enjoy traditions that have defined the town. By preserving public access alongside commercial operations, this project honors Cordova's fishing culture while providing a safe venue for ceremonies, fleet send-offs, fleet Christmas light shows, and other seasonal community events. With our proposal, all of these important traditions shall still be preserved. The integration of recreational and industrial areas highlights the town's identity as a vibrant working waterfront, ensuring that cultural practices remain visible, accessible, and celebrated.

Educational Opportunities

The project offers a unique, hands-on learning environment for schools, youth programs, and visitors. The proximity of the public walkway to the operational dock allows observers to gain insight into commercial fishing, seafood processing, and sustainable fisheries practices. Occasional guided tours or school visits could further connect the community and visitors with the inner workings of Cordova's seafood industry, fostering both appreciation and understanding of one of the town's most vital economic and cultural sectors.

Health and Wellness

Accessible, well-designed outdoor spaces promote physical activity, social interaction, and mental well-being. Walking paths, picnic areas, and scenic viewing points encourage residents and visitors to spend time outdoors, benefiting physical health and providing opportunities for relaxation, family outings, and community gatherings. These recreational amenities help build a stronger sense of community and contribute to a healthier, more active population, while offering a safe environment for all ages.

Environmental Appreciation and Stewardship

By preserving a portion of the lot for public use, the project encourages community engagement with Cordova's natural systems. Observation areas allow residents and visitors to view tidal ecosystems, marine life, and coastal habitats, creating opportunities for education and appreciation of the local environment. This awareness can inspire stewardship of Cordova's natural resources, demonstrating that sustainable commercial development and environmental conservation can coexist. The project design emphasizes minimal environmental disturbance while providing infrastructure that supports public engagement with the waterfront.

Inclusive Community Access

The park and walkway are designed to be accessible for people of all ages and abilities. Thoughtfully placed paths, picnic tables, and benches ensure that everyone in the community can enjoy Cordova's waterfront, fostering inclusivity and equity. By creating a shared space for recreation, education, and observation, the project strengthens social cohesion and encourages multi-generational use, offering a welcoming venue for both residents and visitors to connect with the working waterfront and the natural environment.

Encouraging and Enhancing Tourism and Visitor Economy

The oceanfront park and harborfront walkway will serve as an attractive destination for tourists, seafood enthusiasts, and industry visitors. Scenic viewing areas provide a safe vantage point to observe a working dock and seafood operations, creating a unique and authentic Alaskan fishing experience. This integration of public recreation with commercial activity can drive increased foot traffic, overnight stays, and spending at local businesses, contributing to Cordova's overall economic vitality. By offering visitors a memorable and educational waterfront experience, the project supports sustainable tourism growth and strengthens Cordova's reputation as a vibrant, culturally rich coastal town.

ECONOMIC DEVELOPMENT

Unique Market for Fishing Fleet

Since its establishment, Camtu's Alaska Wild Seafoods has provided a unique market for gillnetters, seiners, and tender vessels in the port of Cordova. From the beginning, our company has brought more competitive vessel pricing for the fishing fleet. Our boat prices range from +10% up to a +80% difference in revenue for the fishermen (2025, we are paying \$0.55/LB for seine pinks delivered to the dock, leading competitors are paying \$0.31/lb for seine pinks delivered to the dock). With our proven quality over the years, we have had strong customer bases that allowed us to push for higher pricing, which is then reflected in our boat prices for the fleet.

Without our own dock operation, we are limited from our fullest potential. The ideal offload setup requires the best equipment to streamline our offload operation, also deepwater access for both large and small vessels. With our own dock location, it will allow our company to properly grow, such as buy (offload) more salmon more efficiently, and expand into more fisheries and gear types. The more fish we can buy, the greater revenue return that we can provide to our fishermen. We are currently getting into the seine fishery and black cod fishery to open up new opportunities to local fishermen, lengthen the local community work season, and bring more revenue to the city from landing tax. We are seeing more and more fish getting pushed out of Cordova to places like Valdez, Seward and Yakutat. We aim to bring that business back to our port.

Improved Fishing Fleet Support & Services

Camtu's Alaska Wild Seafoods now works with a fleet of 300+ fishermen and up to 7 tenders during the peak salmon season. With our own dock and lot, we aim to improve dockside support and services for our fleet. Having our own dock space can help provide opportunities for improved fleet support such as the following:

- We will be able to service our tenders and our gillnet fleet at the same time with two cranes. Currently we cannot take dock deliveries while offloading or loading tenders.
- We will have consistent dock hours to give ice to fishermen more conveniently, timely and regular hours of operation. The dock ice schedule will not be as limited as before, since fleet management has to schedule between tender offloading and icing to prepare for the next opener.
- We can set up a fish pump for quicker offload times on PWS pinks/chums to add the ability to buy seine fish. This can bring more seine fish to Cordova docks and additional city revenue.
- A fish pump to offload PWS pinks and chums will provide faster offload, which results in quicker turnaround times for the tender to return back to the fishing grounds to service the gillnet fleet for the next opener.
- We will be able to provide additional crane support for our fleet to support their day-to-day vessel operations and preparations for fishing. As our fleet in Cordova grows, there may be more traffic at the current available cranes. Adding two additional cranes may assist in reducing this traffic.

Local Employment

At this time, Camtu's Alaska Wild Seafoods processes primarily all five species of Alaskan wild salmon, predominantly gillnet caught. In 2025 we have gotten into the seine fishery and are looking to expand that, with goals of getting up to 10% or more of the PWS Seine fleet. This fall will be our first season processing black cod and we aim to grow groundfish into 15% of our business model in the next 5 years. Commercial Halibut/Blackcod harvest begins in March and continues through December. With our own dock, our plant would start operating in March to land groundfish and extend late into November. This could provide more work opportunities for our local staff, as it shortens the long winter of seasonal unemployment. The local staff, and also the fleet at this time. Cordova does not currently have support for groundfish before May or after September.

Increased Fish Tax Revenue

Camtu's Alaska Wild Seafoods participates in facilitating the local 0.05% Raw Fish Landing Tax. The addition of a new dock for Camtu's Alaska Wild Seafoods will provide an opportunity for increased fish tax revenue for the City of Cordova. By expanding our offload capacity and improving infrastructure for local fishermen, we anticipate an increase in the volume of fish landing to our plant. Additionally, the improved efficiency of the new dock will allow for quicker tender turnaround times, potentially increasing the number of tender trips and overall catch volumes. This growth in fishing activity in relation to our competitive grounds pricing will directly translate to higher fish tax collections, as the tax is based on the value of fish caught and offloaded at the city docks. This increase in fish tax revenue aims to generate the city with additional tax revenue to put back into Cordova.

Tourism and Visitor Economy

The proposed oceanfront harborfront walkway and picnic area will create a new, accessible destination for residents and visitors alike, enhancing Cordova's appeal as a scenic and culturally rich waterfront community. By providing safe, well-maintained public spaces with benches, picnic tables, and scenic viewing areas, this development encourages family outings, recreational visits, and educational tours for those interested in Cordova's fishing heritage. Visitors, including seafood buyers, enthusiasts, and tourists, will have the opportunity to observe the working dock and seafood operations from a safe, dedicated vantage point, offering a unique, authentic Alaskan fishing experience. This integration of working waterfront and public recreation can increase foot traffic, overnight stays, and local spending at nearby businesses, restaurants, and services. By creating a vibrant public waterfront, the project supports sustainable tourism growth, making Cordova not only a hub for commercial fishing but also a memorable destination for visitors seeking cultural, recreational, and educational experiences connected to Alaska's seafood industry.

SUSTAINABILITY

Environmental Responsibility

Camtu's Alaska Wild Seafoods is committed to environmentally responsible practices in the design, construction, and operation of the proposed offload dock and oceanfront park. Our project prioritizes long-term sustainability, ecological stewardship, and regulatory compliance, ensuring that commercial operations and public recreational spaces coexist harmoniously with Cordova's natural environment.

Environmental Compliance and Responsible Construction

All construction activities will comply with applicable local, state, and federal regulations, including permitting through the City of Cordova, the Alaska Department of Environmental Conservation, and the U.S. Army Corps of Engineers where applicable. The project will utilize simplistic, functional design to minimize environmental disturbance, including careful placement of dock structures and park features to avoid intertidal habitats and sensitive shoreline areas. Materials will be

selected for durability, low environmental impact, and minimal maintenance, reducing the need for frequent replacement or resource-intensive upkeep.

Simplistic Design and Operations

The project incorporates environmentally responsible design principles to minimize its ecological footprint while providing a functional and accessible waterfront space. Simplistic design will be used throughout the dock and park to ensure long-term durability with minimal maintenance. Discharge wastewater management systems will be integrated to prevent runoff from entering Orca Inlet, protecting local fish and wildlife habitats. Waste management infrastructure, including strategically placed trashcans, will encourage proper disposal and community stewardship. The dock and park are designed with simplicity and efficiency in mind, avoiding unnecessary structures or visual clutter, reducing environmental disturbance while still meeting the functional needs of both commercial operations and public recreational use.

Long-Term Sustainability and Resilience

This project emphasizes long-term viability by combining operational efficiency with environmental stewardship. A dedicated dock reduces vessel idling and turnaround times, lowering fuel consumption and greenhouse gas emissions, while ensuring that fishermen can operate reliably in a changing climate. The park and walkway provide enduring public value, offering recreational, educational, and observational opportunities for residents and visitors, fostering ongoing engagement with Cordova's marine environment. Structures are designed to withstand harsh Alaskan weather, tidal fluctuations, and potential climate-related impacts, ensuring safety and longevity. By integrating functional infrastructure with accessible public spaces, the project promotes resilience in both economic and community terms, strengthening Cordova's waterfront as a hub for sustainable fisheries, education, and tourism for generations to come.

COMPLIANCE

Compliance with Local Laws and Ordinances

Camtu's Alaska Wild Seafoods is committed to adhering to all applicable local laws and ordinances in the development of the proposed offload dock and oceanfront park. The project aligns with the City of Cordova's land disposal and zoning regulations, ensuring compliance with the Cordova Municipal Code (CMC) Chapter 7.40 – Disposal of Real Property and Title 18 – Zoning.

Land Disposal Compliance (CMC Chapter 7.40)

The proposed development site, Lot 1, Block 7A, within the Tidewater Development Park, is designated as "Available" for disposal, as per the City of Cordova's 2025 Land Disposal Maps. In accordance with CMC Chapter 7.40, Camtu has submitted a Letter of Interest to the City Manager to initiate the land disposal process. The project will undergo review by the Planning Commission and City Council, with final approval contingent upon compliance with all procedural and regulatory requirements outlined in the land disposal ordinance.

Zoning Compliance (CMC Title 18)

The subject property is currently within the Waterfront Industrial Park District, as defined in CMC Title 18.18.030. The proposed offload dock and oceanfront park are consistent with the district's objectives, which aim to accommodate waterfront-related industrial activities while promoting public access and recreational opportunities. The development aligns with the permitted uses and structures outlined in the zoning regulations, ensuring that the project supports both commercial operations and public engagement with the waterfront.

Environmental and Regulatory Considerations

In addition to land disposal and zoning compliance, the project will adhere to all relevant environmental regulations. This includes obtaining necessary permits for construction activities, stormwater management, and shoreline development, ensuring that the project minimizes environmental impact and promotes sustainability.

PARTNERSHIP WITH THE CITY OF CORDOVA

Redrawing Boundary Lines To Accommodate Dock & Public Space Area



IMAGE 7: PRIVATE & PUBLIC BOUNDARY AREA

If our proposal is accepted, we would require that, during the replat, the property lines be adjusted to accommodate both our proposed dock and the proposed city park. Additionally, we request the ability to extend off the south end of the current city T-dock—not to acquire the T-dock itself, but to construct additional dock space off the end of the existing structure.

Public Vs. Private Boundary Areas

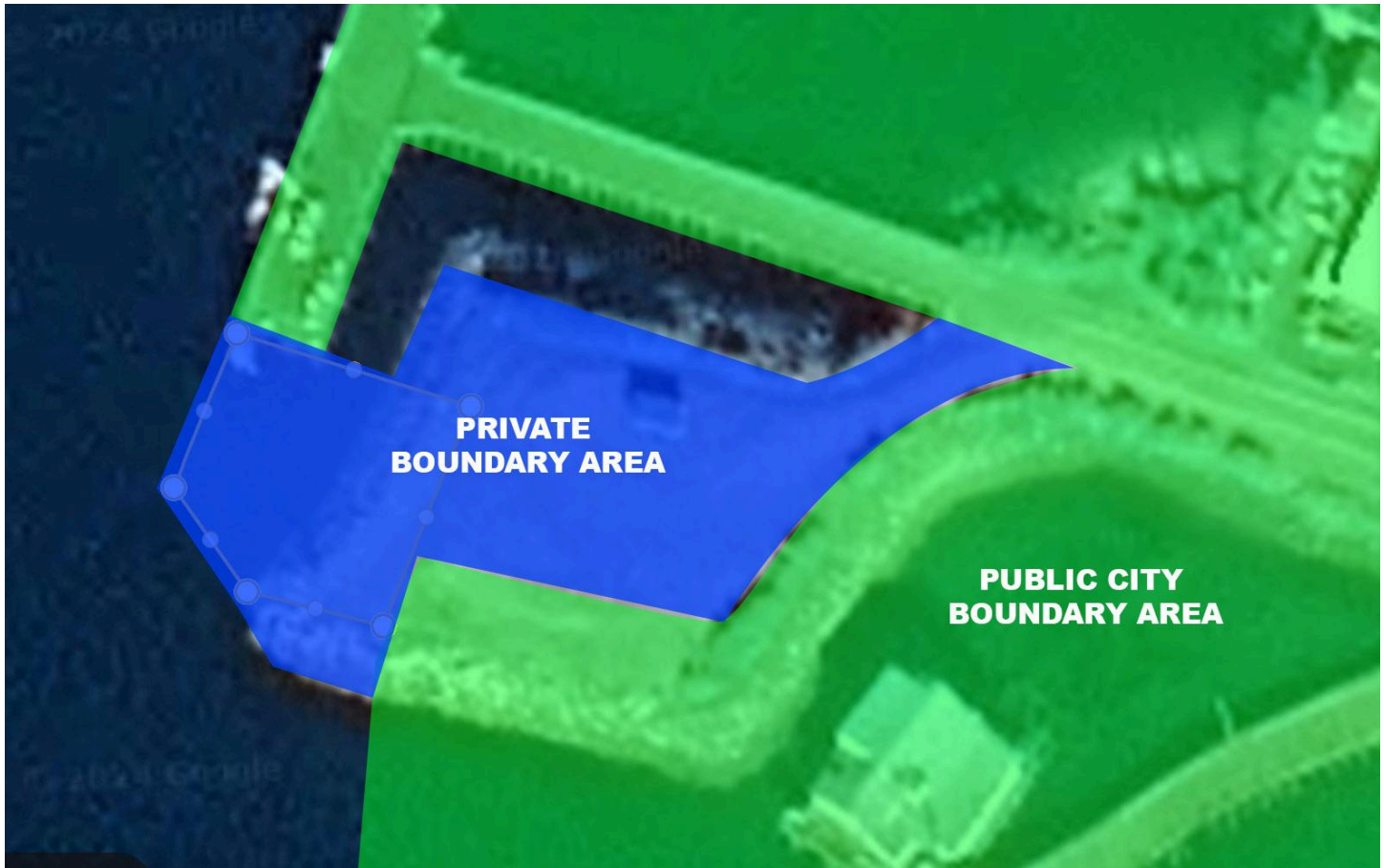


IMAGE 8: PRIVATE & PUBLIC BOUNDARY AREA

We understand how meaningful this waterfront lot has been to the community as a place for gathering and recreation. To honor that tradition while moving forward with commercial development, our proposal includes a clear and lasting division of use:

- Upon purchase of the property, our company would retain private ownership of the dock and operational areas (blue area displayed in IMAGE 4), which will be securely fenced and limited to authorized personnel for safety and efficiency.
- The designated recreational waterfront section — including the gravel walkway, picnic tables, and open space — would be reserved and formally conveyed to the City of Cordova, ensuring that it remains under public ownership and management as a permanent community amenity (green area displayed in IMAGE 4).
- A defined fence line and landscaped buffer would separate the two areas, guaranteeing safety for dock operations while preserving uninterrupted public access to the park.
- A surveyed boundary line and permanent fencing will clearly separate the two parcels, ensuring that the City-managed recreational area remains fully accessible while protecting the integrity of dock operations.
- This structure guarantees that the community keeps legal ownership of the recreational portion while also allowing the company to make significant private investment in the dock facilities.

Through this arrangement, the project creates a win-win: preserving cherished public access to the waterfront while enabling a modern offload dock that strengthens Cordova's fishing economy.

Parking Lot Expansion Project

We understand the City of Cordova has designed a proposal to construct an extended parking lot in the North Harbor area. We would like to highlight that our Tidewater Property project and the North Harbor parking lot project shall supplement each other. This parking lot extension project, alongside a recreational park, will bring forth more foot traffic, reduce car congestion in this area, add aesthetic and welcoming appeal to our town's atmosphere, and increase structural/infrastructural value for our town. The union of these two projects shall create a vibrant and active hub down Breakwater Avenue.

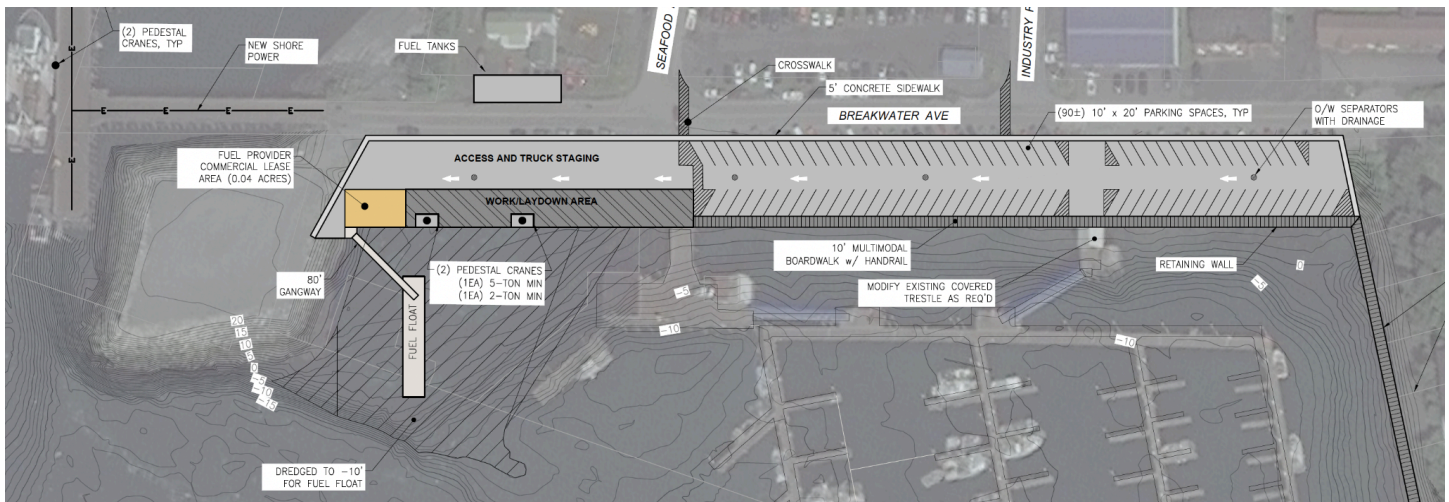


IMAGE 9: NORTH HARBOR PARKING LOT PROJECT SCREENSHOT

Reduce Bottleneck

We understand that the city would like to reduce the bottleneck at the entrance of this lot. The road entering onto the property is quite skinny, therefore this location often sees constant car congestion. Our lot development project intends to explore opportunities to widen the entrance of this lot fill to help reduce the bottleneck here. However, we note that if the North Harbor Parking Lot expansion project is implemented in conjunction with our walkable park area, there would be more foot traffic rather than car congestion in this area afterwards.

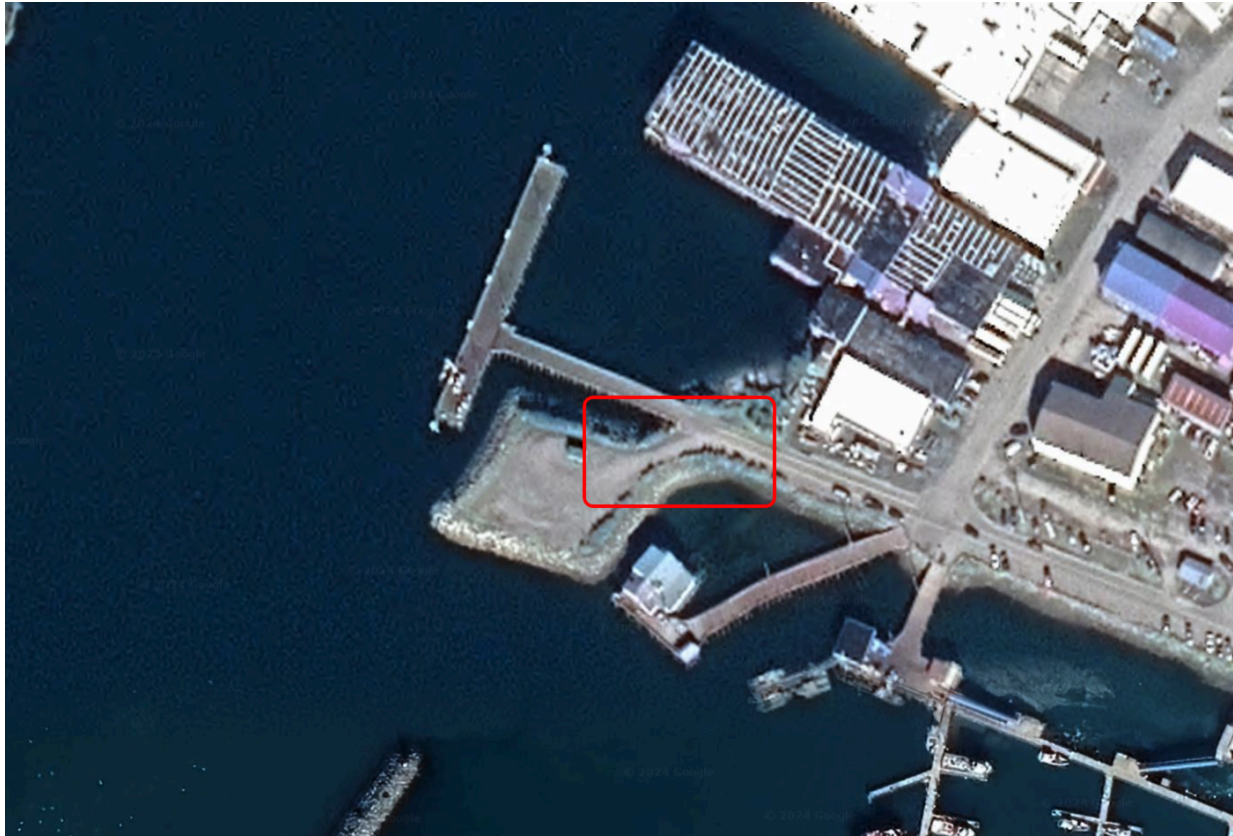


IMAGE 10: BIRDSEYE VIEW LOT BOTTLENECK

POTENTIAL CHALLENGES & MITIGATIONS

ITEM	RISK	MITIGATION
Visitor Parking	Visitors may have a shortage of parking if using the picnic table facilities.	Vehicle traffic fluctuates dramatically throughout the active fishing season. At times, there is plenty of available parking. However, at times, parking is limited. We would recommend planning visits accordingly.
Pedestrian Safety	Community members may have concerns of pedestrian safety.	Team members of Camtu's Alaska Wild Seafoods shall be trained on pedestrian right-of-way. The fence shall provide a physical divide between the pedestrian walkway and the offload operations.
Financial Risk (Cost Overruns / Purchase Price)	Rising construction costs or final purchase price higher than anticipated.	Must extend the length of the project timeline into further phases. Explore other contractors/engineers or also alternative designs. Plan timing with other local projects with contractors.
Regulatory & Permitting Delays	Environmental permits or zoning approvals may slow progress.	Begin permitting early, consult proactively with DEC/ADF&G/USACE, and use an experienced local permitting consultant to streamline review, using experienced marine engineer contractors.
Community Perception & Opposition	Concerns over private development on waterfront property.	Petition of Support, finding a compromise by sharing the lot for public space uses.
Construction & Operational Challenges	Weather delays, shipping/material shortages.	Schedule construction during favorable seasons, hire contractors experienced in Cordova conditions. Extend the length of the project timeline into further phases.
Long-Term Maintenance & Liability	Public space improvements may create ongoing costs.	Establish clear agreements with the City for maintenance responsibility, design low-maintenance amenities, and secure appropriate liability protections.

ACKNOWLEDGEMENT TO THE CORDOVA COMPREHENSION PLAN

[Link To Cordova Comprehension Plan](#)

Land Use

In response to "Cordova Comprehension Plan Executive Summary, December 2019", section "Land Use", we shall address each applicable goal(s) below:

- **"Goal B: Protect and improve Cordova's character; its downtown, neighborhoods, waterfront and outdoor access."**
 - This oceanfront park and dock project aims to enhance and protect Cordova's unique character while improving its downtown, neighborhoods, waterfront, and outdoor access. By creating a space that has a harmonious blend of commercial and recreational components, we're preserving the town's rich maritime heritage while providing modern amenities for all user groups to enjoy. The project will revitalize the waterfront and harbor entrance, making it more accessible and attractive to locals and visitors. This design nourishes Cordova's rich fishing culture, ensuring that this development nurtures the town's existing character and charm.
- **"Goal C: Sustain the health of Cordova's natural systems."**
 - This lot development project will continue to sustain the health of Cordova's natural systems. The design of the final build will not require drastic environmental modification. In addition, the scenic park area will provide infrastructure that allows for the appreciation of Cordova's natural systems. This park provides a designated area nestled right on the oceanfront for all user groups to admire the animals and scenery that Alaska is famous for.

Housing

This proposal project is not applicable to the Housing component of the Cordova Comprehension Plan.

Economic Development

In response to "Cordova Comprehension Plan Executive Summary, December 2019", section "Economic Development", we shall address each applicable goal(s) below:

- **"Goal A: Support and sustain Cordova's seafood industry."**
 - This lot development project directly supports and sustains Cordova's seafood industry in two different aspects– commercially and recreationally. Commercially, additional pier support for improved dockside services for our fishing fleet will undoubtedly benefit one of Cordova's most proudest commercial industries. Recreationally, a scenic park shall continue to nurture the seafood industry for all parties, even beyond the fleet. An oceanside and harborfront park will provide enjoyment for fishing families and other local community members. This project's concept and location makes for a fitting setting for seafood industry tourism, marketing entities, and customers.
- **"Goal C: Support the growth of existing and new local businesses."**
 - Over the years as our customer orders, tender fleet, and fishing fleet have continued to grow, we have approached a maximum cap and bottleneck on any further expansion. Without this bottleneck, it provides our company the opportunity to buy more fish from our harvesters. The more fish that we are able to buy, the greater revenue and improved dockside service that we can provide. We believe this project will allow us an opportunity to lift this bottleneck and grow.
- **"Goal D: Pursue economic growth while preserving natural resources and characteristics that residents value."**
 - This lot development design does not require drastic environmental modification and preserves the property as it is. The park can serve as an educational platform, raising awareness about local

ecosystems and promoting environmental stewardship among residents and visitors. The park will allow for sightseeing of all marine animals that are beloved by all. By balancing human use with ecological preservation, the dock and park can demonstrate how commercial development and environmental conservation can coexist, ensuring the long-term health of Cordova's natural systems and supporting our community's strongest economic industry. This design will not hinder Cordova from economic growth and development.

Transportation

In response to "Cordova Comprehension Plan Executive Summary, December 2019", section "Transportation", we shall address each applicable goal(s) below:

- **"Goal C: Provide a network of pedestrian and bicycle facilities that are usable year round by people of all abilities."**
 - Tidewater Development Park's location provides an advantage with its close proximity to the downtown Cordova. During the summer season, Cordova is famous for its great influx of people. From fishermen, tourism, seafood workers, and more, this is what makes Cordova come alive. This oceanfront recreational park area will integrate with downtown, driving more pedestrian foot traffic and bicycling activity in the area. This will complement the City of Cordova's Parking Lot Development Parking Lot well.

Quality of Life

In response to "Cordova Comprehension Plan Executive Summary, December 2019", section "Quality of Life" and applicable goal(s), we shall address each item below:

- **"Goal A: Enhance and preserve Cordova's indoor and outdoor recreation opportunities."**
 - This lot development design aspires to enhance and preserve Cordova's indoor and outdoor recreation opportunities. By creating a multi-functional space along the waterfront, this development can provide residents and visitors with a new avenue for recreation. The park area shall offer scenic picnic spots, and encourage foot traffic, catering to those who enjoy spending time in nature, by the ocean. The dock itself can serve as a platform for seafood industry enthusiasts. This blend of indoor and outdoor recreational spaces will not only preserve existing opportunities but also create new ones, fostering a more active, engaged community and enhancing Cordova's appeal as a destination for both residents and tourists seeking waterfront experiences.

Fiscal Health, Public Facilities and Services

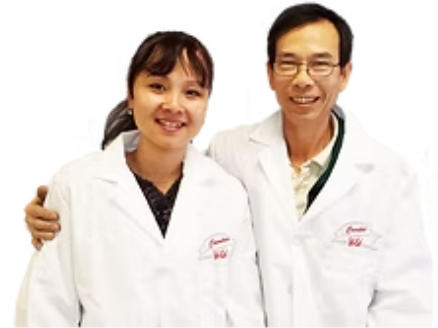
In response to "Cordova Comprehension Plan Executive Summary, December 2019", section "Fiscal Health, Public Facilities and Services" and applicable goal(s), we shall address each item below:

- **"Goal A: Provide efficient, effective, fiscally responsible services, infrastructure, and facilities."**
 - The services, infrastructure, and facilities of this lot development design is intended to be built efficiently and cost effectively. The facilities intend to be constructed with simplistic design, which will support a quicker timeline for construction. Lastly, combining multiple amenities and facilities on one lot maximizes land use efficiency.

PAST EXPERIENCE OF PROPOSERS

Camtu's Clothing & Alterations

Camtu Ho began her business in Cordova as a clothing alterations store alongside a very small and unique store on 512 2nd Street until 2014. This store offered clothing, gifts, Asian produce, and foods. They also operated a photo development business and provided printed passport photo services.



Cordova Transport, LLC

Camtu Ho and Thai acquired a trucking business that transported freight to/from the airport that still operates to present day. They had contracts with Alaska Airlines, Ace Air Cargo, local business, and more. These contracts have made improvements to our remote mail system. The contract with Ace Air Cargo has allowed for speedier delivery of freight into Cordova for previously difficult carrier services such as FedEx and UPS.

Camtu Center

On Lot 7 of the South Fill Development Park (129 Harbor Loop Road), Camtu and Thai built and established Camtu Center in 2013, another vibrant and flourishing store. This became an enlarged and enhanced version of their original store. The store offered fresh produce, groceries, foods, and drinks downstairs and then clothing, gifts, and shopping on the upstairs floor. This store provided diverse foods from all different cultures and thus providing a unique shopping experience for everyone in the town to enjoy.

Alaska Wild Seafoods, LLC (Now Camtu's Alaska Wild Seafoods)

Thai began as a maintenance technician in a large seafood processing plant for 10 years. Through the years, they both explored and worked through many opportunities to save up for their new businesses and the first bow-picker that started it all. Without any prior knowledge or help, Thai took his fishing boat out and taught himself how to fish salmon. As Thai's fishing skills grew, Camtu and Thai began direct marketing their salmon. The quality in their salmon was well noted and revered by customers. Therefore, their orders began growing larger and larger. In 2014, a one-room building extension was constructed as an addition onto the Camtu Center building. Over time, one processing room became several buildings by 2018. One fishing boat became 250+ boats. Dock delivery became 7 chartered tender vessels. A staff of 10 employees became 75 employees. From seafood plant workers, to their own fishing boats, to direct marketing, their passion and dreams continued to grow. Today, they are an established wholesale operation that produces one of the most sought-after seafoods in the world, to customers all over the United States. The company now moves up to 6 million pounds of salmon annually. The operation still remains family-owned. Our story represents a significant example of achieving the American Dream.

CONCLUSION

Closing

Dear Representatives of the City of Cordova, Councilmen, Community Members,

We are proud of the strong friendships and business relationships that we have with our fishing, tender fleet, and community, which fuels our passion for every new season, each year. We are grateful for the amount of support in our local, family-operating seafood plant. We are inspired to build an infrastructure that will allow us to provide greater and improved services to our fleet and create a memorable location for the entire community. We hope this project grows and satisfies Cordova in multiple aspects such as commercially, economically, and recreationally. Simultaneously, we hope this project satisfies all parties and subgroups within Cordova.

We thank all readers for your time reviewing our project details and we greatly appreciate everyone's consideration in our Request for Proposal submission for "LOT 1, BLOCK 7A, OF TIDEWATER DEVELOPMENT PARK".

Sincerely,



Camtu Ho
President & CEO



Thai Vu
Vice President



Tyler Dillon
Plant Manager, Head of Fleet & Sales



Tu Trinh Dillon
General Manager, Head of Office & Compliance

PETITION OF SUPPORT

Dear Beloved Viewers,

Camtu's Alaska Wild Seafoods is exploring the opportunity to establish a dedicated offload dock in Cordova. We've created a petition of support for those who would like to show their support. If you'd like to support this effort, please visit the link below and fill out the form.

- Support our strong seafood industry / economy
- Increase fishermen dockside services / support

Thank you so much for your time and support!

[PETITION LINK](#)

Or Short Link:

<https://shorturl.at/oh7qR>

[PETITION SUBMISSIONS](#)

Or Short Link:

<https://shorturl.at/pBDq5>



initially put on or
revisited

- date referred

-
- A black bear cub is shown eating a green leafy plant. The cub is dark brown/black with a lighter brown patch on its muzzle. It is holding a green leaf in its mouth. The background is a bright green, out-of-focus field. The image is framed by a yellow border.



City Council of the City of Cordova, Alaska
Pending Agenda
November 5, 2025 Regular Council Meeting

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

1) Cordova Fisheries Committee: 1- Kory Blake 4- Trae Lohse 7- John Williams
auth res 10-24-32 approved Oct 2, 2024 2- Rod Jensen 5- Tyler Dillon
committee appointed 3/5/25 3- Kelsey Hayden 6- Jerry McCune
previous meetings: 3/13/25, 5/8/25, 10/16/25
next meeting date: **12/4/2025**

2) Cordova Trails Committee: 1-Elizabeth Senear 2-Toni Godes
re-auth res 11-18-29 app 11/7/18 3-Dave Zastrow 4-Ryan Schuetze
auth res 11-09-65 app 12/2/09 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

November 2025

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30		1
			DoT Open House 11/5 4-6pm 11/6 11am-1pm			
2	3	4	5	6	NVE Sobriety Celebration 11/6-11/9	
			 11/5-11/9 Cordova Center 5:30 budget wksn CCAB 6:45 public hearing 7:00 Council reg mtg CCAB		THE 30TH ANNUAL SOBRIETY CELEBRATION THEME IS: "HONORING OUR ELDERS"	
9	10	11	12	13	14	15
 11/5-9 Cordova Center		 Veteran's Day Holiday City Offices closed 6:30 P&Z CCAB	6:00 Harbor Cms CCAB			
16	17	18	19	20	21	
		5PM CTC Board Mtg 7:00 Sch Bd HSL	6:00 budget wksn CCAB 7:00 Council reg mtg CCAB			
23	24	25	26	27	28	29
		6:00 P&R CCM	6:00 CEC Board Mtg CCER	 12:00 Hosp Svc Bd HCR	Thanksgiving Holiday City Offices closed 11/27 & 11/28	
30	1	Notes				

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

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

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

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

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

December 2025

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1	2	3	4	5	6
			7:00 Council reg mtg CCAB		 Cordova Holiday Bazaar Dec 5-6 @ Mt. Eccles	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
 Happy Hanukkah Dec 14- Dec 22	Mar 3, 2026 Election: declaration of candidacy period opens 12/16/25	6:30 P&Z CCAB 5:30 CTC Board Meeting CCER	6:00 Harbor Cms CCAB 7:00 Sch Bd HSL 6:45 Council PH 7:00 Council reg mtg CCAB	12:00 Hosp Svc Bd HCR		
21	22	23	24	25	26	27
		CSD Winter Vacation Dec 22 - Jan 2		 Christmas Holiday City Offices closed 12/25		
28	29	30	31	1	2	3
	Happy Kwanzaa Dec 26-Jan 1 	6:00 P&R CCM				
4	5	Notes				

Legend:
 CCAB-Community Rms A&B
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 CCA-Community Rm A

CCB-Community Rm B
 CCM-Mayor's Conf Rm
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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
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	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	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)