

K. Correspondence

11. City Council correspondence primer: correspondence policies & procedures..... (page 59)
a. 03-02-26 Mayor Smith comments to Board of Fish..... (page 60)

L. Ordinances and Resolutions

12. Ordinance 1238..... (voice vote)(page 62)
Authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite – 1st reading
13. Resolution 03-26-13..... (voice vote)(page 93)
A resolution of the Council of the City of Cordova, Alaska certifying the results of March 3, 2026, City of Cordova General Election
14. Resolution 03-26-14..... (roll call vote)(page 98)
A resolution of the Council of the City of Cordova, Alaska authorizing amendment to the FY26 budget revenues & expenses in the amount of \$194,584

M. Unfinished Business - none

N. New & Miscellaneous Business

15. Council action on lease renewal with State of Alaska DNR for Lot 2, USS 1765..... (voice vote)(page 101)
approximately 209.86 acres, Mount Eyak Recreation Area
16. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 139)

O. Audience Participation

P. Council Comments

Q. Executive Session

17. Council discussion with City Manager regarding land sale negotiation with DMI a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

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

R. Adjournment

Executive Sessions per Cordova Municipal Code 3.14.030

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

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AFTER ACTION REPORT (AAR)

2026 Annual Active Threat Response Training

Cordova First Responders

Lead Instructor: Trooper Peter Heid

Instructor: Fire Marshal Aaron Sayles

Instructor: Dispatch Supervisor Brian Wildrick

After Action Report prepared by: Trooper Peter Heid

TRAINING LEVEL OBJECTIVE (TLO)

TLO:

Given an active threat, First Responders will employ response tactics designed to enhance the safety of the public and First Responders.

Assessment:

✓ TLO MET

Responder actions across all scenarios demonstrated disciplined, safety-focused decision-making. Tactics employed prioritized rapid threat interdiction, controlled movement, and structured transitions to medical and stabilization operations, enhancing both public and responder safety.

EXECUTIVE SUMMARY

The **2026 Annual Active Threat Response Training** evaluated and improved **Law Enforcement and Dispatch coordination, communication, and decision-making** during active threat incidents involving Cordova first responders. This After Action Report (AAR) primarily documents observations, performance, and lessons learned related to **Law Enforcement and Dispatch operations**. Fire/EMS agencies are completing a separate discipline-specific AAR; Fire/EMS coordination is addressed only where it intersects with Law Enforcement and Dispatch operations.

The training combined classroom instruction with scenario-based exercises designed to replicate realistic operational challenges while maintaining a safe learning environment. Participating agencies included Alaska State Troopers, Cordova Police Department (CPD),

Dispatch, Cordova Volunteer Fire Department (CVFD), the City Fire Marshal, and local volunteer role players.

Overall, training objectives were met or exceeded. Dispatch accurately identified active threats, maintained structured communications, and relayed critical information with **100% accuracy**, enhanced by the use of **AXON Live View** in low-communication environments. Law enforcement officers demonstrated rapid deployment, decisive interdiction, strong close-quarters marksmanship, disciplined threat identification, and effective use of limited penetration tactics, with **no fratricide or bystander casualties**. Joint operations successfully transitioned from interdiction to rescue and stabilization, though **Unified Command timing remains a learning point**.

This AAR documents validated capabilities, operational constraints, staffing and process limitations, modernization opportunities, and improvement areas, providing actionable guidance for future training, equipment planning, staffing considerations, and system development.

1. TRAINING OVERVIEW

Date: Saturday, January 10, 2026

Locations:

- Classroom Instruction: Cordova Fire Hall – Training Room
- Scenario-Based Training: Cordova Senior High School

Participants:

- Alaska State Troopers
- Cordova Police Department
- Dispatch
- Cordova Volunteer Fire Department
- Local Volunteer Role Players

Training Format:

- Two (2) hours classroom instruction
- Scenario-based active threat training

Weather:

- Cold winter conditions; some training conducted outdoors

Scope of AAR:

This AAR evaluates **Law Enforcement and Dispatch performance**. Fire/EMS agencies are conducting a separate discipline-specific AAR.

2. DISPATCH ESSENTIAL LEARNING OBJECTIVES (ELOs)

D-1 — Active Threat Identification & Protocol Activation

✓ Objective Met

Dispatchers consistently identified active threat indicators and initiated Active Threat Protocols appropriately. Dispatch also demonstrated correct restraint and call classification during the non-active threat (“red herring”) scenario.

D-2 — Critical Information Accuracy

✓ Objective Met

Dispatchers obtained and relayed critical incident information with **100% accuracy**. Location, suspect presence, weapon type, threat movement, and casualty status were consistently communicated correctly to responding units.

D-3 — Radio Traffic Structure & Control

✓ Objective Met

Structured and prioritized radio traffic was maintained throughout the scenarios. **AXON Live View** was effectively utilized to supplement radio communications, particularly in low-audio or low-visibility environments, reducing unnecessary transmissions and enhancing situational awareness.

Dispatch Operational Observations

Call Volume Inundation

- Dispatch experienced **significant call volume saturation** during active threat scenarios, even while intentionally preserving open lines for real-world emergencies.
 - In a real-world active threat incident, dispatch would likely experience **complete call inundation**, significantly exceeding normal operational capacity.
 - This reinforces the need for strong call triage discipline, concise radio traffic, and scalable notification procedures.
-

Staffing & Operational Capacity

- **Single-dispatcher staffing** during active threat incidents significantly limits dispatch efficiency.
 - Operating with one dispatcher inhibits the ability to:
 - Receive and triage incoming calls
 - Manage simultaneous information streams
 - Disseminate timely updates to responding agencies
 - This directly impacts situational awareness and information flow during high-volume events.
-

911 Call Handling During Inundation

- During the scenario-based training, **dispatch was unable to answer all incoming calls.**
 - **Two 911 calls were missed entirely** due to call volume saturation.
 - This occurred in a controlled training environment and would likely be amplified during a real-world incident.
 - Highlights the importance of overflow planning, backup call-handling strategies, and surge staffing considerations.
-

Law Enforcement Call-Out Process (Automation & Paging Considerations)

- Discussion identified that the **current off-duty call-out process** for law enforcement and dispatch personnel requires **dispatchers to contact each individual off-duty employee manually** during an active threat incident.
- There is currently **no standardized workflow, documented procedure, or dedicated system** governing how off-duty call-outs should be initiated, tracked, or managed during high-stress events.
- This manual, one-by-one notification process:
 - Significantly increases dispatcher workload
 - Competes directly with 911 call intake and radio traffic management
 - Contributes to delayed information dissemination and missed calls
- Automated call-out systems and paging capabilities were discussed **not as redundancies**, but as potential tools to:
 - Replace ad-hoc, manual calling procedures
 - Standardize notification processes
 - Reduce dispatcher cognitive load during critical incidents
- Any future implementation would require:
 - Clearly defined activation criteria
 - Pre-configured call-out groups
 - Policies limiting dispatcher interaction once initiated
 - Consideration of staffing levels at time of activation
- Without a defined process, reliance on manual off-duty call-outs during an active threat presents a **systemic risk to dispatch efficiency**, particularly in a single-dispatcher environment.

Mobile Dispatch / eDispatch Integration

- Mobile dispatch platforms and **eDispatch-style systems**, including integration with **ZELLO**, were identified as valuable tools.
- These systems could:

- Push real-time updates directly to responding LEOs
 - Reduce reliance on radio-only communications
 - Improve information flow during radio congestion
-

AXON Live View Training

- **AXON Live View** proved to be an **invaluable operational resource** during scenarios.
 - Additional dispatcher-specific training focused on:
 - Integrating Live View into dispatch workflows
 - Prioritizing visual information
 - Coordinating video feeds with radio updates would further enhance dispatch effectiveness.
-

NG911/E911 — Future Capability Consideration

- The dispatch center does **not currently operate under a Next Generation 911 (NG911) system**.
 - However E911 is standard across Alaska and is able to immediately integrate into current systems.
 - NG911 was identified as a **future modernization opportunity**, not a deficiency.
 - Potential benefits include:
 - Text-to-911
 - Multimedia intake (photos/video)
 - Enhanced location accuracy
 - Improved interoperability
 - Any future NG911/E911 adoption would require strong validation, triage discipline, and information-management procedures.
-

3. LAW ENFORCEMENT ESSENTIAL LEARNING OBJECTIVES (ELOs)

LE-1 — Rapid Deployment / Interdiction

✓ Objective Met

All law enforcement units initiated movement toward the threat **within 60 seconds of arrival**. Threat neutralization occurred **within three minutes of LEO arrival**, demonstrating effective rapid deployment and decisive interdiction.

LE-2 — Threat Neutralization & Fratricide Avoidance

✓ Objective Met

Threats were successfully neutralized with **no fratricide, blue-on-blue incidents, or innocent bystander casualties**. Close-quarters marksmanship, muzzle discipline, and threat identification were consistently strong.

LE-3 — Warm Zone / CCP Communication

⊙ Objective Partially Met

- In the first scenario, warm zone and CCP communication were not explicitly verbalized.
 - In the second scenario, a coordinated LE–Fire/EMS link-up occurred and **warm zones were communicated within two minutes of Fire/EMS arrival**, meeting the objective timeline once coordination was established.
-

4. JOINT ESSENTIAL LEARNING OBJECTIVES (ELOs)

J-1 — Unified Command Establishment

⊙ Objective Partially Met

Unified Command was established but not consistently within the five-minute objective. This remains a key learning point and reinforces the need for earlier leadership convergence.

J-2 — Interagency Synchronization

✓ Objective Met

Law enforcement successfully escorted Rescue Task Force (RTF) elements into the Warm Zone. Interdiction, medical access, triage, and evacuation operations were synchronized without task duplication or conflict.

J-3 — Transition to Stabilization & Demobilization

✓ Objective Met

Agencies transitioned from rescue to stabilization, evidence preservation, and demobilization without compromising safety or investigative integrity.

5. LAW ENFORCEMENT OPERATIONAL CONSTRAINTS

Personal Protective Equipment (PPE)

- CPD officers personally purchase protective equipment due to budget constraints.
 - Equipment included:
 - Plate carriers with appropriate plates
 - Ballistic helmets
 - Magazine and tourniquet pouches
 - Identifying placards
 - IFAK components
 - Lighting systems
 - Communications accessories
 - Mixed PPE availability resulted in **non-standardized equipment layouts**, impacting teammate familiarity and access under stress.
 - This represents a **funding and standardization constraint**, not a performance or willingness issue.
-

6. LAW ENFORCEMENT – AREAS FOR IMPROVEMENT / IDENTIFIED NEEDS

Team Entries and Formations

- Increased emphasis requested on structured team-based entries, including:
 - Two-officer
 - Three-officer
 - Four-officer team formations

Structured Pre-Scenario Training

- Desire for step-by-step refresher training prior to full-scale scenarios.

EMS Integration Prior to Scenarios

- Earlier EMS involvement requested to discuss tactical movement, Warm Zone expectations, and escort/positioning considerations.

Scenario Realism

- Interest in increased realism (simulated gunfire, smoke), balanced with safety, policy, and facility approval.

Pause, Hold, and Security Discipline

- Training identified the need to reinforce recognizing when to **pause, hold, and establish security** rather than continuing forward movement without a driving stimulus.
- Emphasis on distinguishing between stimulus-driven movement and deliberate containment when indicators are absent.

7. SAFETY & TRAINING ENVIRONMENT

- No injuries occurred.
- Safety protocols were followed.
- Eye protection compliance was observed.
- Environmental and weather conditions were managed appropriately.

8. OVERALL ASSESSMENT

Training objectives were met or exceeded across Dispatch, Law Enforcement, and joint operations. Strengths were observed in rapid interdiction, communication accuracy, marksmanship, and task synchronization. Identified gaps centered on command timing, staffing capacity, system scalability, equipment standardization, and decision discipline rather than core response capability.

9. RECOMMENDATIONS

- Reinforce early Unified Command establishment.
 - Formalize team-entry and pre-scenario refresher training.
 - Document PPE constraints for leadership and funding consideration.
 - Explore dispatch staffing models and surge capacity options.
 - Define and standardize off-duty call-out processes.
 - Evaluate automated call-out solutions to reduce dispatcher workload.
 - Expand mobile dispatch / eDispatch integration and training.
 - Continue AXON Live View training for dispatch.
 - Maintain dispatch system modernization planning, including NG911 consideration.
 - Integrate EMS earlier in future training days.
 - Maintain annual scenario-based training with increased complexity.
-

10. TRAINING VALUE STATEMENT

This training validated critical response capabilities while identifying clear, actionable improvement areas. The ELO-aligned structure provides a repeatable framework for future training iterations, staffing and technology planning, and continuous improvement.

EXECUTIVE BRIEFING

2026 Active Threat Response Training

Cordova First Responders

Purpose

The 2026 Active Threat Response Training was conducted to assess and strengthen Cordova's ability to respond to a high-risk, low-frequency emergency such as an active threat in a public space. This briefing summarizes **what worked, what risks were identified, and where City-level decisions can further reduce risk to the public and first responders.**

Training Overview

- **Participants:** Alaska State Troopers, Cordova Police Department, Dispatch, Cordova Volunteer Fire Department, City Fire Marshal, and local volunteers
 - **Format:** Classroom instruction followed by scenario-based training at Cordova Senior High School
 - **Focus:** Decision-making, communication, and coordination under stress
-

What the Training Demonstrated

Effective Field Response

- Law enforcement responded quickly and decisively.
- Simulated threats were neutralized rapidly.
- No simulated harm to bystanders occurred.
- Fire and EMS were able to safely access and treat victims once areas were secured.

Dispatch Performance

- Dispatch accurately identified emergency conditions and provided timely, accurate information.
- Dispatch maintained control of radio traffic even under heavy call volume.
- Visual tools (AXON Live View) significantly improved situational awareness.

These outcomes demonstrate that **personnel training and professionalism are strong.**

Key Risks Identified

Dispatch Staffing Capacity

- Dispatch operations were quickly overwhelmed during training.
- Two emergency calls were not answered due to call volume.
- This occurred **in a controlled exercise**; real-world incidents would generate significantly higher call volume.

This is a **capacity and staffing issue**, not a performance issue.

Manual Off-Duty Call-Out Process

- Dispatch is currently required to manually contact off-duty police officers and dispatchers one-by-one during emergencies.
- There is **no standardized system or automation** supporting this process.
- Manual call-outs directly compete with answering emergency calls and managing radio traffic.

This creates avoidable strain during critical incidents.

Law Enforcement Protective Equipment

- Police officers must **personally purchase protective equipment** due to budget constraints.
- As a result, equipment availability and configuration vary between officers.
- This impacts officer safety, team coordination, and speed of medical aid during emergencies.

This represents a **funding and standardization concern**, not a training or effort issue.

Why This Matters for City Leadership

Active threat incidents are rare, but when they occur:

- Public expectations are immediate and absolute
- Dispatch becomes overwhelmed within minutes
- Officers must act in dangerous conditions without delay

The training confirmed that Cordova's responders are capable. The **remaining risks are structural**, meaning they can only be addressed at the **organizational and resource level**.

Cost-Neutral Improvement Opportunities

The following actions primarily involve **process, policy, or training adjustments**, not new funding:

- Standardizing off-duty call-out procedures (who is called, when, and how)
- Improving dispatcher-specific active threat training
- Expanding use and training on existing tools such as AXON Live View
- Earlier leadership coordination during major incidents
- Continued interagency training using existing facilities

These steps improve reliability without requiring immediate budget increases.

Cost-Impact Improvement Opportunities

The following items would require City investment but directly reduce risk:

- Evaluating dispatch staffing and surge capacity during major incidents
- Implementing an automated emergency call-out system
- Establishing baseline protective equipment standards for police officers
- Supporting long-term dispatch modernization efforts
- Provide issued protective equipment for Law Enforcement Officers

These investments address system limits that training alone cannot fix.

Bottom Line

Cordova's first responders performed well during this training and demonstrated strong core capabilities. The most significant risks identified are **staffing, systems, and equipment limitations**, not personnel performance.

City-level support in these areas would:

- Improve emergency response reliability
 - Reduce risk to responders
 - Enhance public safety during rare but high-impact events
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This briefing is supported by a detailed After Action Report documenting training outcomes and recommendations.

**City Council Public Hearing
February 4, 2026 @ 6:45 pm
Cordova Center Community Rooms
Minutes**

A. Call to order

Mayor Kristin Smith called the Council public hearing to order at 6:45 pm on February 4, 2026, in the Cordova Center Community Rooms.

B. Roll call

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

C. Public hearing

2. Resolution 02-26-03 A resolution of the Council of the City of Cordova, Alaska authorizing eligible applicants for 2026 property tax exemptions
3. Resolution 02-26-04 A resolution of the Council of the City of Cordova, Alaska authorizing a single-family residential, economic development property tax exemption on Lot 3, Block 2, Whiskey Ridge Subdivision for eight years
4. Resolution 02-26-05 A resolution of the Council of the City of Cordova, Alaska authorizing a mixed-use residential/commercial, economic development property tax exemption on Lot 4A, Block 5, North Fill Development Park, for fifteen years

Mayor Smith opened the hearing for public testimony on the three resolutions at 6:46 pm.

David Allison of 203 Whiskey Ridge Rd. spoke in support of Council approving all three resolutions.

The public hearing was recessed at 6:50pm until anyone else arrived to give testimony. Council came back into the Public Hearing at 6:58pm 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: March 18, 2026

Attest: _____
Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting
February 4, 2026 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order – Mayor **Kristin Smith** called the Regular City Council Meeting to order at 7:00 pm on February 4, 2026, in the Cordova Center Community Rooms.

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

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

D. Approval of Regular Agenda

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

E. Disclosures of Conflicts of Interest and ex parte communications – Council members **Adams** and **Sherman** both declared conflicts on agenda item 11, Resolution 02-26-03 because they both are on the list to receive senior citizen property tax exemptions. **Mayor Smith** ruled it was not a substantial financial conflict.

F. Communications by and Petitions from Visitors

1. Guest speakers - none

2. Audience comments regarding agenda items

Joy Landaluce spoke to her letter in the packet – it was about her loss of the senior citizen property tax exemption in 2025 – she wanted a vote of the Council on the matter – she understood that was not going to happen tonight.

Jeremiah Beckett of 317 First St. spoke to the executive session item about the legal matter concerning his boat. He hoped the Council could correct the course of the matter.

3. Chairpersons and Representatives of Boards and Commissions

Dr. Hannah Sanders, CEO of CCMC reported: 1) CCMC has been named in the federal appropriations bill – **Senator Murkowski** has secured \$3 million toward infrastructure projects at the hospital; 2) Rural health modernization money will also be coming through the state – which cannot be used for infrastructure; 3) she continues to remind people if they want a hospital in Cordova they need to use the hospital services in Cordova.

Dave Janka, City representative on the PWSRCAC Board of Directors reported: 1) there was a full board meeting January 22-23 – biggest thing that came out of it was the change in language to the national defense authorization act makes it so vessels can still operate under SERVS for oil spill training and cleanup – that was under threat; 2) they have contracted with an artist, **Tom Crestodina** – he's putting out a book called Protectors of PWS – he'll draw cross sections of some of the SERVS working boats – should be available in May.

G. Approval of Consent Calendar

4. Council action to waive protest for Liquor License renewals for No Road Brewing, LLC dba Copper River Brewing, Brewery Retail license #15013 & Brewery Manufacturer license #6008

5. Council action to waive protest for Liquor License renewal for Robin Traxinger dba Powder House, Beverage Dispensary license #919

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

H. Approval of Minutes – none

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

6. Mayor's Report – **Mayor Smith** reported: 1) she wrote the piece in the packet about the bear fence – will be in an upcoming Cordova Times edition; 2) she'll be writing a letter in support of RCAC recertification through the USCG – as long as there is no objection – Council was supportive; 3) she will be attending the infrastructure symposium in Anchorage April 7-9.

a. AK Rural Veterinary Outreach, 2025 Cordova visit report; b. Mayor write-up re: Bears & Landfills.

7. City Manager's Report – **Greenwood** reported: 1) she asked **Samantha Hagerthy-Schneider** to give a pool update; 2) she and City Planner **Amanda Coward** have been meeting with AK Wild Seafoods on planning for their project and also with NVE on their purchase & sale agreement.

a. Proposition One Educational materials

8. City Clerk's Report – **Bourgeois** reported: 1) updated Council about March 3, 2026, Election – declared candidates; 2) praised Deputy Clerk **Colette Gilmour** for handling all the property tax exemption materials in tonight's packet.

a. March 3, 2026, Regular City Election notices

K. Correspondence

9. City Council correspondence primer: a. 01-09-26 Letter to Mayor Smith requesting a letter of support for PWSRCAC recertification; b. January 2026 **RJ Kopchak** drawing regarding City crew; c. 01-27-26 Letter from **J. Landaluce** regarding Senior Citizen Property Tax Exemption; d. 01-28-26 Prince William Sound College Wilderness First Aid Course Flyer

L. Ordinances and Resolutions

10. Resolution 02-26-02 A resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of a 2.155-acre portion of ASLS 79-263 to the Native Village of Eyak for the realignment of the Shepard Point right-of-way

M/Zastrow S/Mickelson to approve Resolution 02-26-02 a resolution of the Council of the City of Cordova, Alaska authorizing the conveyance of a 2.155-acre portion of ASLS 79-263 to the Native Village of Eyak for the realignment of the Shepard Point right-of-way

Zastrow asked if **Collin Bronson** (NVE's Shepard Point Road project manager) could come to the table to answer questions. **Zastrow** asked about City water/sewer employees and their involvement in the project. **Bronson** said we are working closely with City staff – critical timeframe is 6-week shutdown of water line while it gets replaced – deadline is have it back running by March 15. **Greenwood** added that the whole design has been in conjunction with a City-hired engineer. **Mickelson** believes this is a great opportunity, he is in support.

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

11. Resolution 02-26-03 A resolution of the Council of the City of Cordova, Alaska authorizing eligible applicants for 2026 property tax exemptions

City Attorney **Jes Spuhler** was present and asked **Mayor Smith** to revisit the conflict of interest that had been declared. **Spuhler** raised the other factors in our conflict-of-interest code which should be weighed. Those are: 1. Whether the financial interest is a substantial part of the consideration; 2. Whether the financial interest will be significantly impacted or changed by the outcome of the official action; 3. Whether the financial interest is immediate and known or attenuated and dependent on factors beyond the official action; and 4. Whether a reasonable person would consider the financial interest significant and would expect a person to take actions and make decisions to protect that financial interest.

Spuhler advised that when those are considered, there does seem to be a conflict if there is a council member whose name is on the senior citizen property tax exemption list. **Mayor Smith** asked Council members **Adams** and **Sherman** to recuse themselves from voting on this matter.

M/Mickelson S/Zastrow to approve Resolution 02-26-03 a resolution of the Council of the City of Cordova, Alaska authorizing eligible applicants for 2026 property tax exemptions

Mickelson said this seems like housekeeping, he will support. **Zastrow** agreed, said he would support.

Vote on the motion: 4 yeas, 0 nays, 1 absent (Kinsman), 2 coi (Adams, Sherman). Motion was approved.

12. Resolution 02-26-04 A resolution of the Council of the City of Cordova, Alaska authorizing a single-family residential, economic development property tax exemption on Lot 3, Block 2, Whiskey Ridge Subdivision for eight years

M/Zastrow S/Ranney to approve Resolution 02-26-04 a resolution of the Council of the City of Cordova, Alaska authorizing a single-family residential, economic development property tax exemption on Lot 3, Block 2, Whiskey Ridge Subdivision for eight years

Zastrow said it is nice to see all the work we did on trying to generate some economic development has panned out and is being taken advantage of by people. **Ranney** echoed those comments.

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

13. Resolution 02-26-05 A resolution of the Council of the City of Cordova, Alaska authorizing a mixed-use residential/commercial, economic development property tax exemption on Lot 4A, Block 5, North Fill Development Park, for fifteen years

M/Mickelson S/Ranney to approve Resolution 02-26-05 a resolution of the Council of the City of Cordova, Alaska authorizing a mixed-use residential/commercial, economic development property tax exemption on Lot 4A, Block 5, North Fill Development Park, for fifteen years

Mickelson referred to comments made by a previous member of Council who helped create this program – he wants us to show community members that we are actively promoting economic development, and he is happy to see people taking advantage of the program. **Ranney** agreed with everything said.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – **Hansen** asked to have an item to amend the budget to cover the cost to complete the Parks & Rec master plan. **Mickelson** wondered if we could address housing issues, such as promoting tiny homes, etc. **Mayor Smith** opined that these housing-related items would be great for the housing committee to look into.

O. Audience Participation

David Allison of 203 Whiskey Rideg Rd. thanked Council for everything they do – he suggested that when they make a motion to approve something they should read the entire motion – if it is a resolution, they should read the title of the resolution.

Dottie Widmann of 245 Eyak Dr. asked if restoration of existing properties qualified for these economic development exemptions.

P. Council Comments

Zastrow recognized the difficulties that **Samantha** is going through with Parks & Rec. He is glad to see people using the economic development property tax exemptions.

Sherman commended the Iceworm Committee; grateful for CCMC & school district for all they both do and provide for our community.

Ranney said she is grateful for a full Council table, glad that people are running for the available seats in the election.

Adams thanked staff for the thorough packet and staff's willingness to explain things.

Hansen thanked staff and thanked the audience.

Mickelson echoed those comments. He thinks we should prioritize preserving historical buildings.

Q. Executive Session

15. Council discussion with City Manager regarding land sale negotiation with DMI a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

16. Council discussion with City Liability Insurance Company’s Attorney regarding Copper Star Travel Lift incident, a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

M/Sherman S/Adams to enter executive session for a discussion with City Manager regarding land sale negotiation with DMI and a discussion with City Liability Insurance Company’s Attorney regarding Copper Star Travel Lift incident both matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the City

Hearing no objection **Mayor Smith** declared the motion approved.

Mayor Smith recessed the meeting at 8:41 to clear the room for the executive session.

Council entered the executive session at 8:46pm and was back in open session at 9:24pm.

At that time, **Mayor Smith** said Council directed staff to proceed as was discussed in the executive session and Council thanked staff for the updates.

R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 9:25 pm.

Approved: March 18, 2026

Attest: _____
Susan Bourgeois, City Clerk

DRAFT



AGENDA ITEM 5
City Council Meeting Date: 3/18/26
CITY COUNCIL COMMUNICATION FORM

FROM: Kevin Johnson, Public Works Director
DATE: 3/12/26
ITEM: Resolution 03-26-15 – Approval of Dedication of City Real Property as Right-of-Way
NEXT STEP: Council approval of a resolution authorizing the City Manager to dedicate a portion of a city owned lot as right-of-way for the Second Street Rebuild project

ORDINANCE RESOLUTION
 MOTION INFORMATION

I. REQUEST OR ISSUE: As part of the Second Street Rebuild project parts of the sidewalk and street improvements must cross over a portion of a City-owned lot. To meet grant requirements, all improvements must be located within a public Right-of-Way (ROW). To meet this requirement, a portion of a City-owned lot must be dedicated as ROW.

The State of Alaska, who is administering the grant to fund this project, has asked for a council resolution authorizing the dedication. Staff asks that the City Council pass a resolution authorizing the City Manager to dedicate a portion of the lot as ROW.

II. RECOMMENDED ACTION / NEXT STEP: Staff’s suggested motion for Council to open the agenda item for discussion:

“I move to approve Resolution 03-26-15, a Resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to dedicate a roughly 1,549 square feet portion of Lot 1, Block 9, of the Original Townsite, as Right-of-Way, for the Second Street Rebuild project.”

III. FISCAL IMPACTS: The area dedicated as ROW would no longer be considered real property and could not be disposed of through a private sale. This would remove it from the ability to become part of future property tax assessment if it was to be sold to a private individual.

IV. BACKGROUND INFORMATION: The City was awarded a Community Transportation Program (CTP) grant to rebuild and upgrade Second Street. These improvements include total reconstruction of the driving surface, utility upgrades, and full sidewalks connecting from Copper River Highway to Davis Avenue.

To meet design and topographic constraints, the new roadway and sidewalk that terminates onto Davis Avenue must cross a portion of a city owned lot, known as Lot 1, Block 9, of the Original Townsite (see attached site plan for location details). Due to grant restrictions, improvements must be built completely within a public ROW and cannot be built on private property (even if publicly owned). Due to this restriction, the City will need to dedicate a roughly 1,549 square foot portion of this lot as ROW.

For the State to accept the dedication to meet grant requirement, the City Council must pass a resolution approving the City Manager to sign the agreement dedicating the property as ROW.

V. SUMMARY AND ALTERNATIVES: Due to design and topographic constraints, portions of the improvements related to the Second Street Rebuild must cross a portion of a city owned lot. To meet grant requirements, improvements can only be located within a public ROW. This requires the city to dedicate a portion of the lot that is impacted by the proposed improvements as ROW. Staff respectfully recommends approval of Resolution 03-26-15.

VI. ATTACHMENTS:

1: Site Plan

**CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-15**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY MANAGER TO DEDICATE A PORTION OF LOT 1, BLOCK 9,
ORIGINAL TOWNSITE AS RIGHT-OF-WAY FOR THE SECOND STREET REBUILD
PROJECT**

WHEREAS, the City was awarded a State of Alaska Community Transportation Program grant to rebuild and improve the infrastructure along the Second Street corridor between the Copper River Highway and Davis Avenue; and

WHEREAS, to implement the proposed improvements, portions of the new roadway and sidewalk must cross a City-owned lot known as Lot 1, Block 9, Original Townsite; and

WHEREAS, due to grant restrictions no improvements related to the grant may be constructed outside of a Right-of-Way; and

WHEREAS, to meet the grant restrictions and allow for the new improvements to be constructed, the City Council and City Manager have determined that it is in the best interest of the City to dedicate a roughly 1,549 square foot portion of Lot 1, Block 9, Original Townsite, as Right-of-Way.

NOW, THEREFORE BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby authorizes the City Manager to dedicate a roughly 1,549 square foot portion of Lot 1, Block 9, Original Townsite as Right-of-Way to allow to the improvements related to the Second Street Rebuild project to be completed.

PASSED AND APPROVED THIS 18th DAY OF MARCH 2026

ATTEST:

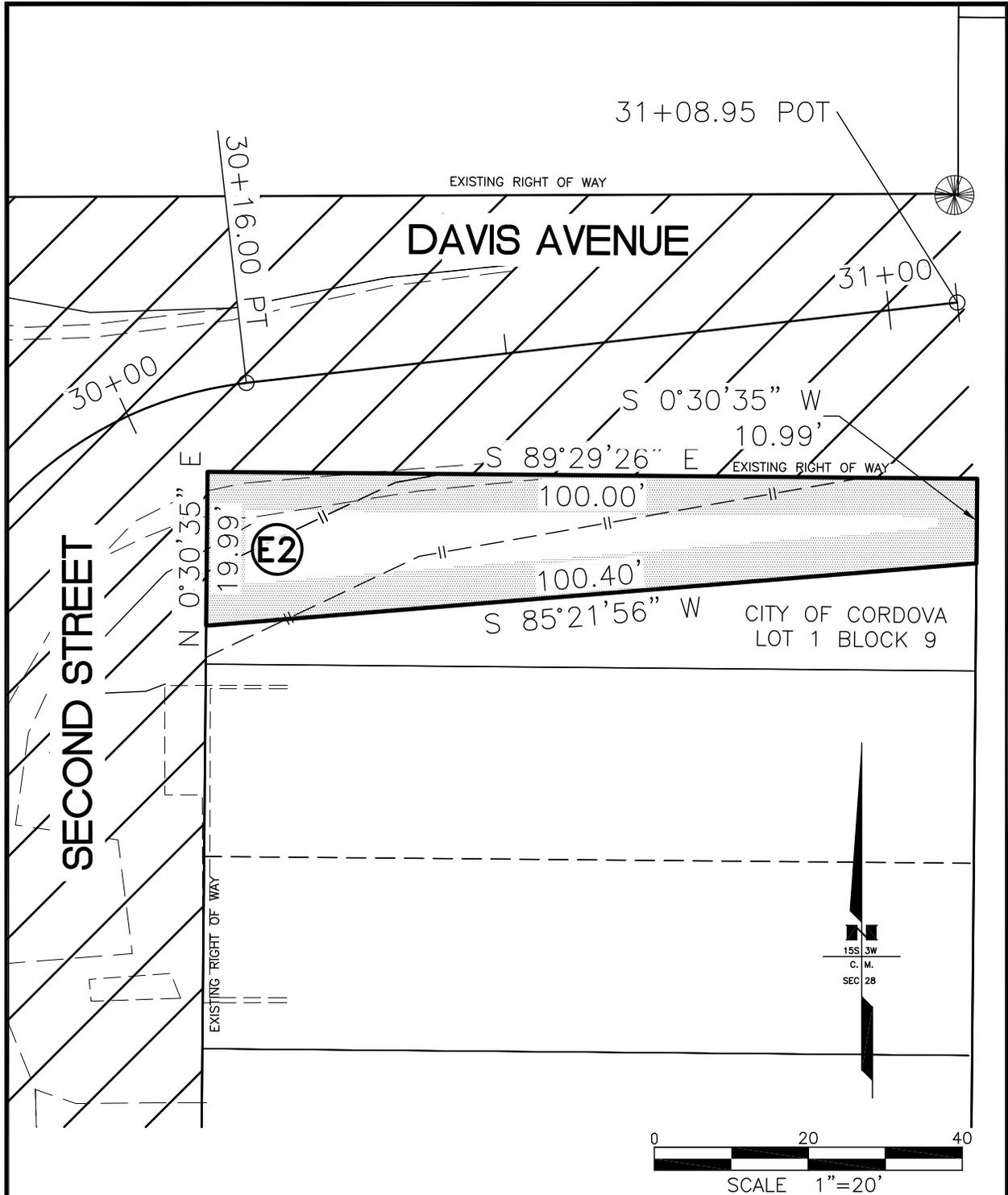
Kristin Smith, Mayor

Susan Bourgeois, City Clerk

Second Street Rebuild Dedication Site Plan



H:\ROWE\Eng\Hwys\NFHWY00595 Cordova 2nd St\ACAD\PARCEL PLATS\NFHWY00595 PCL PLATS.dwg Sep 19, 2025 - 10:35am



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR CORDOVA SECOND STREET RECONSTRUCTION	
EXHIBIT A	DRAWING	PROJECT NO. <u>NFHWY00595/0002493</u>	
		AREA <u>1,549 SQ. FT.</u> PARCEL NO. <u>E2</u>	
INITIAL	DATE	SCALE <u>1" = 10'</u>	DATE <u>07/25/2025</u>
	<u>2 OF 2</u>		

Committee Chair

Dave Zastrow

Committee Secretary

Elizabeth Senear

Committee Members

Toni Godes

Michelle Hahn

Stormy Haught

Ryan Schuetze

Parks & Recreation

Director

Samantha Hagerthy-
Schneider

The City of Cordova
Trails Committee

Regular Meeting

October 30, 2025

Cordova Center Community Room A

MINUTES

CALL TO ORDER AND ROLL CALL

Committee Chair Zastrow called the meeting to order at 6:10pm

Committee Members Present: Dave Zastrow, Stormy Haught, Ryan Schultze, Toni Godes, Liz Senear

Committee Members Absent: Michelle Hahn

Staff Members' Present: Samantha Hagerty-Schneider

AGENDA APPROVED

CORRESPONDENCE/VISITORS

Tyler Tulloch in attendance

DISCUSSION ITEMS

1) Election of Officers: The following officers were elected to serve a term of one year by unanimous consent: Stormy Haught – President; Dave Zastrow – Vice-President; Liz Senear – Secretary.

2) Committee Member Appointments/Terms: Approved by unanimous consent adding a 7th committee member. Approved by unanimous consent, setting terms of 3 years on a staggered basis based on when the member was

appointed. No term limits. Liz Senear and Dave Zastrow are the earliest appointed members, and their terms will end this year. Dave Zastrow will work with the City Clerk to create and present a resolution to the council and mayor for approval.

- 3) Trail Plans Review: The Trail Plan is available on the City Website and the Parks & Rec Website. Discussed producing printed copies for public use at the Library and the Forest Service office. Discussed using Share File with Parks and Rec as a document repository.
- 4) Eyak Mountain Trail: The City obtained a RAC Grant for trail improvements which could be done by the SCA next summer. Stormy Haught will coordinate with the Forest Service (Erin Cole) about this. Also discussed using local volunteers.
- 5) 2026 Volunteer Projects: Get a volunteer roster set up for next summer, possibly through Parks and Rec. Would require background checks. Possibly acquire tools for volunteer use. We would need somewhere to keep them tools. Toni Godes will spearhead this effort.
- 6) Future Projects:
 - a. Funding Sources:
 - i. Recreation Trails Program (RTP): Appl. period 8/1/26-10/31/26. Projects up to \$200,000 for non-motorized trails, and \$300,000 for motorized trails.
 - ii. American Trails Capacity Program: Appl. closes mid-Nov. \$3,000-\$10,000. Discussed applying for a grant to purchase a shed to house tools for volunteer projects.
 - iii. Secure Rural Schools Title II (RAC): \$1 million to be dispersed but the process is not yet authorized.
 - b. Projects:
 - i. Eyak Mt. Trail: Talk to City about acquiring an easement from John Harvill for a parking lot and trailhead. Liz Senear will talk to Amanda.
 - ii. Breakwater Trail Extension: Use same design, requires funding, and a good project for volunteers.

NEXT MEETING DATE

Quarterly meetings with next meeting in January 2026, TBA

ADJOURNMENT

Meeting adjourned at 7:50pm.

**CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-16**

A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, RE-AUTHORIZING THE CITY TRAILS COMMITTEE, WHOSE ROLE IS TO ADVISE THE PARKS AND RECREATION COMMISSION ON THE DEVELOPMENT OF NEW TRAILS, ENHANCEMENT OF EXISTING TRAILS AND THE DEVELOPMENT OF ADDITIONAL TRAIL RESOURCES, BY AMENDING THE MEMBERSHIP TO SEVEN MEMBERS & SETTING TERMS OF OFFICE AT THREE YEARS WITH NO LIMITS TO NUMBER OF TERMS A MEMBER MAY SERVE

WHEREAS, City Council authorized creation of the City Trails Committee via Resolution 11-09-65 approved on December 2, 2009; and

WHEREAS, then City Trails Committee was re-authorized via resolution 11-18-29 in 2018 to increase its membership to six; and

WHEREAS, the Trails Committee has seen increased interest in citizens who want to serve on the committee, and the members want that interest addressed; and

WHEREAS, the Trails Committee voted unanimously on October 30, 2025, to recommend that City Council increase the committee's membership to seven members and that Council set terms of office at 3 years with no limits to the number of terms a member may serve.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby re-authorizes the City Trails Committee by amending the membership as mentioned and also directs the Trails Committee members to advise Council of the staggered terms of the existing membership.

PASSED AND APPROVED THIS 18th DAY OF MARCH 2026.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



AGENDA ITEM 7
City Council Meeting Date: 03/18/26
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 03/11/26
ITEM: Concurrence of Mayor’s appointment to PWSRCAC
NEXT STEP: Approval of Consent Calendar, which includes motion to concur

ORDINANCE
 MOTION

RESOLUTION
 INFORMATION

I. REQUEST OR ISSUE: PWSRCAC has a seat designated for a City of Cordova representative. The seat is filled by Mayor appointment and City Council confirmation.

II. RECOMMENDED ACTION: City Council should concur with the appointment suggestion made by Mayor Smith, or City Council could vote not to concur. Mayor Smith is recommending David Janka to fill the position, he has done so since January 18, 2023, when he was appointed to fill a vacancy.

III. BACKGROUND INFORMATION: Correspondence from the PWSRCAC Executive Assistant is included and is asking the City to appoint by April 16, 2026. Mayor Smith has said that David Janka is interested in retaining his seat and wants to continue to represent the City of Cordova.

IV. SUMMARY AND ALTERNATIVES: City Council members may concur with the Mayor’s appointment or could choose not to concur. Approval of the consent calendar would constitute approval of a motion to appoint David Janka to fill the position of City of Cordova rep to PWSRCAC.



www.pwsrcac.org

Citizens promoting the environmentally safe operation of the Alyeska terminal and associated tankers.

Members:

Alaska State Chamber of Commerce

Chugach Alaska Corporation

City of Cordova

City of Homer

City of Kodiak

City of Seldovia

City of Seward

City of Valdez

City of Whittier

Community of Chenega

Community of Tatitlek

Cordova District Fishermen United

Kenai Peninsula Borough

Kodiak Island Borough

Kodiak Village Mayors Association

Oil Spill Region Environmental Coalition

Port Graham Corporation

Prince William Sound Aquaculture Corporation

Anchorage

3709 Spenard Rd, Ste 100
Anchorage, AK 99503
O: (907) 277-7222
(800) 478-7221

Valdez

P.O. Box 3089
130 S. Meals, Ste 202
Valdez, AK 99686
O: (907) 834-5000
(877) 478-7221

March 6, 2026

Sent via email

Mayor Kristin Smith
City of Cordova
mayor@cityofcordova.net
cityclerk@cityofcordova.net

Dear Mayor Smith:

The Prince William Sound Regional Citizens' Advisory Council (PWSRCAC) is writing to advise you that David Janka's term on our Board of Directors expires at the upcoming May 7-8, 2026, annual meeting in Valdez. David Janka has been your appointed representative since January 2023.

The dedicated seat for the City of Cordova is its opportunity to influence decisions having profound implications for oil transportation safety in Alaska, and for the state's oil spill prevention and response capabilities. We greatly value your participation.

The City of Cordova is best served by a representative who:

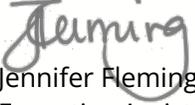
- Understands their organization and/or community, its needs, concerns, and perspectives.
- Has at least a rudimentary familiarity with oil transportation issues.
- Is a resident of Alaska and has a home and work schedule flexible enough to allow participation and travel.
- Is committed to our mission of promoting environmentally safe operation of the Alyeska terminal and associated tankers; and
- Seeks opportunities to foster cooperative and constructive relationships between citizens, industry, and regulatory agencies.

A PWSRCAC director can expect to devote an average of 20 hours a month on PWSRCAC business. The full Board conducts three 2-day meetings in January, May, and September which can be attended in-person or virtually, of which member attendance is tracked. In addition, annual budget and planning meetings are held, as well as special meetings and opportunities to participate in committees or special interest work groups. PWSRCAC staff provides support to board members whenever possible and covers associated travel costs.

Please notify us in writing, no later than Thursday, April 16, 2026, of your selected individual for the City of Cordova's next two-year term on the PWSRCAC board. Ideally, this individual will then be expected to attend our May 7-8, 2026, meeting in Valdez for confirmation and participation. **If David Janka will continue to be your representative, we ask that you still notify PWSRCAC in writing.**

If you have further questions about the PWSRCAC or the responsibilities of its directors, please don't hesitate to call. Thank you for your cooperation, and we look forward to the City of Cordova's continued contribution.

Sincerely,


Jennifer Fleming
Executive Assistant

Cc via email: David Janka

CITY OF CORDOVA



Samantha Greenwood
City manager

At the meeting

Staff reports

- Pool Update

- Kayleen and Brenda have done an excellent job getting the automated timekeeping program up and running. Starting slowly and working out the glitches has been very beneficial. All city departments will be using the system from this payroll forward.
- Meet with DMI
- Attended PWSEDD board meeting
- Notified by the Denali commission that they were eligible for the Gap fund grant for the Second Street project
- Catching up from time off

March 18th Meeting

- Recommendation to the Council on renewing the State lease for the ski hill area
- 2025 Year-End Financial Report

On Going

- Meeting weekly with HR and the Finance Director on union negotiations
- Multiple Working Meetings on NVE Second Street Lot negotiations – final
- Meeting weekly with HR to update/develop City Policies and annual training
 - Policy priorities
 - City vehicle policy -final
 - Drug and Alcohol Policy- finalizing
 - Payroll and Time Keeping – developing



AGENDA ITEM 9a.
City Council Regular Meeting Date: 3/18/26
CITY COUNCIL COMMUNICATION FORM

FROM: Sheryl Glasen, Finance Director

DATE: 3/18/26

ITEM: 2025 financial update

ORDINANCE
 MOTION

RESOLUTION
 INFORMATION

Attached is the preliminary Budget to Actual report for the period ending December 31, 2025. This report provides a summary of the municipality's financial performance compared to the approved FY25 annual budget. Please keep in mind that the information presented is preliminary. As we complete monthly reconciliations and finalize adjusting entries, some figures may change.

Below are several significant items I would like to highlight:

- As previously discussed, several revenue categories experienced shortfalls in 2025. Sales Tax and Surtaxes came in approximately \$380,000 under budget, Forest Receipts were \$730,000 under budget, and State Debt Service Reimbursement was approximately \$330,000 below the budgeted amount.
- While overall revenues were under budget by approximately \$1.3 million, the General Fund currently reflects a deficit of \$575,550. This outcome reflects the timely responsiveness of Staff and Council in adjusting to the changes throughout the year.
- There are still outstanding revenue entries, including Pension Relief and Investment Earnings, that are expected to improve the overall position of the General Fund. These entries will be finalized as we prepare for the upcoming audit.

The auditors are scheduled to begin the annual audit process in the coming months, with their in-person fieldwork planned for mid-May. During this visit, the audit team will work onsite to review financial records, test transactions, evaluate internal controls, and follow up on any questions related to the municipality's financial statements and supporting documentation.

Following the completion of their fieldwork, the auditors will continue their review remotely, including final testing, preparation of the draft financial statements, and discussion of any audit findings or recommendations with management. This will be completed by September 30, 2026.

Account Number	Title	2025 Budget	2025 Actual
General Fund Revenues			
Taxes			
101-300-40001	Property Tax	3,120,000	3,120,000
101-300-40003	Property Tax-Penalties	14,000	23,967
101-300-40005	Property Tax-Interest	2,000	3,984
101-300-40006	Property Tax Exemption Fees	0	2,150
101-300-40008	ARSSC - Sales Tax Fees Contra	-50,000	-56,183
101-300-40009	ARSSC - Sales Tax	525,000	613,242
101-300-40010	Sales & Use Taxes	4,765,000	4,328,975
101-300-40011	Public Accommodations Surtax	230,000	288,333
101-300-40012	Vehicle Rental Surtax	20,000	25,249
101-300-40015	MAT Surtax	210,000	202,056
101-300-40030	Penalties & Int. - Sales Tax	12,000	48,780
101-300-40035	Penalty & Interest A/R	2,000	26,849
101-300-40040	In Lieu Tax Payments	531,000	555,942
101-300-40041	Payment in Lieu of Tax - Other	7,500	6,547
Total Taxes:		9,388,500	9,189,891
Licenses & Permits			
101-301-40100	General Business Licenses	20,000	7,145
101-301-40120	Taxi - For Hire Operators	0	195
Total Licenses & Permits:		20,000	7,340
Other Governmental			
101-302-40205	DOR- FISH BUSINESS SHARED TAX	1,000,000	637,516
101-302-40210	Liquor Licenses - Share Tax	10,000	11,750
101-302-40211	Marijuana Licenses	0	0
101-302-40215	Share Revenue - CAP SOA	105,659	190,922
101-302-40220	Forest Receipts - Roads	51,233	13,261
101-302-40221	Forest Receipts - School	691,327	0
101-302-40225	Utility Cooperative Shared Tax	290,000	296,211
101-302-40230	DCCED - Shared Fish Bus Tax	20,000	7,251
101-302-40239	Pension State Relief	193,405	0
101-302-40240	Library Grant	0	7,000
101-302-40245	E-Rate Grant (Library)	0	0
Total Other Governmental:		2,361,624	1,163,911
Leases & Rents			
101-303-40320	N. Harbor Fill Lease	229,972	212,259
101-303-40330	S. Harbor Fill Lease	36,720	47,782
101-303-40350	Other Land Leases	56,700	55,546
101-303-40360	Other Building Leases	25,500	35,725
101-303-40400	LT Leases - Interest Revenue	0	0
101-303-51110	Lease Rev Pass-Thru Mt Eyak	72,549	68,928
Total Leases & Rents:		421,441	420,239

Account Number	Title	2025 Budget	2025 Actual
Law Enforcement			
101-304-40245	State Contract - Jail	228,743	309,565
101-304-40250	Surcharge - SOA	200	250
101-304-40265	State Dispatch Services	4,725	7,842
101-304-40267	USFS Dispatch Services	6,750	0
101-304-40370	Court Fines & Forfeitures	1,500	829
101-304-40371	Citations	3,500	2,203
101-304-40380	ATV Registration Fees	300	125
101-304-40400	Dog Licenses	300	615
101-304-40410	Dog Impounds	150	265
101-304-40420	Dog Citations	100	465
101-304-40440	Airline Security Service	75,000	63,609
101-304-40450	Fingerprinting Services	3,000	3,310
101-304-40545	Impound	6,000	9,664
101-304-40700	Case File Fees	250	625
101-304-49740	Miscellaneous Revenue P.D.	0	17,086
Total Law Enforcement:		330,518	416,452
D. M. V.			
101-305-40255	MV, Boat, Snow Trans	31,000	5,337
101-305-40260	Driver License & ID Fee	6,000	853
101-305-40266	Vehicle Registration Tax	15,000	0
101-305-40268	Mtr Vehicle Reg Tax St of AK	40,000	21,151
101-305-49740	Road Tests & Misc Revenue DMV	1,000	0
Total D. M. V.:		93,000	27,340
Planning			
101-323-40170	Planning Permit Fees	5,000	5,025
101-323-48014	Other Revenue	250	5,298
Total Planning:		5,250	10,323
Recreation			
101-345-40505	Activity Fees	10,000	17,738
101-345-40520	Skaters Cabin Rental	4,000	2,588
101-345-40525	Bidarki Entrance Fees	90,000	114,382
101-345-40535	Facility Rental	2,500	3,014
101-345-42100	Fisherman's Memorial Park	1,000	2,710
101-345-49740	Bidarki Misc.	0	43,909
101-345-49745	Merchandise Sales - P&R	1,500	1,550
Total Recreation:		109,000	185,891
Bob Korn Pool			
101-346-40600	Pool Entrance Fees	37,500	43,714
101-346-40620	Program Fees	3,000	2,164
101-346-40630	Rental Fees	1,000	1,096
101-346-49740	Pool Misc.	0	-128
101-346-49745	Merchandise Sales - Pool	0	0
Total Bob Korn Pool:		41,500	46,846

Account Number	Title	2025 Budget	2025 Actual
Sale of Property			
101-347-40710	Sale of Equipment	0	0
101-347-40720	Sale of Cemetery Lots	2,000	1,500
101-347-40730	Sale of Impound Lot	0	237,929
Total Sale of Property:		2,000	239,429
Interfund Transfers In			
101-390-41000	Allocated Administrative Costs	647,463	647,463
101-390-49999	Due to/from Other Funds	0	0
Total Interfund Transfers In:		647,463	647,463
Other Revenue			
101-397-40325	Investment Earnings	75,000	0
101-397-41095	Reserve Fund-Budgeted	0	0
101-397-49740	Misc. Revenue	50,000	101,353
101-397-49760	Streets-Cut Revenue	0	0
101-397-49770	Cordova Center Revenue	50,000	97,644
101-397-49800	Donations	1,000	20,818
Total Other Revenue:		176,000	219,815
State Debt Service Reimbursmen			
101-398-40200	State Debt Service Reimb	900,000	570,051
Total State Debt Service Reimbursmen:		900,000	570,051
Total General Fund Revenues		14,476,296	13,137,651

Account Number	Title	2025 Budget	2025 Actual
General Fund Expenses			
City Council			
101-401-51020	Operating Supplies	3,000	585
101-401-52090	Council Contingency	1,000	1,250
101-401-52120	Travel	1,500	1,778
101-401-52160	Professional Development	1,000	1,463
101-401-52170	Dues & Subscriptions	4,000	0
Total City Council:		10,500	5,076
City Clerk			
101-402-50000	Salaries and Wages	184,267	193,393
101-402-50010	Overtime	0	0
101-402-50020	Temp Employees	2,500	0
101-402-50100	FICA	14,288	14,622
101-402-50110	PERS	40,539	37,343
101-402-50120	Health Ins.	65,291	77,260
101-402-50130	Compensation Ins.	357	421
101-402-50140	ESC	1,692	1,034
101-402-50150	PERS Relief	8,771	0
101-402-51020	Operating Supplies	1,000	126
101-402-52120	Travel	2,500	1,645
101-402-52160	Professional Development	1,000	1,459
101-402-52170	Dues & Subscriptions	450	7,008
101-402-52180	Professional Services	10,000	5,735
101-402-52230	Assessor Fees	25,000	12,500
101-402-52235	Assessing Software	13,023	20,023
101-402-52240	Election Expense	2,000	2,691
101-402-52270	Legal Printing	0	0
101-402-52310	Public Relations	500	500
Total City Clerk:		373,178	375,760
City Mayor			
101-403-51020	Operating Supplies	500	345
101-403-52120	Travel	1,500	414
101-403-52160	Professional Development	450	670
101-403-52170	Dues & Subscriptions	50	0
Total City Mayor:		2,500	1,430

Account Number	Title	2025 Budget	2025 Actual
City Manager			
101-421-50000	Salaries and Wages	276,806	293,418
101-421-50010	Overtime	0	0
101-421-50020	Temp Employees	0	2,679
101-421-50100	FICA	21,176	22,405
101-421-50110	PERS	60,897	53,761
101-421-50120	Health Ins.	82,807	97,707
101-421-50130	Compensation Ins.	530	629
101-421-50140	ESC	2,399	1,759
101-421-50150	PERS Relief	13,176	0
101-421-51020	Operating Supplies	500	234
101-421-52000	Communications	0	430
101-421-52080	Manager's Contingency	2,500	1,839
101-421-52120	Travel	0	0
101-421-52160	Professional Development	1,510	299
101-421-52170	Dues & Subscriptions	2,000	9,646
101-421-52180	Professional Services	2,500	2,268
101-421-52270	Legal Printing/Advertising	1,000	480
101-421-55050	Contractual Services	27,000	26,700
Total City Manager:		494,801	514,255
Finance			
101-422-50000	Salaries and Wages	388,653	310,793
101-422-50010	Overtime	1,000	831
101-422-50020	Temp Employees	3,040	957
101-422-50100	FICA	29,732	22,952
101-422-50110	PERS	85,504	67,634
101-422-50120	Health Ins.	188,064	153,693
101-422-50130	Compensation Ins.	743	674
101-422-50140	ESC	4,868	2,069
101-422-50150	PERS Relief	18,500	0
101-422-51020	Operating Supplies	750	71
101-422-52120	Travel	3,500	4,889
101-422-52160	Professional Development	3,000	410
101-422-52170	Dues & Subscriptions	0	0
101-422-52180	Professional Services	35,732	8,075
101-422-52350	Recruitment and Moving	0	0
101-422-54020	Repair & Maintenance	0	0
101-422-55010	Equipment & Furnishings	1,000	0
Total Finance:		764,086	573,047

Account Number	Title	2025 Budget	2025 Actual
Planning			
101-423-50000	Salaries and Wages	83,054	83,678
101-423-50010	Overtime	0	0
101-423-50020	Temp Employees	0	0
101-423-50100	FICA	6,354	6,270
101-423-50110	PERS	18,272	9,543
101-423-50120	Health Ins.	49,761	51,090
101-423-50130	Compensation Ins.	159	0
101-423-50140	ESC	825	517
101-423-50150	PERS Relief	3,953	0
101-423-51020	Operating Supplies	750	533
101-423-52120	Travel	2,500	0
101-423-52160	Professional Development	1,500	1,270
101-423-52170	Dues & Subscriptions	2,500	1,025
101-423-52180	Legal Fees	0	0
101-423-52182	Appraisal/Survey Fees	13,000	15,299
101-423-52184	Other Professional Fees	1,000	53
101-423-52270	Legal Printing	500	20
Total Planning:		184,128	169,298
Planning Commission			
101-424-51020	Operating Supplies	300	83
101-424-52120	Travel	0	0
101-424-52160	Professional Development	750	750
Total Planning Commission:		1,050	833
Department of Motor Vehicles			
101-440-50000	Salaries and Wages	39,675	11,503
101-440-50010	Overtime	0	89
101-440-50020	Temp. Employees	0	1,785
101-440-50030	On Call Time	0	0
101-440-50100	FICA	3,035	992
101-440-50110	PERS	8,729	0
101-440-50120	Health Ins.	35,903	12
101-440-50130	Compensation Ins.	76	2
101-440-50140	ESC	659	130
101-440-50150	PERS Relief	1,889	0
101-440-51010	Uniforms/Safety Equip/Supplies	500	15
101-440-51020	Operating Supp/Postage/Freight	950	2,917
101-440-52000	Communications	2,000	1,972
101-440-52120	Travel	2,000	1,882
101-440-52160	Professional Development	0	0
101-440-52170	Dues & Subscriptions	150	0
101-440-52270	Legal Printing/Advertising	0	0
101-440-55010	Equipment, Furnishings & Tools	500	6,096
Total Department of Motor Vehicles:		96,066	27,396

Account Number	Title	2025 Budget	2025 Actual
Law Enforcement			
101-441-50000	Salaries and Wages	684,412	568,266
101-441-50010	Overtime	55,000	130,185
101-441-50020	Temp. Employees	0	31,045
101-441-50030	On Call Time	30,400	50,181
101-441-50040	Shift Differential	0	0
101-441-50100	FICA	59,696	58,125
101-441-50110	PERS	174,393	137,720
101-441-50120	Health Ins.	239,091	200,747
101-441-50130	Compensation Ins.	18,082	12,462
101-441-50140	ESC	7,425	4,323
101-441-50150	PERS Relief	37,144	0
101-441-51010	Uniforms/Safety Equip/Supplies	15,000	21,862
101-441-51020	Operating Supp/Postage/Freight	3,000	5,734
101-441-52000	Communications	27,000	16,707
101-441-52120	Travel	15,000	7,208
101-441-52160	Professional Development	20,000	12,897
101-441-52165	Training Equipment & Supplies	7,500	6,405
101-441-52170	Dues & Subscriptions	42,000	68,531
101-441-52180	Professional Services	8,000	8,760
101-441-52270	Legal Printing/Advertising	3,000	4,563
101-441-52310	Public Relations	0	0
101-441-52350	Recruitment and Moving	10,000	1,112
101-441-54000	Fuel & Lube	14,000	12,757
101-441-54010	Vehicle Parts & Repairs	5,000	2,806
101-441-54020	Repair Maintenanc Other Equip	8,000	7,744
101-441-55000	Other Equipment & Rentals	45,000	46,493
101-441-55010	Equipment, Furnishings & Tools	12,000	11,327
101-441-55020	Ammunition	5,000	4,520
101-441-55030	LE Collection Fee	0	78

Account Number	Title	2025 Budget	2025 Actual
Total Law Enforcement:		1,545,143	1,432,559
Jail Operations			
101-442-50000	Salaries and Wages	231,204	175,756
101-442-50010	Overtime	12,000	33,138
101-442-50020	Temp Employees	0	7,761
101-442-50030	On Call Time	7,600	9,977
101-442-50040	Shift Differential	0	0
101-442-50100	FICA	22,599	16,834
101-442-50110	PERS	62,270	44,618
101-442-50120	Health Ins.	73,514	67,869
101-442-50130	Compensation Ins.	4,683	2,765
101-442-50140	ESC	3,134	1,297
101-442-50150	PERS Relief	14,061	0
101-442-51010	Uniforms/Safety Equip/Supplies	2,000	174
101-442-51020	Operating Supplies	1,500	911
101-442-51030	Janitorial Supplies	2,500	1,801
101-442-51070	Prisoner Board	5,000	2,997
101-442-52120	Travel	5,000	5,572
101-442-52160	Professional Development	2,000	5,475
101-442-52170	Dues & Subscriptions	0	0
101-442-52180	Professional Services	5,000	9,998
101-442-52185	Inmate Medical Expense	2,500	17,313
101-442-52186	Inmate Medical Expense - Reimb	-500	5,233
101-442-54020	Repair & Maintenance	8,000	0
101-442-55000	Other Equipment & Rentals	3,500	0
101-442-55010	Equipment, Furnishings & Tools	4,000	302
Total Jail Operations:		471,565	409,791
Fire & EMS			
101-443-50000	Salaries and Wages	202,197	162,657
101-443-50010	Overtime	9,000	23,387
101-443-50020	Temp Employees	0	0
101-443-50030	On Call	9,000	11,465
101-443-50100	FICA	16,845	14,873
101-443-50110	PERS	48,443	31,545
101-443-50120	Health Ins.	31,060	24,232
101-443-50130	Compensation Ins.	7,340	4,324
101-443-50140	ESC	2,475	1,832
101-443-50150	PERS Relief	10,481	0
101-443-51010	Uniforms/Safety Clothing	11,500	22,157
101-443-51020	Operating Supplies	30,000	32,221
101-443-51030	Custodial Supplies	250	674
101-443-51050	Small Tools	500	148
101-443-52030	Electricity	1,100	1,072
101-443-52040	Heating Oil	8,500	6,410
101-443-52120	Travel	10,000	12,255
101-443-52160	Professional Development	8,000	3,083

Account Number	Title	2025 Budget	2025 Actual
101-443-52170	Dues & Subscriptions	2,000	6,188
101-443-52180	Professional Services	13,000	8,491
101-443-52310	Public Relations	1,000	550
101-443-52320	Volunteer Fireman	110,000	128,621
101-443-52330	Volunteer Incentives	1,680	990
101-443-54000	Fuel & Lube	7,000	7,424
101-443-54010	Vehicle Parts & Repairs	10,000	25,738
101-443-54020	Repair - Other Equipment	3,750	3,252
101-443-54030	Structure Maintenance	3,000	3,429
101-443-55000	Other Equipment	2,000	12,413
101-443-55005	Fire Fighting Equipment	3,000	64,777
101-443-55010	Equipment & Furnishings	3,500	8,779
Total Fire & EMS:		566,621	622,989
Disaster Management			
101-445-59400	Supplies	3,000	7,559
101-445-59405	Community Training	5,000	2,446
Total Disaster Management:		8,000	10,005
Library			
101-501-50000	Salaries and Wages	273,166	201,125
101-501-50010	Overtime	0	283
101-501-50020	Temp Employees	2,000	16,010
101-501-50100	FICA	21,050	16,348
101-501-50110	PERS	60,097	36,659
101-501-50120	Health Ins.	79,351	43,573
101-501-50130	Compensation Ins.	526	436
101-501-50140	ESC	4,355	1,802
101-501-50150	PERS Relief	13,003	0
101-501-51020	Operating Supplies	2,000	1,279
101-501-51025	Operating Supplies-Cordova Ctr	0	0
101-501-51060	Books & Periodicals	9,000	11,110
101-501-52000	Communications	0	0
101-501-52110	Library Internet Services	3,600	0
101-501-52120	Travel	1,500	157
101-501-52160	Professional Development	150	250
101-501-52162	Safety & Training	0	0
101-501-52170	Dues & Subscriptions	0	0
101-501-52180	Professional Services	2,000	0
101-501-52230	Software Licensing	6,000	8,318
101-501-52250	IT Services Library	5,000	0
101-501-54020	Repair & Maintenance	4,000	1,211
101-501-54030	Computers & Peripherals	2,000	0
101-501-55010	Equipment & Furnishings	2,000	437
Total Library:		490,798	338,997

Account Number	Title	2025 Budget	2025 Actual
CORDOVA CENTER			
101-502-50000	Salaries and Wages	64,043	67,128
101-502-50010	Overtime	0	0
101-502-50020	Temp Employees	14,000	12,416
101-502-50100	FICA	5,970	6,067
101-502-50110	PERS	14,090	4,654
101-502-50120	Health Ins.	16,512	6,920
101-502-50130	Compensation Ins.	54	727
101-502-50140	ESC	465	766
101-502-50150	PERS Relief	3,048	0
101-502-51020	Operating Supplies	3,000	3,012
101-502-52120	Travel	1,500	0
101-502-52160	Professional Development	250	0
101-502-52162	Safety & Training	500	121
101-502-52170	Dues & Subscriptions	745	624
101-502-52180	Professional Services	500	0
101-502-52250	IT Services	750	0
101-502-54020	Repairs & Maintenance	2,500	1,803
101-502-54030	Computers & Peripherals	1,000	1,268
101-502-55010	Equip & Furnishings - CDV Cntr	5,500	9,354
Total CORDOVA CENTER:		134,427	114,860
Museum			
101-503-50000	Salaries and Wages	178,650	173,064
101-503-50010	Overtime	0	0
101-503-50020	Temp Employees	2,000	7,033
101-503-50100	FICA	13,973	13,530
101-503-50110	PERS	39,303	36,006
101-503-50120	Health Insurance	66,243	40,289
101-503-50130	Compensation Ins.	342	393
101-503-50140	ESC	2,783	1,456
101-503-50150	PERS Relief	8,504	0
101-503-51020	Operating Supplies	1,000	0
101-503-52120	Travel	1,000	0
101-503-52160	Professional Development	250	0
101-503-52180	Professional Services	250	0
101-503-52230	Software Licensing	500	0
101-503-54020	Repairs & Maintenance	1,000	178
101-503-54030	Computers & Peripherals	1,500	0
101-503-55010	Equipment & Furnishings	500	211
Total Museum:		317,798	272,161
INFO TECH			
101-504-54030	Computer & Peripherals	15,000	15,439
Total INFO TECH:		15,000	15,439

Account Number	Title	2025 Budget	2025 Actual
Facility Utilities			
101-598-51025	Operating supplies	1,000	1,178
101-598-52010	Water, Sewer & Refuse	0	1,499
101-598-52013	Wtr, Swr, Refuse Public Safety	6,200	7,986
101-598-52016	Wtr, Swr, Ref Chamber Comm	0	0
101-598-52017	Wtr, Swr, Ref Cordova Center	12,000	14,038
101-598-52030	Elec-Old Science Center Bldg	0	0
101-598-52033	Electricity Public Safety	20,000	24,063
101-598-52037	Electricity Cordova Center	80,000	40,440
101-598-52039	Electricity Street Lighting	65,000	74,767
101-598-52045	Heating Oil Public Safety	45,000	35,882
101-598-52046	Heating Oil Chamber Comm	0	0
101-598-52048	Heating Oil CordovaCenter	85,000	95,176
101-598-52049	Propane CordovaCenter	2,500	2,330
101-598-55011	Equip & Furnishing Cdv Cntr	0	0
Total Facility Utilities:		316,700	297,360
Public Works Administration			
101-601-50000	Salaries and Wages	101,150	100,887
101-601-50010	Overtime	0	0
101-601-50020	Temp Employees	0	0
101-601-50100	FICA	7,738	7,620
101-601-50110	PERS	22,253	22,343
101-601-50120	Health Ins.	37,108	38,036
101-601-50130	Compensation Ins.	194	220
101-601-50140	ESC	825	513
101-601-50150	PERS Relief	4,815	0
101-601-51020	Operating Supplies	850	1,151
101-601-52000	Communications	0	0
101-601-52120	Travel	1,250	1,749
101-601-52160	Professional Development	1,500	0
101-601-52162	Safety & Training	2,000	1,335
101-601-52180	Professional Services	35,000	17,017
101-601-54000	Fuel & Lube	0	0
Total Public Works Administration:		214,683	190,872
Facility Maintenance			
101-602-50000	Salaries and Wages	152,086	169,713
101-602-50010	Overtime	10,000	11,279
101-602-50020	Temp Employees	6,000	11,428
101-602-50100	FICA	12,859	14,680
101-602-50110	PERS	33,459	27,028
101-602-50120	Health Ins.	3,000	53,199
101-602-50130	Compensation Ins.	1,862	5,017
101-602-50140	ESC	1,750	1,402
101-602-50150	PERS Relief	7,239	0
101-602-51010	Uniforms/Safety Clothing PPE	1,000	945
101-602-51020	Operating Supplies	3,500	2,237

Account Number	Title	2025 Budget	2025 Actual
101-602-51039	Custodial Supplies	12,000	10,399
101-602-51050	Small Tools	500	131
101-602-52120	Travel	-1,500	0
101-602-52160	Professional Development	2,500	-40
101-602-52180	Professional Services	8,500	1,823
101-602-54000	Fuel & Lube	2,000	1,353
101-602-54010	Vehicle Parts & Repairs	500	192
101-602-54020	Repair - Other Equipment	0	-232
101-602-54028	Equipment Maint	16,000	31,950
101-602-54032	Maint Public Safety	6,000	6,650
101-602-54036	Structure Maint Chamber Commer	2,500	0
101-602-54038	Structure Maint Cordova Ctr	5,000	1,702
101-602-54039	Structure Maint	27,000	30,128
101-602-54082	Boiler Maint Public Safety	7,000	5,641
101-602-54086	Boiler Maint Chamber Comm	500	0
101-602-54090	Boiler Maint Cordova Ctr	8,500	18,852
101-602-55010	Fire Inspection and Repair	14,000	12,000
101-602-55020	School Bldgs Maintenance	5,000	0
101-602-55030	CCMC Bldg Maintenance	0	0
101-602-55035	Maintenance--Fire Panels P&Rec	15,000	17,893
Total Facility Maintenance:		363,755	435,370
Street Maintenance			
101-603-50000	Salaries and Wages	357,448	344,890
101-603-50010	Overtime	8,240	20,241
101-603-50020	Temp Employees	5,000	2,540
101-603-50030	On Call Time	5,300	5,874
101-603-50100	FICA	28,749	28,283
101-603-50110	PERS	80,410	74,847
101-603-50120	Health Ins.	131,504	125,213
101-603-50130	Compensation Ins.	10,371	13,347
101-603-50140	ESC	4,296	2,614
101-603-50150	PERS Relief	17,407	0
101-603-51010	Uniforms/Safety Clothing	2,500	2,661
101-603-51020	Operating Supplies	13,000	10,650
101-603-51038	Custodial Supplies City Shop	800	203
101-603-52010	Water, Sewer & Refuse	5,300	6,360
101-603-52020	Street Lighting	0	0
101-603-52030	Electricity	17,000	13,747
101-603-52040	Heating Oil City Shop	10,000	4,749
101-603-52070	Leases/Rentals	3,000	0
101-603-52120	Travel	2,500	3,873
101-603-52160	Professional Development	2,000	330
101-603-52162	Safety & Training	3,000	527
101-603-52170	Dues & Subscriptions	3,000	4,117
101-603-52180	Professional Services	1,000	1,213
101-603-54010	Vehicle Parts & Repairs	5,000	7,335

Account Number	Title	2025 Budget	2025 Actual
101-603-54020	Repair & Maintenance	20,000	17,282
101-603-54028	Equipment Maint City Shop	5,000	6,464
101-603-54038	Structure Maint City Shop	0	0
101-603-54098	Other Improvments City Shop	2,500	1,211
101-603-55010	Equipment & Furnishings	1,000	233
101-603-55025	Chip Sealing Maintenance	80,000	81,312
Total Street Maintenance:		825,325	780,118
Snow Removal			
101-604-50000	Salaries and Wages	0	0
101-604-50010	Overtime	20,000	12,423
101-604-50020	Temp Employees	8,000	0
101-604-50030	On Call Time	6,500	0
101-604-50100	FICA	2,639	0
101-604-50110	PERS	7,590	0
101-604-50120	Health Ins.	0	0
101-604-50130	Compensation Ins.	952	220
101-604-50140	ESC	573	0
101-604-50150	PERS Relief	1,642	0
101-604-51020	Operating Supplies	36,000	22,106
101-604-52250	Equip Rents/Contractors	0	200
Total Snow Removal:		83,896	34,948
Equipment Maintenance			
101-605-50000	Salaries and Wages	152,547	157,317
101-605-50010	Overtime	5,150	16,910
101-605-50020	Temp Employees	0	3,032
101-605-50030	On Call Time	2,500	2,236
101-605-50100	FICA	12,064	14,332
101-605-50110	PERS	34,693	40,708
101-605-50120	Health Ins.	0	74
101-605-50130	Compensation Ins.	3,425	4,485
101-605-50140	ESC	1,650	1,060
101-605-50150	PERS Relief	7,506	0
101-605-51010	Uniforms/Safety Clothing	1,500	-3,327
101-605-51020	Operating Supplies	10,000	9,031
101-605-51050	Small Tools	2,000	228
101-605-52120	Travel	1,250	350
101-605-52160	Professional Development	0	0
101-605-52180	Professional Services	2,500	1,213
101-605-54000	Fuel & Lube	60,000	54,211
101-605-54010	Vehicle Parts & Repairs	35,000	35,101
101-605-54020	Repair - Other Equipment	0	0
101-605-55010	Equipment & Furnishings	0	0
Total Equipment Maintenance:		331,785	336,959

Account Number	Title	2025 Budget	2025 Actual
Parks Maintenance			
101-606-50000	Salaries and Wages	176,389	165,804
101-606-50010	Overtime	1,000	1,022
101-606-50020	Temp Employees	0	0
101-606-50100	FICA	13,494	12,242
101-606-50110	PERS	38,806	36,421
101-606-50120	Health Ins.	62,317	75,657
101-606-50130	Compensation Ins.	4,072	5,136
101-606-50140	ESC	2,336	1,292
101-606-50150	PERS Relief	8,396	0
101-606-51010	Uniform/Safety Clothing	500	150
101-606-51020	Operating Supplies	20,000	17,571
101-606-51030	Custodial Supplies	3,000	2,125
101-606-51050	Small Tools	1,500	1,709
101-606-52010	Water, Sewer & Refuse	7,000	9,183
101-606-52030	Electricity	3,500	3,132
101-606-52040	Heating Fuel	4,000	3,971
101-606-52070	Rental/Lease	16,334	16,634
101-606-52120	Travel	2,500	1,088
101-606-52160	Professional Development	3,500	0
101-606-52162	Safety & Training	500	433
101-606-52180	Professional Services	5,000	929
101-606-52340	Other Costs/outhouse tender	0	1,700
101-606-53015	Fisherman's Memorial	0	2,123
101-606-54000	Fuel & Lube	6,000	6,151
101-606-54010	Vehicle Parts & Repairs	2,500	3,165
101-606-54020	Repair - Other Equipment	3,000	1,767
101-606-54030	Other repairs	9,000	9,376
101-606-55010	Equipment & Furnishings	10,000	8,124
101-606-55020	Other Improvements	0	194
101-606-58040	Cap Equip Loan #64483(E) Prin	0	0
101-606-58041	Cap Equip Loan #64483(E) Int	0	0
Total Parks Maintenance:		404,644	387,099
Cemetery Maintenance			
101-607-50000	Salaries and Wages	0	0
101-607-50010	Overtime	0	0
101-607-50020	Temp Employees	10,000	6,441
101-607-50030	On Call Time	0	0
101-607-50100	FICA	765	412
101-607-50110	PERS	0	0
101-607-50120	Health Ins.	0	0
101-607-50130	Compensation Ins.	231	96
101-607-50140	ESC	166	54
101-607-50150	PERS Relief	0	0
101-607-51020	Operating Supplies	1,500	1,019
101-607-55000	Other Equipment	2,500	37

Account Number	Title	2025 Budget	2025 Actual
101-607-55020	Other Improvements	1,500	1,372
Total Cemetery Maintenance:		16,662	9,431
Parks & Rec Administration			
101-608-50000	Salaries and Wages	197,517	177,037
101-608-50010	Overtime	0	3,205
101-608-50020	Temp Employees	0	0
101-608-50100	FICA	15,110	13,621
101-608-50110	PERS	43,454	31,577
101-608-50120	Health Ins.	51,433	14,600
101-608-50130	Compensation Ins	1,712	311
101-608-50140	ESC	2,475	1,397
101-608-50150	PERS Relief	9,402	0
101-608-51020	Operating Supplies	500	817
101-608-52000	Communication	0	0
101-608-52120	Travel	2,500	383
101-608-52160	Professional Development	1,000	519
101-608-52170	Dues and Subscriptions	500	3,067
101-608-52180	Professional Services	500	2,614
101-608-52230	Software & Licenses	7,500	7,265
101-608-52350	Recruitment & Moving	0	0
Total Parks & Rec Administration:		333,603	256,414
Recreation - Bidarki			
101-701-50000	Salaries and Wages	0	0
101-701-50010	Overtime	0	0
101-701-50020	Temp Employees	35,000	63,750
101-701-50100	FICA	2,678	4,877
101-701-50110	PERS	0	0
101-701-50120	Health Ins.	0	0
101-701-50130	Compensation Ins.	67	782
101-701-50140	ESC	581	638
101-701-50150	PERS Relief	0	0
101-701-51010	Uniform/Safety Equipment	1,500	121
101-701-51020	Operating Supplies	7,500	5,084
101-701-51030	Custodial Supplies	5,500	5,632
101-701-52010	Water, Sewer & Refuse	5,400	6,634
101-701-52030	Electricity	10,000	10,763
101-701-52040	Heating Oil	12,000	14,462
101-701-52120	Travel	0	1,554
101-701-52162	Safety & Training	500	230
101-701-52180	Professional Services	3,750	11,785
101-701-53010	Programs	7,500	13,796
101-701-53060	Iceworm Festival Supplies	0	0
101-701-54020	Equipment Maintenance & Repair	5,000	2,585
101-701-54030	Structure Maintenance	10,000	5,468
101-701-54080	Boiler Maintenance	3,000	7,656
101-701-55010	Equipment & Furnishings	7,000	6,988

Account Number	Title	2025 Budget	2025 Actual
101-701-55020	Other Improvements	0	75
Total Recreation - Bidarki:		116,976	162,880
Recreation - Swimming Pool			
101-702-50000	Salaries and Wages	93,861	24,504
101-702-50010	Overtime	4,000	1,399
101-702-50020	Temp Employees	25,000	34,991
101-702-50100	FICA	9,093	4,611
101-702-50110	PERS	33,490	4,131
101-702-50120	Health Ins.	51,433	4,124
101-702-50130	Compensation Ins.	2,988	1,175
101-702-50140	ESC	2,065	588
101-702-50150	PERS Relief	4,468	0
101-702-51010	Uniform/Safety Equipment	6,000	4,097
101-702-51020	Operating Supplies	20,000	23,808
101-702-51030	Custodial Supplies	3,000	2,396
101-702-52000	Communications	0	0
101-702-52010	Water, Sewer & Refuse	10,000	13,149
101-702-52030	Electricity	39,000	24,729
101-702-52040	Heating Oil	125,000	55,515
101-702-52120	Travel	2,000	487
101-702-52160	Professional Development	3,500	935
101-702-52180	Professional Services	13,000	17,075
101-702-54020	Repair & Maintenance	54,500	71,901
101-702-54080	Boiler Maintenance	0	41,723
101-702-55000	Other Equipment	0	0
101-702-55010	Equipment & Furnishings	3,000	1,752
101-702-55020	Other Improvements	0	0
Total Recreation - Swimming Pool:		505,398	333,090
Ski Hill			
101-704-51040	Repair & Maintenance	10,000	10,000
101-704-51110	Lease Rev Pass Thru CTC	35,989	37,127
101-704-51115	Lease Rev Pass Thru CVW	36,360	36,623
101-704-52010	Water, Sewer & Refuse	1,600	2,178
101-704-52030	Electricity	22,000	25,187
101-704-52035	Electric reimburse contra	-14,000	-8,135
101-704-52040	Heating Oil	8,000	6,702
101-704-52180	Annual Inspection	0	0
101-704-52190	Insurance	15,000	15,000
Total Ski Hill:		114,949	124,682
Non-Departmental			
101-824-50164	Health Reimbursement Agreement	32,000	17,019
101-824-51020	Operating Supplies	30,000	36,889
101-824-52000	Communications	42,000	43,724
101-824-52170	Dues & Subscriptions	1,500	0
101-824-52179	Drug Testing	4,500	5,900
101-824-52180	Professional Services	30,000	29,302

Account Number	Title	2025 Budget	2025 Actual
101-824-52181	Accounting Software Licensing	35,650	34,124
101-824-52182	Avalanche Mitigation Jan-April	28,600	28,600
101-824-52183	Avalanche Mitigation Nov-Dec	0	0
101-824-52184	State Reimb - Avalanche Contra	10,000	10,000
101-824-52185	Bank Fees & Bank Reconciliatio	20,000	8,650
101-824-52186	ARSSC Processing Fees/Expenses	0	12,128
101-824-52188	Lobbyist - State	0	0
101-824-52190	Attorney Fees	100,000	135,419
101-824-52210	Audit Fees	165,000	162,486
101-824-52230	Software Licensing	17,000	11,253
101-824-52250	IT Services	173,000	244,785
101-824-52255	Computers & Peripherals	2,270	0
101-824-52340	Eyak Site Remediation	0	508
101-824-52350	Recruitment and Moving	0	0
101-824-55010	Equipment & Furnishings	500	991
101-824-56000	Insurance	616,177	489,184
101-824-57000	In-kind Services Allocation	-181,600	-181,600
Total Non-Departmental:		1,126,597	1,089,362
Long Term Debt Service			
101-895-58043	Dumpster Truck	0	0
101-895-58063	2015 GO Bond One A- Principal	90,000	80,000
101-895-58064	2015 GO Bond One A-Interest	48,825	58,230
101-895-58067	2015 GO Bond One C-Principal	1,130,000	1,075,000
101-895-58068	2015 GO Bond One C-Interest	241,500	272,362
101-895-58069	2015 GO Bond Two A-Principal	130,000	130,000
101-895-58070	2015 GO Bond Two A-Interest	79,250	92,704
Total Long Term Debt Service:		1,719,575	1,708,296
Interfund Transfers Out			
101-901-57340	Transfer to Cap Proj Fund #401	34,250	34,250
Total Interfund Transfers Out:		34,250	34,250
Transfers to Other Entities			
101-902-57000	School Transfer (Jan-June)	1,407,000	1,407,000
101-902-57001	School Transfer (July-Dec)	776,000	776,000
101-902-57005	School In-Kind Jan-June	75,500	70,000
101-902-57006	School In-Kind Jul-Dec	75,500	70,000
101-902-57017	CCMC Budget Appropriation	200,000	200,000
101-902-57020	Cordova Family Resource Ctr	20,000	20,000
101-902-57181	Cordova Chamber of Commerce	70,000	70,000
101-902-57182	Cordova Chamber in-kind	4,800	11,509
101-902-57183	Cordova Chamber in-kind lease	25,800	23,664
Total Transfers to Other Entities:		2,654,600	2,648,174
Total General Fund Expenses		14,639,059	13,713,201
		Total General Fund Revenues	13,137,651
		Total General Fund Expenses	13,713,201
			-575,550

Account Number	Title	2025 Budget	2025 Actual
HARBOR ENTERPRISE FUND			
Revenue - Operations			
502-300-44010	Wharfage	45,000	105,015
502-300-44015	Fuel Oil Wharfage	154,000	0
502-300-44020	Dockage	65,000	84,613
502-300-44030	Impounds & Fines	7,500	15,123
502-300-44040	Dry Land Storage Fees	55,000	83,023
502-300-44041	Shipyards Storage	46,200	44,368
502-300-44050	Sale Of Labor	12,000	13,492
502-300-44060	Permanent Slip Fees	1,179,000	1,100,713
502-300-44070	Monthly Slip Fees	23,214	99,316
502-300-44080	Daily Slip Fees	75,000	67,956
502-300-44090	Grid Use Fees	6,500	11,284
502-300-44100	Seaplane Moorage	550	0
502-300-44110	Utility Sales	20,000	17,057
502-300-44120	Sale of Sevices	2,500	4,496
502-300-44130	Other Harbor Revenue	4,500	23,290
502-300-44135	Penalty & Interest - Harbor	15,000	26,914
502-300-44140	Travel Lift Fees	65,000	74,575
502-300-44150	Launch Ramp Fees	2,500	7,165
502-300-44160	Parking Permits	2,000	1,100
502-300-44170	Maintenance Area Use	2,000	2,126
502-300-44180	Misc Settlement Proceeds	0	0
502-300-44190	Registration - .5% Fish Tax	0	170
502-300-44200	Com Passenger Vessel Tax Share	0	2,025
Total Revenue - Operations:		1,782,464	1,783,821
Other Revenue			
502-398-40239	Pension State Relief	20,946	0
Total Other Revenue:		20,946	0
Total Harbor Revenue		1,803,410	1,783,821

Account Number	Title	2025 Budget	2025 Actual
Expenditures-Harbor Operations			
502-400-50000	Salaries and Wages	429,749	429,360
502-400-50010	OT	10,300	12,009
502-400-50020	Temp. Employees	12,000	0
502-400-50030	On Call - Harbor	0	0
502-400-50100	FICA	34,582	32,951
502-400-50110	PERS	96,811	96,388
502-400-50120	Health Ins.	126,660	129,563
502-400-50130	Compensation Ins.	9,390	8,366
502-400-50140	ESC	5,149	3,068
502-400-50150	PERS Relief	20,946	0
502-400-51010	Uniforms/Safety Clothing	2,500	1,113
502-400-51020	Operating Supplies	9,500	5,265
502-400-51030	Custodial Supplies	3,500	4,364
502-400-52000	Communications	7,000	12,542
502-400-52010	Water, Sewer & Refuse	120,000	167,112
502-400-52020	Street Lighting	2,500	0
502-400-52030	Electricity	80,000	142,340
502-400-52040	Heating Oil	12,000	9,108
502-400-52070	Leases/Rentals	0	0
502-400-52120	Travel	6,000	2,859
502-400-52160	Professional Development	3,000	0
502-400-52170	Dues & Subscriptions	2,000	1,053
502-400-52179	Drug Testing	300	0
502-400-52180	Professional Services	15,000	6,510
502-400-52185	Bank Fees	18,000	27,159
502-400-54000	Fuel & Lube	8,000	7,457
502-400-54010	Vehicle Parts & Repairs	2,500	2,243
502-400-54020	Repair - Other Equipment	20,000	22,342
502-400-54030	R & M Buildings	2,000	835
502-400-54050	R & M Travel Lift	55,000	65,036
502-400-54080	Boiler Maintenance	1,000	3,197
502-400-55000	Other Equipment	10,000	4,084
502-400-55010	Equipment & Furnishings	2,000	2,701
502-400-55020	Other Improvements	40,000	33,131
502-400-55030	Used Oil	40,000	55,886
502-400-56000	Insurance	210,520	21,520
502-400-58040	Capital Lease Payment	0	0
Total Expenditures-Harbor Operations:		1,417,907	1,309,562

Account Number	Title	2025 Budget	2025 Actual
Transfer to Reserve & CIP			
502-896-57500	Transfer to Dep'n Reserve	120,000	120,000
502-896-57510	Transfer to Capital Projects	0	0
Total Transfer to Reserve & CIP:		120,000	120,000
Interfund Transfers Out			
502-901-59997	Transfer to Perm Fund Trvl Lft	18,000	18,000
502-901-59999	Transfer to General Fund-Admin	270,380	270,380
Total Interfund Transfers Out:		288,380	288,380
Total Harbor Expenses		1,826,287	1,717,942
Harbor Revenue			1,783,821
Harbor Expenses			1,717,942
			65,879

Account Number	Title	2025 Budget	2025 Actual
SEWER ENTERPRISE FUND			
Sewer Operations Revenue			
503-301-45000	Sewer Revenue	1,025,333	1,174,922
503-301-45001	Sewer Administrative Fee	356	370
503-301-45012	Sewer Tap Fees	2,459	0
503-301-45015	Other Sewer Operating Revenue	8,432	10,409
503-301-46020	In-Kind Revenue	14,384	0
Total Sewer Operations Revenue:		1,050,964	1,185,701
Other Revenue SWR			
503-397-40239	Pension State Relief	9,324	0
503-397-45005	Non Operating Sewer Revenue	0	35,507
503-397-45050	Penalties Paid From Utilities	10,000	9,225
Total Other Revenue SWR:		19,324	44,732
Total Sewer Revenue		1,070,288	1,230,433
Expenditures-Sewer Operations			
503-401-50000	Salaries and Wages	181,636	196,496
503-401-50010	Overtime	8,240	12,858
503-401-50020	Temporary Employees	30,000	31,472
503-401-50030	On Call Time	6,000	6,728
503-401-50100	FICA	17,280	18,319
503-401-50110	PERS	43,093	47,452
503-401-50120	Health Ins.	67,843	103,508
503-401-50130	Compensation Ins.	3,919	5,548
503-401-50140	ESC	2,973	1,839
503-401-50150	PERS Relief	9,324	0
503-401-51010	Uniforms/Safety Clothing	2,500	1,266
503-401-51020	Operating Supplies	50,000	82,642
503-401-51050	Small Tools	1,500	900
503-401-52000	Communications	3,000	3,216
503-401-52010	Water, Sewer & Refuse	2,200	6,360
503-401-52030	Electricity	108,591	98,322
503-401-52040	Heating Oil WWTP	8,800	666
503-401-52070	Leases/Rentals	1,100	2,450
503-401-52120	Travel	8,000	6,027
503-401-52160	Professional Development	17,000	3,110
503-401-52170	Dues & Subscriptions	550	585
503-401-52179	Drug Testing	330	0
503-401-52180	Professional Services	55,000	64,539
503-401-52200	Permit Expense	9,000	8,484
503-401-54000	Fuel & Lube	8,600	6,925
503-401-54010	Repairs - Vehicle & Parts	6,000	4,655
503-401-54020	Repair - Other Equipment	25,000	39,289
503-401-54032	Structure Maint WWTP	1,000	4,429
503-401-54034	Structure Maint Ferry T Pump S	1,000	0

Account Number	Title	2025 Budget	2025 Actual
503-401-54082	Heating Sys Maint WWTP	1,500	4,058
503-401-55010	Equipment & Furnishings	47,000	12,841
503-401-55020	Other Improvements	38,123	7,398
503-401-56000	Insurance	25,847	25,847
503-401-57090	Interest Expense	0	0
Total Expenditures-Sewer Operations:		791,949	808,229
Debt Service SWR			
503-895-58043	WWTP Upgrade Phsell 261071 Prn	55,000	55,000
503-895-58044	WWTP Upgrade Phsell 261071 Int	10,724	10,725
Total Debt Service SWR:		65,724	65,725
Transfer to Dep'n Reserve/CIP			
503-896-57500	Transfer to Reserve - #703	40,800	40,800
Total Transfer to Dep'n Reserve/CIP:		40,800	40,800
Interfund Transfers Out			
503-901-59999	Transfer to General Fund-Admin	137,886	137,886
Total Interfund Transfers Out:		137,886	137,886
In-Kind Services Sewer			
503-905-58400	School - High School	7,851	7,851
503-905-58410	School - Elem School	5,496	5,496
503-905-58440	Chamber of Commerce	1,036	1,036
Total In-Kinid Services Water		14,383	14,383
Total Sewer Expenses		1,050,742	1,067,023
Total Sewer Revenue			1,230,433
Total Sewer Expenditures			1,067,023
			163,410

Account Number	Title	2025 Budget	2025 Actual
WATER ENTERPRISE FUND			
Water Operations Revenue			
504-302-24516	Other Water Non-Operating Rev	0	58,921
504-302-45010	Water Revenue	1,020,323	880,156
504-302-45011	Water Administrative Fee	352	340
504-302-45012	Water Tap Fees	602	0
504-302-45015	Other Water Operating Revenue	701	25,300
504-302-46020	In-Kind Revenue	8,067	0
Total Water Operations Revenue:		1,030,045	964,717
Other Revenue WTR			
504-398-40239	Pension State Relief	9,324	0
Total Other Revenue WTR:		9,324	0
Total Water Revenue		1,039,369	964,717
Expenditures-Water Operations			
504-402-50000	Salaries and Wages	181,636	196,496
504-402-50010	Overtime	8,240	12,858
504-402-50020	Temp. Employees	30,000	31,472
504-402-50030	On Call Time	6,000	6,728
504-402-50100	FICA	17,280	18,316
504-402-50110	PERS	43,093	47,450
504-402-50120	Health Ins.	61,102	103,507
504-402-50130	Compensation Ins.	2,919	5,434
504-402-50140	ESC	2,973	1,838
504-402-50150	PERS Relief	9,324	0
504-402-51000	Administrative Costs Allocated	0	0
504-402-51010	Uniforms/Safety Clothing	2,500	1,232
504-402-51020	Operating Supplies	50,000	70,585
504-402-51050	Small Tools	2,000	969
504-402-52000	Communications	4,000	3,958
504-402-52010	Water, Sewer & Refuse	2,200	2,560
504-402-52030	Electricity	64,700	57,460
504-402-52040	Heating Oil	38,000	37,643
504-402-52070	Leases/Rentals	1,500	2,450
504-402-52120	Travel	4,500	6,027
504-402-52160	Professional Development	5,000	2,810
504-402-52170	Dues & Subscriptions	660	585
504-402-52179	Drug Testing	685	0
504-402-52180	Professional Services	40,000	54,591
504-402-52200	Permit Expense	2,200	564
504-402-54000	Fuel & Lube	7,500	7,723
504-402-54005	Repairs - Watershed	10,000	2,424
504-402-54010	Repairs - Vehicles & Parts	2,500	2,203
504-402-54020	Repairs - Other Equipment	30,000	43,576
504-402-54032	Structure Maint Eyak Wtr Plant	5,000	0
504-402-54082	Heating Sys Maint Eyak Plant	1,500	3,632

Account Number	Title	2025 Budget	2025 Actual
504-402-55010	Equipment & Furnishings	40,000	12,841
504-402-55020	Other Improvements	15,000	16,402
504-402-56000	Insurance	57,950	57,950
504-402-58000	OIL SPILL RESPONSE	0	104,305
504-402-58041	Water Tank Maintenance	0	0
Total Expenditures-Water Operations:		749,962	916,589
Debt Service WTR			
504-895-58046	ADEC Drinking Wtr 261141-Int	0	28,839
Total Debt Service WTR:		0	28,839
Transfer to Dep'n Reserve/CIP			
504-896-57500	Transfer to Reserve - #704	24,857	24,857
504-896-57510	Transfer To CIP #604	0	0
Total Transfer to Dep'n Reserve/CIP:		24,857	24,857
Interfund Transfers Out			
504-901-59999	Transfer to General Fund-Admin	133,811	133,811
Total Interfund Transfers Out:		133,811	133,811
In-Kind Services Water			
504-905-58400	School - High School	4,745	4,745
504-905-58410	School - Elem School	3,322	3,322
504-905-58440	Chamber of Commerce	475	475
Total In-Kinid Services Water		8,542	8,542
Total Water Expenditures		917,172	1,112,638
			964,717
			1,112,638
			-147,921

Account Number	Title	2025 Budget	2025 Actual
REFUSE ENTERPRISE FUND			
Refuse Operations Revenue			
505-301-46000	Refuse Service Charges	1,351,533	1,381,788
505-301-46001	Refuse Administrative Fee	373	390
505-301-46010	Refuse Recycling Revenue	0	0
505-301-46020	In-Kind Revenue	29,402	0
505-301-46030	Other Refuse Revenue	1,000	29,079
Total Refuse Operations Revenue:		1,382,308	1,411,256
Other Revenue Refuse			
505-398-40239	Pension State Relief	17,843	0
Total Other Revenue Refuse:		17,843	0
Total Refuse Revenue		1,400,151	1,411,256
Expenditures-Refuse Operations			
505-400-50000	Salaries and Wages	367,640	364,807
505-400-50010	OT	7,210	6,567
505-400-50020	Temp. Employees	20,000	21,211
505-400-50030	ON CALL	0	0
505-400-50100	FICA	30,206	29,332
505-400-50110	PERS	82,467	81,207
505-400-50120	Health Ins.	123,873	126,065
505-400-50130	Compensation Ins.	16,830	16,884
505-400-50140	ESC	4,457	2,776
505-400-50150	PERS Relief	17,843	0
505-400-51010	Uniforms/Safety Clothing	2,500	1,866
505-400-51020	Operating Supplies	12,000	12,524
505-400-51030	Custodial Supplies	0	0
505-400-51050	Small Tools	1,000	1,127
505-400-52000	Communications	5,500	5,746
505-400-52010	Water, Sewer & Refuse	2,000	2,119
505-400-52030	Electricity	6,500	6,978
505-400-52040	Heating Oil	4,000	2,223
505-400-52070	Leases/Rentals	500	0
505-400-52120	Travel	2,000	1,190
505-400-52160	Professional Development	2,500	0
505-400-52170	Dues & Subscriptions	300	0
505-400-52179	Drug Testing	1,000	927
505-400-52180	Professional Services	125,000	134,745
505-400-52200	License & Fees	4,000	4,000
505-400-52285	Debt Collection Fee	0	348
505-400-54000	Fuel & Lube	45,000	40,636
505-400-54010	Vehicle Parts & Repairs	25,000	61,260
505-400-54020	Repair - Other Equipment	15,000	13,963
505-400-54030	R & M Buildings	15,000	8,051

Account Number	Title	2025 Budget	2025 Actual
505-400-54080	Boiler Maintenance	1,500	450
505-400-55000	Other Equipment	25,000	24,550
505-400-55030	Landfill Maintenance	5,500	900
505-400-56000	Insurance	27,082	1,798
505-400-57090	Interest Exp-ACWFL#261171-S	8,370	8,370
Total Expenditures-Refuse Operations:		1,006,778	982,620
Debt Service-Refuse			
505-895-58042	Interest on Interfund Loan	2,652	0
505-895-58043	Dumpster Truck	0	26,888
505-895-58044	Hook Truck Inter Loan	0	0
Total Debt Service-Refuse:		2,652	26,888
Transfer to Refuse Reserve/CIP			
505-896-55030	Landfill Closure Cost Reserved	50,000	0
505-896-57500	Transfer to Dep'n Reserve	37,618	0
505-896-57510	Transfer To CIP Refuse	0	0
Total Transfer to Refuse Reserve/CIP:		87,618	0
Interfund Transfers Out			
505-901-59996	Perm Fund Replacement	44,456	0
505-901-59999	Transfer to General Fund-Admin	156,530	156,530
Total Interfund Transfers Out:		200,986	156,530
In-Kind Services Refuse			
505-905-58400	School - High School	24,153	24,153
505-905-58410	School - Elementary	4,415	4,415
505-905-58420	CCMC - Hospital	0	0
505-905-58440	Chamber of Commerce	833	833
Total In-Kind Services Refuse:		29,401	29,401
Total Refuse Expenditures		1,327,435	1,195,439
		Total Refuse Revenue	1,411,256
		Total Refuse Expenditures	1,195,439
			215,817

Account Number	Title	2025 Budget	2025 Actual
Odiak Camper Park			
Revenue			
506-301-40460	Odiak Camper Park Space Fees	30,500	25,627
506-301-40465	Odiak CP-tenant utilities	500	-394
Total Revenue:		31,000	25,234
Odiak Park Expenditures			
506-400-50000	Salaries and Wages	0	0
506-400-50010	OT	0	0
506-400-50020	Temporary Employees	0	0
506-400-50100	FICA	0	0
506-400-50110	PERS	0	0
506-400-50120	Health Ins.	0	0
506-400-50130	Compensation Ins.	0	0
506-400-50140	ESC	0	0
506-400-50150	PERS Relief	0	0
506-400-51000	Administrative Costs Allocated	0	0
506-400-51020	Operating Supplies	1,000	576
506-400-51030	Custodial Supplies	500	0
506-400-52010	Water, Sewer & Refuse	6,000	9,451
506-400-52030	Electricity	6,000	4,275
506-400-52040	Heating Oil	1,500	3,690
506-400-52180	Professional Services	0	0
506-400-52190	Attorney Fees	0	0
506-400-52280	Billing Costs	0	0
506-400-54020	Repair & Maintenance	5,000	2,595
506-400-54030	R & M Buildings	0	0
506-400-54080	Boiler Maintenance	11,000	14,868
506-400-55010	Equipment & Furnishings	0	0
506-400-55020	Other Improvements	0	0
506-400-56000	Insurance	0	0
Total Odiak Park Expenditures:		31,000	35,455
Total Odiak Park Revenue			25,234
Total Odiak Park Expenditures			35,455
			-10,221

Pool Repair Update

Peterson Welding was able to come in and remove the aluminum panels from the bottom of the deep end of the pool to expose the underlying rock. Fortunately, there has been minimal loss of the rock base; most of it appears to have been pushed underneath the sumps due to groundwater pressure lifting them.

The plumbing and sump boxes have been significantly displaced. After reviewing the situation, our crew, along with Public Works staff and other knowledgeable community members, concluded that the best course of action is to cut the sump boxes from the main plumbing lines, relevel them, and then reconnect and pressure test the system. Once the plumbing is confirmed to be secure and functioning properly, the rock base will be redistributed, and the aluminum panels reinstalled.

As of today, Friday, March 13, we have sourced the necessary parts locally and plan to begin repairs on Monday.



APPLY TO SERVE ON THE

CORDOVA HOUSING

ACCELERATOR COMMITTEE

Mayor Smith and Cordova City Council are soliciting applicants to serve on this committee that will explore all things housing-related in Cordova



applications available at City Hall or on City website contact the City Clerk's office for information

email cityclerk@cityofcordova.net

**CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-10**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CREATION OF A CORDOVA HOUSING SUPPLY
ACCELERATOR COMMITTEE, WHOSE ROLE IS TO ADVISE THE CITY COUNCIL
ON STRATEGIES TO INCREASE HOUSING STOCK IN CORDOVA AND TO ADVISE
ON OTHER HOUSING ISSUES/CONCERNS WITH WHICH COUNCIL MAY TASK
THE COMMITTEE**

WHEREAS, the Prince William Sound Housing Needs Assessment Report (MRG 2023) identified a housing shortfall of 20 x 1 BR and 20 x 2-3 BR units in Cordova; and

WHEREAS, the Cordova Housing Supply Accelerator Committee is being authorized to tackle issues revolving around housing concerns and the housing shortage within Cordova; and

WHEREAS, the Cordova Housing Supply Accelerator Committee will consist of 7 members from varied fields of employment and with diverse knowledge and skillsets; and

WHEREAS, Mayor Kristin Smith will be a voting, ex officio member and will chair the Cordova Housing Accelerator Committee; and

WHEREAS, the Cordova Housing Supply Accelerator Committee will remain in force until such time Cordova City Council determines the Committee is no longer needed.

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the City of Cordova, Alaska, hereby authorizes the Cordova Housing Supply Accelerator Committee to advise City Council on housing issues in Cordova.

PASSED AND APPROVED THIS 4th DAY OF MARCH 2026.





Kristin Smith, Mayor

ATTEST:



Susan Bourgeois, CMC, City Clerk

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.

CITY OF CORDOVA



March 2, 2026

Marit Carlson-VanDort, Chair
Alaska Board of Fisheries
% Alaska Department of Fish & Game
P.O. Box 115526
Juneau, AK 99811-5526

Dear Chair VanDort and Board of Fisheries Members,

On behalf of the City of Cordova and its residents, I write to express strong support for Alaska's private nonprofit salmon hatchery program and formal opposition to Proposals 170, 171, and 172 scheduled for consideration at the upcoming Statewide Finfish Meeting. Cordova is a fishing community in the truest sense — I often point out to visitors that every commercial fishing boat in our harbor is a family-owned business. As you know, the first hatcheries in the state were established in Prince William Sound, and they are a critical element of our PWS economy. Any modification to hatchery management should be made with the most careful scientific evaluation.

What Is at Stake for Cordova

Prince William Sound hatcheries are the backbone of Cordova's commercial fishing industry. PWS hatcheries account for 53% of the total ex-vessel value of salmon harvested in the region, generating \$51 million in average annual harvest value and supporting thousands of fishermen, processing workers, and support sector jobs. For a community of Cordova's size, these are not abstract statistics — they represent families, businesses, and a way of life.

Statewide, Alaska's PNP hatcheries support over 4,200 annualized jobs, \$219 million in annual labor income, and \$576 million in total economic output. They underpin commercial, sport, subsistence, and personal use fisheries from Southeast Alaska to Kodiak. Any significant reduction in hatchery production will be felt immediately and directly by the people of Cordova.

Proposal 170's 25% reduction is arbitrary.

A statewide 25% egg take reduction applied uniformly across every permitted hatchery — regardless of region, species, or performance — has no scientific basis. Such a decision calls for careful scientific analysis, and I note that Department of Fish & Game staff opposed a similar proposal in 2023, commenting:

Hatchery egg take levels are established through an iterative process involving department staff and stakeholders. Hatchery operations are permitted in a way that minimizes impact on wild salmon stocks, and the commissioner can amend a permit if conservation concerns arise related to hatchery production. If there is a compelling reason to amend terms of a hatchery permit, the amendment should be based on analysis of data and there should be

clear evidence the amendment will have a positive impact on wild salmon stocks (ADF&G, Staff Comments, Lower Cook Inlet Finfish Board of Fish Meeting, 2023).

The drastic change in hatchery production proposed by Proposal 170 would adversely affect *all* the fisheries of Prince William Sound: subsistence, sport, seine, drift gillnet and personal use. The proposal identifies no specific stocks that would benefit, sets no measurable standard for success, and provides no pathway for reversal.

Proposal 172's moratorium undermines established public process.

Alaska already has one of the strongest hatchery oversight systems in the world, with detailed permits, monitoring, genetics review, and regular reporting through the Alaska Department of Fish and Game. This system evaluates performance regionally, adapts based on science, and protects wild stocks while supporting fishing opportunities. The Board of Fisheries plays an important role, including amending specific permit terms like egg take. But Proposals 170, 171, and 172 don't target individual permits or regional performance. Instead, they impose statewide constraints that bypass the science-based permitting process and commissioner oversight, replacing structured review with blanket mandates. Public process matters. Alaska's fisheries system depends on transparent decision-making and meaningful opportunity for fishermen and communities to weigh in. A moratorium with no defined end date and repeal conditions tied to resolution of "uncertainty in the science" — a standard that may never be met — is not adaptive management. Rather, it removes the flexibility that Alaska's system depends on, eliminates the Regional Planning Team's role in evaluating production, and creates lasting regulatory uncertainty for hatchery operators, processors, and coastal communities.

Our Request

The City of Cordova respectfully urges the Board of Fisheries to reject Proposals 170, 171, and 172. Alaska's science-based, adaptive management system — supported by ongoing research including the Alaska Hatchery Research Project — is the appropriate mechanism for addressing questions about hatchery and wild salmon interactions. Preemptive, blanket restrictions imposed in the absence of demonstrated necessity would cause real harm to real communities before a single conservation benefit has been established.

Cordova has always fished responsibly and supported sound fisheries management. We ask the Board to uphold that same standard: let the science guide the decisions and let the existing management system do the work it was built to do.

Sincerely,

Kristin T. Smith

Mayor of Cordova, Alaska



AGENDA ITEM # 12
City Council Meeting Date: 03/18/2026
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Wednesday, March 18, 2026

ITEM: Ordinance 1238 – Purchase & Sale Agreement Lots 19-25, Block 6, Original Townsite

First Reading

NEXT STEP: Decision on Adoption of Ordinance 1238

ORDINANCE INFORMATION
 RESOLUTION MOTION

I. REQUEST OR ISSUE:

Requested Actions: Decision on Adoption of Ordinance 1238
Applicant: The Native Village of Eyak (NVE)
Legal Description: Lots 19-25, Block 6, Original Townsite
Area: Approximately 17,500 Square Feet
Zoning: Central Business District

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 adopt ordinance 1238, an ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a Purchase & Sale Agreement with the Native Village of Eyak for Lots 19-25, Block 6, Original Townsite.”

The Purchase & Sale Agreement for the requested Second Street property has been negotiated between NVE and the City. It is now before the City Council for their consideration and review. There has been a request to add an additional option to the terms in the agreement, in Section 16. Development Plan; Liquidated Damages Payment(s). (b). if the substantial completion requirement is not met, the property may

ORDINANCE 1238 PURCHASE & SALE AGREEMENT LOTS 19-25, BLOCK 6, ORIGINAL TOWNSITE

be surrendered back to the City in the same condition in which it was purchased. This is explained in more detail in the background section under negotiations for the purchase & sale agreement. The City Council may approve this agreement as presented, amend it, or choose not to sell the property.

III. FISCAL IMPACTS: The revenue from the sale of the property would go to the City. The property would be added to the tax rolls, property taxes and sales tax would be collected.

IV. BACKGROUND INFORMATION: Lots 19-25, Block 6, Original Townsite, were used as a City park with playground equipment. It also doubled as a winter snow storage location. During the 2012 extreme snow event, locally referred to as “Snowpocalypse,” the snow load on the playground irreparably damaged the equipment. Removal of the playground equipment occurred, and this location has been used as an empty lot for vehicle parking and winter snow storage.

Public Works Department

The Public Works Streets Division had been consulted before any conversations were held about making these lots available. They agree that while the snow storage location is useful, they believe these lots can serve a more valuable purpose for our community than remaining vacant. Seven (7) lots were made available, and the City will retain three (3) lots for snow storage.

Letter of Interest

On Monday, March 03, 2025, the Planning Department received a letter of interest from NVE. Per the letter of interest provided, these lots would house the Ilanka Cultural Center (ICC), comprising a tribally owned museum, repository, library, gathering place, language classes, community cultural classes, and Alaska Native Arts classes for the public schools. The Planning Commission recommended that the City Council dispose of these lots by publishing a request for proposals (RFP). The City Council agreed with the Planning Commission's recommendation and directed the City Manager to publish an RFP for the property.

Request for Proposals

The Planner contacted an appraiser and had the property value appraised before issuing the request for proposals (RFP). The RFP was published on Wednesday, June 11, 2025. The deadline for the proposals was on Friday, July 11, 2025, at 5 PM. Two proposals were received, and the Planning Commission scored them, with the recommendation being that the City negotiate with NVE. The City Council heard this item at their regular meeting on August 20, 2025, and directed the City Manager to negotiate with NVE for the purchase of the property.

Negotiations for the Purchase & Sale Agreement

The City staff, City attorney, NVE staff, and NVE attorney have all diligently negotiated in good faith and drafted the contract that is before the City Council today. The City has executed an agreement with the State for a temporary construction easement (TCE) to use this property as laydown space during the Second Street reconstruction project. NVE is aware of the TCE and has agreed to it, as they will not start construction until year five (5) of the project timeline shown in Exhibit C.

The agreement has a development plan with a substantial completion requirement. Substantial completion requires NVE to complete its proposed structure within the fifteen (15) year timeframe set forth in Exhibit C of the Purchase & Sale Agreement. If NVE does not meet the substantial completion of the construction as agreed to, they will be held to their proposed liquidated damages of \$50,000 per year until completed, or a new term that has been added, NVE may request to electively surrender the property back to the City in the same condition as when it was purchased. This would require all improvements to be removed or

accepted. (For the full language, please see the attached Purchase & Sale Agreement, page 9, Section 16. Development Plan; Liquidated Damages Payment(s). (b).) The right of first refusal will remain in effect under this agreement until the structure is substantially completed.

V. LEGAL ISSUES: The Purchase & Sale Agreement with Exhibits A, B, & C has been reviewed by the City's legal counsel.

VI. SUMMARY AND ALTERNATIVES: The City Council now has the negotiated Purchase & Sale Agreement before them, and may choose to approve, not approve, direct Staff to amend the agreement, or choose not to sell the property.

VII. ATTACHMENTS:

- A. Ordinance 1238
- B. Purchase & Sale Agreement and Exhibits A, B, & C

**CITY OF CORDOVA, ALASKA
ORDINANCE 1238**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE & SALE
AGREEMENT WITH THE NATIVE VILLAGE OF EYAK FOR LOTS 19-25, BLOCK 6,
ORIGINAL TOWNSITE**

WHEREAS, it is in the City of Cordova’s interest to enter into a Purchase & Sale Agreement (“Agreement”) of Lots 19-25, Block 6, Original Townsite (“Property”) to the Native Village of Eyak (Purchaser), for the uses specified in the Agreement; between the City of Cordova, Alaska (“City”) and the Native Village of Eyak attached to this ordinance as Attachment A (“Agreement”); and

WHEREAS, the Native Village of Eyak submitted a Letter of Interest to purchase Lots 19-25, Block 6, Original Townsite (“Property”) from the City of Cordova (“City”); and

WHEREAS, disposal of this property would benefit the City of Cordova financially through the proceeds received from the sale, as well as the property tax, and sales tax revenue; and

WHEREAS, disposal of this property would lead towards the development of a new cultural center, museum, repository, gift shop, and educational center, which is in the best interest of the community and is consistent with the Comprehensive Plan; and

WHEREAS, the City Council Authorized the City Manager to negotiate a Purchase and Sale Agreement with the Native Village of Eyak; and

WHEREAS, A Purchase & Sale 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, that:

Section 1. The City Manager is authorized and directed to enter an Agreement with the Native Village of Eyak in accordance with the terms in the Purchase & Sale Agreement with Exhibits A, B, & C as attached in Attachment A to this ordinance. The form and content of the Purchase & Sale Agreement 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 Agreement 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 Agreement 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: March 18, 2026
2nd reading and public hearing:

PASSED AND APPROVED THIS _____ DAY OF _____ 2026.

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 May, ___ 2026 (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 THE NATIVE VILLAGE OF EYAK, a federally recognized Indian tribe and Alaska Native Tribal Government ("Purchaser"), whose address is P.O. Box 1388, Cordova, Alaska 99574

WHEREAS, Seller is the owner of certain real property located in the City of Cordova, Alaska, and legally described as Lots 19, 20, 21, 22, 23, 24, & 25, Block 6, Original Townsite filed under the official plat thereof, Plat # 01-11, Records of the Cordova Recording District, Third Judicial District, State of Alaska, and also known by Assessor's Parcel Numbers 02-273-519, 02-273-520, 02-273-521, 02-273-522, 02-273-523, 02-273-524, 02-273-525; and

WHEREAS, Purchaser has funds to pay the cost of acquiring the Property; 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 attached hereto and incorporated herein by this 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 Seven Hundred Thousand Dollars and 00/100 Cents (\$700,000.00) (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 Five Thousand and 00/100 Dollars (\$5,000) non-refundable deposit received by Seller on July 11, 2025 (the "Initial Deposit"). The Initial Deposit shall be applied to the payment of the Purchase Price at Closing, but in no event will it be refunded to Purchaser if the sale contemplated by this Agreement does not close for any reason.

(2) The balance of Six Hundred Ninety-Five Thousand and 00/100 Dollars (\$695,000.00), 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) business days following the Effective Date, Seller shall order from Alyeska Title Guaranty Agency, Inc. ("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) business 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. Purchaser and Seller hereby agree that all non-delinquent property taxes and assessments, any Internal Revenue Service liens, and the Deed of Trust shall constitute "Permitted Exceptions." Within ten (10) business days after receipt of Purchaser's written notice of 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 shall be deemed an election not to remove any disapproved title exceptions. With respect to such exceptions, Purchaser then shall elect, by giving written notice to Seller and Escrow Agent within ten (10) business days thereafter, (x) to terminate this Agreement, or (y) to waive their disapproval of such exceptions, in which case such exceptions shall then be deemed to be Permitted Exceptions. Purchaser's failure to give such notice 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, without interest, shall be refunded to Purchaser within thirty (30) business days; provided, however, that Purchaser shall be responsible for any title or escrow cancellation fees.

(c) Disclosure of Temporary Construction Easement. The Seller previously agreed to a temporary construction easement over and across the Property, consistent with the terms of the temporary construction easement agreement, a copy of which has been or will be provided to Purchaser (the "TCE"). Purchaser acknowledges the existence of the TCE, and agrees that the same shall be deemed a Permitted Exception.

4. No Warranties. Purchaser shall purchase the Property based on Purchaser's own prior investigation and examination of the Property (or Purchaser's election not to do so). Purchaser agrees, represents, and warrants that except as expressly contained in this Agreement in Section 5(b), no representations or warranties by or on behalf of Seller, 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 same 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 limitations of Seller's liabilities, which are material to Seller, and Seller would not have entered into this Agreement without such limitations.

5. Representations, Warranties and Covenants of Purchaser and Seller.

(a) **Purchaser's Representations.** 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:

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.

(b) **Seller's Representations.** Seller makes the following representations and warranties to Purchaser, or its assigns, which shall remain true and correct at the date of Closing, and the effectiveness and enforceability of which shall survive full performance of this Agreement:

(1) **Title to the Property.** Seller will convey to Purchaser, or its assigns, at Closing insurable, fee-simple title to the Property, free and clear of all taxes, liens, and other encumbrances, except as provided herein, or which remain as Permitted Exceptions. At the Closing, the Property is not subject to any lease, license, permit, or any similar agreement, except those disclosed as Permitted Exceptions.

(2) **Claims.** To the best of Seller's actual knowledge, no actions, suits, proceedings, or investigations are pending or threatened against or relating to Seller or the Property in any court, or before any governmental agency and Seller does not know of any basis of any such action, suit, proceeding, or investigation. In addition, to the best of Seller's actual knowledge, there are no existing events, circumstances, or plans affecting the Property or adjacent properties that could materially affect the use, possession, or enjoyment of the Property by Purchaser or its assigns. For purposes of this representation, the term "Seller's actual knowledge" refers to the actual knowledge of the City Manager of the City of Cordova as of the Effective Date of this Agreement.

(3) **Notice of Alleged Violation of Law.** Seller has not received any notice from any governmental authority or other person or entity with respect to any alleged violation of law that would affect the possession or enjoyment of the Property by Purchaser or its assigns.

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 6, 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.

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 4, Section 12 or Section 13 of this Agreement within the time periods described in said Sections.

(2) Title Company shall be committed to issue, at the Closing, an owner's policy of title insurance (the "Title Policy"), insuring Purchaser's interest in the Property, dated the day of the Closing, with liability in the amount of the Purchase Price, with liability in the amount secured by the Deed of Trust, dated the day of Closing, subject only to the Permitted Exceptions.

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

(4) 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 with Right of First Refusal 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.

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 Closing Costs, prorations, reimbursements and adjustments as set forth in Section 9 and Section 11, in immediately available funds.

(b) A duly executed copy of the Deed.

(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.

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. Purchaser is not responsible for delinquent real estate taxes, personal property taxes, ad valorem taxes, or assessments arising prior to Closing.

(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 19(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 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 appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs, and title and escrow fees, and any other fees or costs required by the Cordova Municipal Code (collectively, the "Closing Costs"). Notwithstanding anything to the contrary in the immediately preceding sentence, Purchaser's obligation to pay Seller's attorney's fees shall be capped at \$15,000. Purchaser shall bear 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; 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) business 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, or (ii) enforcing Seller's obligations hereunder by a suit for specific performance, in which event Purchaser shall be entitled to such injunctive relief as may be necessary to prevent Seller's disposition of the Property pending final judgment in such suit.

(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 non-refundable 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 required by Section 11, 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) The parties agree that this Agreement shall be recorded in whole along with its Exhibits A, B and C.

(4) Deliver to Purchaser any funds deposited by Purchaser, and any interest earned thereon, in excess of the amount required to be paid by Purchaser hereunder.

(5) 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 (1) any due diligence activities of Purchaser (including, without limitation, any environmental studies) prior to Closing; (2) the Property, the sale of the Property, or the contents of the Property, including claims relating to any personal property on the Property, from and after the date of Closing; or (3) breach of this Agreement. To the extent permitted by law, Seller shall defend, indemnify, and hold the Purchaser 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 or the contents of the Property, including claims relating to any personal property, prior to the date of Closing, but not including claims related to Purchaser's due diligence activities or the negligent or intentional acts of Purchaser or its agents.

(b) Environmental Release and Indemnification. The 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. 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 the presence, use, keeping, storage, or disposal of Hazardous Material in, on, or about the Property, or that arise out of or result from Purchaser's 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 use, storage, and disposal of Hazardous Material generated, kept, or brought on the Property, whether by Purchaser, his, her or its employees, agents, servants, customers, contractors, subcontractors, sub-lessees, invitees, or authorized representatives, or any other party.

Purchaser shall 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; and (iv) any violation of any laws applicable to such Hazardous Material.

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.

(c) The obligations in this Section 15 shall survive closing, and shall not merge into the Deed or other instruments delivered at Closing.

16. Development Plan; Liquidated Damages Payment(s).

(a) Site Development Plan. In connection with its proposal to acquire the Property, Purchaser proposed and has agreed to limit use of the Premises solely to constructing and maintaining the project detailed in the site development plan (the "Site Development Plan"), which is attached hereto and incorporated herein as **Exhibit C**. The attached Site Development Plan has been approved by the Cordova City Council, and any proposed material change to the attached Site Development Plan by Purchaser requires written consent of both parties. This Agreement does not confer any approval from the Cordova Planning Commission regarding the Site Development Plan or substitute for any approval process required in Cordova Municipal Code. Rather it is Purchaser's responsibility to ensure the Site Development Plan complies with all City Code requirements and procedures and must still submit a plan for approval by the Planning Commission as required by Cordova Municipal Code 18.33.130.

(b) Liquidated Damages Payment(s). Purchaser and Seller acknowledge that if Purchaser fails to commence or substantially complete (as that term is defined in Section 17(e) of this Agreement) the construction of the building(s) identified in the Site Development Plan, which is annexed hereto as **Exhibit C**, Seller will incur damages, including, without limitation, a reduction in potential sales tax revenues, real property taxes if assessed, among other things. Both Purchaser and Seller acknowledge and agree that such damages would be difficult to ascertain with a reasonable degree of certainty. Accordingly, Purchase and Seller agree that, in the event Purchaser breaches its obligation to substantially complete development of the Property in accordance with the Site Development Plan by a date that is fifteen (15) years after the date of the recording of the Deed, the Purchaser will pay to Seller, as liquidated damages, a sum of \$50,000.00

per year for each year that the breach continues. The Parties agree that this amount represents a reasonable estimate of anticipated damages and is not intended as a penalty. Payment of liquidated damages shall be in addition to, and not in lieu of, any other rights or remedies available under this Agreement.

Notwithstanding the foregoing, Purchaser may elect to return the Property to Seller in full satisfaction of its obligations under this Section, without payment of liquidated damages, provided that the Property is returned to Seller on or before a date that is fifteen (15) years after the date of recording of the Deed (the "Property Return Date"), and in the same condition that existed as of the date of Closing, reasonable wear and tear excepted, free of Hazardous Materials, debris, materials and equipment, and suitable for municipal use or future development, and consistent with this provision. Such election must be exercised in writing, which notice must be received by Seller at least six months prior to Property Return Date. In the event of such election is timely made, Purchaser shall, at its sole cost and expense: (1) remove all buildings, foundations, utilities, footings, slabs, construction debris, and other improvements installed by Purchaser, unless Seller elects in writing to retain any such improvements; (2) remove all equipment, materials and personal property; (3) clean-up, remove, and remediate, and perform any other response actions related to, any Hazardous Material on or from the Property which may be required under applicable federal, state, or local environmental laws or regulations; (4) restore the Property to a clean and safe condition suitable for municipal use or future development; and (5) execute, deliver and record all documents necessary to transfer title to Purchaser, in a form reasonably acceptable to Seller. In the event the Property is not returned Seller prior to the Property Return Date in accordance with the requirements of this Section, the liquidated damages provisions set forth in Section 16(b) above shall apply. Seller shall have reasonable access to the Property, upon prior written notice to Purchaser, in order for Seller to inspect environmental conditions, verify Purchaser's compliance with cleanup and restoration obligations, and confirm the condition of the Property prior to any conveyance to Seller.

(c) The obligations imposed by this Section 16 shall survive Closing, and shall not merge into the Deed delivered at Closing, but shall continue until such time as Purchaser has fulfilled its obligation to construct the building(s) identified in the Site Development Plan, or has returned the Property to the Seller as required by this Section.

17. Right of First Refusal. Purchaser covenants and agrees to acquire the Property subject to Seller's right of first refusal, as provided in this Section. In the event that Purchaser substantially completes construction of its building(s) consistent with the Site Development Plan and this Agreement, and within the time period specified in Section 16(b), Seller's right of first refusal shall terminate. Purchaser further covenants and agrees that Purchaser shall not sell, transfer, convey, or dispose, or attempt to sell, transfer, convey, or dispose, of the Property in violation of Seller's right of first refusal, and that any sale, transfer, conveyance, or other disposal of property which violates Seller's right of first refusal shall be void. The Quitclaim Deed to be delivered by Seller pursuant to the terms of this Agreement shall provide notice of Seller's right of first refusal, in substantially the form annexed hereto as **Exhibit B**. Purchaser covenants and

agreements provided in this Section shall survive Closing. The terms of Seller's right of first refusal are as follows:

(a) Right of First Refusal. Seller shall have a right of first refusal subject to the same conditions provided in this Agreement. Any sale, conveyance, transfer, or other disposition made in violation of Seller's right of first refusal shall be void and unenforceable. In the event that Purchaser substantially completes construction of its building(s) consistent with the Site Development Plan and this Agreement, and within the time period specified in Section 16(b), Seller's right of first refusal shall terminate.

(b) Exercise of Right of First Refusal.

(i) Purchaser may accept an offer for the sale, conveyance, transfer, or other disposition of the Property only if the offer is made subject to the Seller's right of first refusal herein. Immediately upon acceptance of an offer for the sale, transfer, conveyance, or other disposition from a third party (the "Purchase Offer"), Purchaser shall present a copy of the Purchase Offer and acceptance to Seller by written notice, by certified mail or overnight delivery, to the address set forth above, or at such other address designated by Seller in writing. Seller will then have sixty (60) days from receipt of the Purchase Offer (the "ROFR Period") to either agree to purchase the Property on the same terms and conditions set forth in the Purchase Offer, or decline to exercise its right of first refusal to Purchaser at the address set forth above no later than sixty (60) days after being presented with a copy of the Purchase Offer. If Seller agrees to accept the Purchase Offer within the ROFR Period, the property shall be conveyed to the Seller in accordance with the terms of the Purchase Offer.

(ii) If after execution of the Purchase Offer, the Purchaser and third-party amend the Purchase Offer, the Purchaser shall present a copy of the Purchase Offer as amended ("Amended Purchase Offer") to Seller in accordance with Section 17(b)(i) above, and Seller will then have ten (10) days from receipt of the Amended Purchase Offer ("Amendment Period") to either agree to purchase the Property on the same terms and conditions set forth in the Amended Purchase Offer, or decline to exercise its right of first refusal no later than ten (10) days after being presented with a copy of the Amended Purchase Offer. If Seller agrees to accept the Amended Purchase Offer, within the Amendment Period, the Property shall be conveyed to the Seller in accordance with the terms of the Amended Purchase Offer.

(c) Sale or Disposal by Grantees. If Seller does not timely exercise its right of first refusal or declines to exercise its right of first refusal, or Purchaser substantially completes construction of its building(s) consistent with its Site Development Plan and this Agreement, and within the time period specified in Section 16(b), Purchaser may then sell or otherwise dispose of the Property to the third party on the same terms and conditions set forth in the Purchase Offer.

If the sale or other disposition is completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then any interest of the Seller in and to the Property shall cease and be of no further force and effect. If the sale or other disposition is not completed on the terms and conditions in the Purchase Offer or Amended Purchase Offer, if applicable, then Seller will continue to have its exclusive right of first refusal under the procedures outlined above, before Purchaser may convey or transfer its interest in the

property to a third party.

(d) Waiver. If Seller does not timely exercise its right of first refusal, or if Seller declines to exercise its rights in response to a particular Purchase Offer or Amended Purchase Offer, if applicable, and provides Purchaser with written notice of its decision to decline, then Seller's City Manager shall, upon written request from Purchaser, and within ten (10) days of receiving the written request, deliver to Purchaser a document, in recordable form, attesting to Seller's waiver and relinquishment of its right of first refusal and right to purchase regarding the specific Purchase Offer or Amended Purchase Offer, if applicable, (the "Waiver Document"). The Waiver Document shall identify the date the Purchase Offer or Amended Purchase Offer, if applicable, was made, and shall be held by Purchaser in escrow, and not recorded, until after the closing on the Purchase Offer or Amended Purchase Offer, if applicable. If the sale or other disposition is not completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then Purchaser shall return the Waiver Document to the Seller. Purchaser agrees to pay all costs and expenses, including reasonable attorney's fees, incurred by Seller in preparing and recording the Waiver Document. Seller's relinquishment or forfeiture of its right to first refusal and right of purchase regarding one Purchase Offer or Amended Purchase Offer, if applicable, in no way waives or terminates its right to first refusal and right of first purchase regarding any subsequent Purchase Offer.

(e) Termination of Right of First Refusal. Seller's right of first refusal shall terminate when Grantee substantially completes construction of the building(s) shown in the Site Development Plan within the fifteen (15) year of date that the Deed is recorded. In the event Seller's right of first refusal terminates as provided in the immediately preceding sentence, Seller agrees to execute and deliver any documents reasonably requested by Purchaser to evidence the termination of Seller's right of first refusal. As used in this Agreement, the term "substantially complete" shall mean the stage of construction when the building(s), whose footprint is outlined in the Site Development Plan, which is annexed hereto as **Exhibit C**, including its structure, façade, windows, roof, heating, and lighting, are sufficiently complete so that Purchaser can occupy and use the building and install or cause the installation of all equipment required for the contemplated use thereof, and Purchaser has provided to the Seller certificates of inspection from certified inspectors showing that the following inspections have been performed and that construction meets the codes adopted by the City in Cordova Municipal Code Title and the requirements of state law. The following inspections are the minimum required: 1) Fire & Life Safety Plan Review Approval Letter & Certificate, 2) Foundation Inspection, 3) Framing Inspection, 4) HVAC / Mechanical Inspection, 5) Electrical Inspection, 6) Plumbing Inspection, 7) Truss Inspection, and 8) Final Inspection. Certificates of inspection shall be provided to the City within ten (10) days of receiving each inspection.

18. Limited Waiver of Sovereign Immunity for Specific Performance to Enforce the Terms of the Agreement. Seller acknowledges that Purchaser is a federally recognized Alaska Native Tribal government which possesses sovereign immunity from suit. Nothing in this Agreement shall be construed to be a waiver of Purchaser's sovereign immunity, except to the limited extent necessary to fulfill its obligations under this Agreement, to enforce its Right of First Refusal, and to allow Seller to seek judicial enforcement of the Purchaser's obligations under this Agreement and any restriction(s) in the Deed. Sovereign immunity is not waived as to any of

Purchaser's employees or Tribal Council members. Purchaser hereby specifically reserves and retains its sovereign immunity and all rights and privileges pertaining thereto, except to the limited extent expressly stated herein. This waiver shall survive closing and shall not merge into the Deed or other instruments delivered at Closing.

19. 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.

(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, PC
510 L. Street, Suite 700
Anchorage, Alaska 99501

Purchaser: The Native Village of Eyak
PO Box 1388
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.

DRAFT

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.

PURCHASER: THE NATIVE VILLAGE OF EYAK

By: _____
Carolyn Crowder, Executive Director

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Carolyn Crowder, Executive Director of THE NATIVE VILLAGE OF EYAK, an Alaska native corporation, on behalf of the village.

Notary Public in and for Alaska
My commission expires: _____

DRAFT

EXHIBIT B

Quitclaim Deed with
Right of First Refusal

QUITCLAIM DEED

CORDOVA RECORDING DISTRICT

Recording requested by and
after recording, return to:

The Native Village of Eyak
PO Box 1388
Cordova, AK 99574

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 THE NATIVE VILLAGE OF EYAK (Purchaser) (collectively, "Grantee"), whose address is P.O. Box 1388 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.

1. **Right of First Refusal.** Grantor shall have a right of first refusal and right to purchase the Property, subject to the same conditions provided herein. Any sale, conveyance, transfer, or other disposition made in violation of Grantor's right of first refusal shall be void and unenforceable.

a. **Exercise of Right of First Refusal.**

i. Grantee may accept an offer for the sale, conveyance, transfer, or other disposition of the Property only if the offer is made subject to the Grantor's right of first refusal herein. Immediately upon acceptance of an offer for the sale, transfer, conveyance, or other disposition from a third party (the "Purchase Offer"), Grantee shall present a copy of the Purchase

Offer and acceptance to Grantor by written notice, by certified mail or overnight delivery, to the address set forth above, or at such other address designated by Grantor in writing. Grantor will then have sixty (60) days from receipt of the Purchase Offer (the "ROFR Period") to either agree to purchase the Property on the same terms and conditions set forth in the Purchase Offer, or decline to exercise its right of first refusal to Grantee at the address set forth above no later than sixty (60) days after being presented with a copy of the Purchase Offer. If Grantor agrees to accept the Purchase Offer within the ROFR Period, the Property shall be conveyed to the Grantor in accordance with the terms of the Purchase Offer.

ii. If after execution of the Purchase Offer, the Grantee and third-party amend the Purchase Offer, the Grantee shall present a copy of the Purchase Offer as amended ("Amended Purchase Offer") to Grantor in accordance with Section 1(b)(i) above, and Grantor will then have ten (10) days from receipt of the Amended Purchase Offer ("Amendment Period") to either agree to purchase the Property on the same terms and conditions set forth in the Amended Purchase Offer, or decline to exercise its right of first refusal no later than ten (10) days after being presented with a copy of the Amended Purchase Offer. If Grantor agrees to accept the Amended Purchase Offer, within the Amendment Period, the Property shall be conveyed to the Grantor in accordance with the terms of the Amended Purchase Offer.

c. **Sale or Disposal by Grantees.** If Grantor does not timely exercise its right of first refusal or declines to exercise its right of first refusal, Grantee may then sell or otherwise dispose of the Property to the third party on the same terms and conditions set forth in the Purchase Offer. If the sale or other disposition is completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then any interest of the Grantor in and to the Property shall cease and be of no further force and effect. If the sale or other disposition is not completed on the terms and conditions in the Purchase Offer, or Amended Purchase Offer, if applicable, then Grantor will continue to have its exclusive right of first refusal under the procedures outlined above, before Grantee may convey or transfer its interest in the Property to a third party.

d. **Waiver.** If Grantor does not timely exercise its right of first refusal, or if Grantor declines to exercise its rights in response to a particular Purchase Offer or Amended Purchase Offer, if applicable, and provides Grantee with written notice of its decision to decline, then Grantor's City Manager shall, upon written request from Grantee, and within ten (10) days of receiving the written request, deliver to Grantee a document, in recordable form, attesting to Grantor's waiver and relinquishment of its right of first refusal regarding the specific Purchase Offer or Amended Purchase Offer, if applicable, (the "Waiver Document"). The Waiver Document shall identify the date the Purchase Offer or Amended Purchase Offer, if applicable, was made, and shall be held by Grantee in escrow, and not recorded, until after the closing on the Purchase Offer or Amended Purchase Offer, if applicable. If the sale or other disposition is not completed on the same terms and conditions set forth in the Purchase Offer or Amended Purchase Offer, if applicable, then Grantee shall return the Waiver Document to the Grantor. Grantee agrees to pay all costs and expenses, including reasonable attorney's fees, incurred by Grantor in preparing and recording the Waiver Document. Grantor's relinquishment or forfeiture of its right of first refusal regarding one Purchase Offer or Amended Purchase Offer, if applicable, in no way waives or terminates its right to first refusal regarding any subsequent Purchase Offer

GRANTEE:

THE NATIVE VILLAGE OF EYAK

By: _____
Carolyn Crowder, Executive Director

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

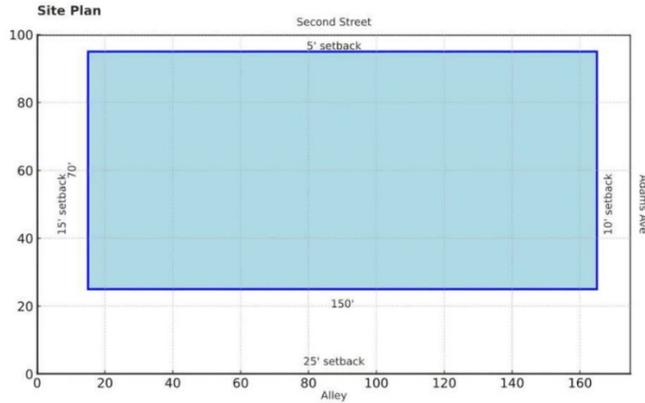
The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Carolyn Crowder, Executive Director of THE NATIVE VILLAGE OF EYAK, an Alaska native corporation, on behalf of the village.

Notary Public in and for Alaska
My commission expires: _____

EXHIBIT C

Site Development Plan

The Native Village of Eyak's Site Development Plan as Referenced in Section 16 of the Purchase & Sale Agreement



Building Design Concepts
Ilanka Cultural Center – Conceptual Renderings



**The Below Site Development Plan is Based on Existing Zoning Standards for the
Central Business District CMC 18.29**

The building can be zero lot line with no setbacks required. The building will be used as a cultural center with museum.

Maximum Building Size:

175' by 100'

3½ Story Attic (Highest Point of Roof May Not Exceed 50')

3 Story

2 Story

1 Story Entrance (Starts at Second Street Right-of-Way Elevation)

0 Story (Below Second Street Elevation)

The code allowed footprint for this structure is 17,500 square feet

This would allow for 87,500 square feet building in total from zero story to attic.

Minimum Building Size (Set Per Applicants Proposal):

150' by 70'

3 Story (Highest Point of Roof May Not Exceed 50')

2 Story

1 Story Entrance (Starts at Second Street Right-of-Way Elevation)

0 Story (Below Second Street Elevation) Proposed 10 ADA Parking Spaces in a Parking Structure.

Proposal Suggested Setbacks: (Setbacks Are Not Required per CMC 18.29.040 for this Proposed Use)

Second Street: 5 Feet

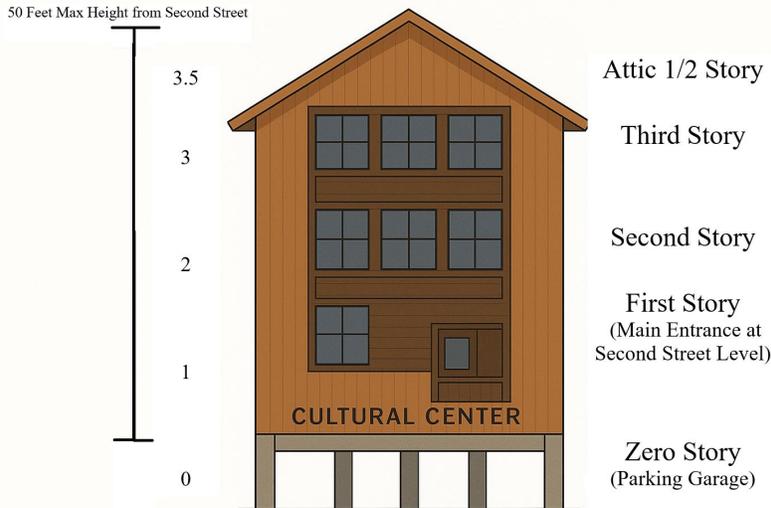
Adams Ave: 10 Feet

Alleyway: 25 Feet

North Lot Line: 15 Feet

Footprint of proposed structure is 10,500 square feet

This would allow for 42,000 square feet building in total from zero story to 3rd Story.



Environmental Studies: The Seller/Grantor has granted the Purchaser permission to conduct environmental studies on the Property starting September 30, 2025. Copies of environmental studies or other due diligence studies shall be provided to the Seller/Grantor within 10 days of the date of the study or report. Extensions to the timeline below may be considered if environmental remediation is required. This would be by written notice to the Seller/Grantor along with proof of environmental testing performed and remediation plan.

Project Timeline & Deliverables: All drawings and other deliverables associated with the phased project timeline set forth below will be sent to the Seller/Grantor for review. The Purchaser will provide supporting documents and information within 10 days of request of the Seller/Grantor.

- Years 1–2: Visioning, Planning, Assessments, and Risk Mitigation.
 - The Native Village of Eyak will provide an updated project timeline and engineered drawings on or before December 01, 2028.
- Years 3-4: Complete all pre-construction elements and secure funding.
 - The Native Village of Eyak will provide an updated project timeline, proof of funding sources, and engineered drawings on or before December 01, 2030.
- Years 5-7: Phased Construction.
 - The Native Village of Eyak will provide an updated project timeline and updates with the project phases, when they will occur, completed project elements, and those yet to be completed on or before December 01, 2033.
- Year 8-10: Program and Operational Launch.
 - The Native Village of Eyak will provide an updated project timeline and updates with completed project elements, programs developed that are operational, and programs yet to be completed on or before December 01, 2036.
- Year 11-15: Grand Opening of the various elements of the Ilanka Cultural Center in

the staged areas of completion.

- The Native Village of Eyak will provide a date for the grand opening to occur on or before December 01, 2041.



AGENDA ITEM 13
City Council Meeting Date: 3/18/26
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 03/11/26
ITEM: Resolution 03-26-13 certifying results of March 3, 2026, regular City election
NEXT STEP: Majority voice vote

ORDINANCE RESOLUTION
 MOTION INFORMATION

I. REQUEST OR ISSUE: election certification by City Council via resolution

II. RECOMMENDED ACTION / NEXT STEP: Council motion to approve Resolution 03-26-13

III. FISCAL IMPACTS: Some shared state revenues require that Cities hold annual elections and abide by statute and Code in so doing – therefore, validly held elections are vital to the future of the State of Alaska’s revenue sharing with the City of Cordova.

IV. BACKGROUND INFORMATION: The Cordova General Election was held March 3, 2026. Candidates were running to fill these offices: City Council, School Board, and Hospital Services Board. Four candidates ran for 2 available City Council seats, 1 ran for 1 School Board seat, and 1 ran for 1 available Hospital Services Board seat. Council, School Board and Hospital Services Board are all undesignated, so the high vote getters win the seats. There was also 1 ballot proposition before the voters regarding approval of a loan to pay for a bear and litter mitigation fence at the landfill.

Ballots cast at the polls (306), ballots cast during early voting at City Hall between February 10 and March 2 (106), and the absentee by mail ballots that were returned by March 3 (13), a total of 425 ballots, were canvassed on March 3, 2026, after the close of the polls at 8pm.

The Election Board will meet on March 18, 2026, 15 days after Election Day for the “All-Ballot Canvassing Session” to count all remaining ballots. There were 20 absentee-by-mail ballots sent out and 13 have been

counted, 4 more have been received by the Clerk between March 5 and March 11 and as many as 3 more may still be received by the March 17, 2026, deadline. There were 2 questioned ballots voted on Election Day – they are considered questioned ballots because the voters names were not on the Cordova precinct register. Both were researched with the assistance of the Division of Elections and deemed to be invalid for this election. Those voters will receive letters from the City Clerk’s office to explain those decisions. Final numbers will be entered into this attached resolution and that will be brought to the Council meeting.

V. LEGAL ISSUES: Council approval of the resolution confirms the validly held election.

VI. SUMMARY AND ALTERNATIVES: Council can approve the resolution or per CMC 2.18.050 B if Council concludes that the election was not conducted validly, it shall order another election.

**CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-13**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA
CERTIFYING THE RESULTS OF THE MARCH 3, 2026, CITY OF CORDOVA GENERAL
ELECTION**

WHEREAS, the City of Cordova held its general election on March 3, 2026; and

WHEREAS, the Election Board has canvassed all of the votes of the election and has submitted its certification of election returns of all ballots to the City Clerk; and

WHEREAS, Cordova Municipal Code 2.18.050.A requires that the City Council meet no more than 48 hours after the All-Ballot Canvassing session is complete, to review the Certificate of Returns prepared by the Election Board, and the City Council has reviewed such Certificate of Returns.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City Cordova, Alaska, does hereby:

Section 1: Accept the results as entered on the Election Board Certificate of Returns; and

Section 2: Determine that the election was validly held and that substantial compliance with all voting procedures was affected and that no material discrepancies exist which may affect the outcome of the election; and

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><u>City Council (2 seats)</u></td> <td style="width: 20%; text-align: right;">Votes</td> </tr> <tr> <td colspan="2"><i>Lee Collins</i></td> </tr> <tr> <td colspan="2">Sonya Hagmüller</td> </tr> <tr> <td colspan="2"><i>Kasey Kinsman</i></td> </tr> <tr> <td colspan="2">John Renner</td> </tr> </table>	<u>City Council (2 seats)</u>	Votes	<i>Lee Collins</i>		Sonya Hagmüller		<i>Kasey Kinsman</i>		John Renner		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><u>Hospital Services Board (1 seat)</u></td> <td style="width: 20%; text-align: right;">Votes</td> </tr> <tr> <td colspan="2"><i>Kelsey Hayden</i></td> </tr> </table>	<u>Hospital Services Board (1 seat)</u>	Votes	<i>Kelsey Hayden</i>	
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<u>Total Ballots Cast:</u>															

BE IT FURTHER RESOLVED that the Council of the City of Cordova, Alaska, certifies the following as the official results of the March 3, 2026, general election: *winners are in bold & italics*

BE IT FURTHER RESOLVED that the City Clerk is directed to issue Certificates of Election to each candidate elected to office that is not subject to recount, to prepare Certificates of Election for each approved proposition and to publish the results of the election in a newspaper of general circulation in the City.

PASSED AND APPROVED THIS 18th DAY OF MARCH 2026

Mayor Kristin Smith

Councilmember Debra Adams

Councilmember Aaron Hansen

Councilmember Kasey Kinsman

Councilmember Michael Mickelson

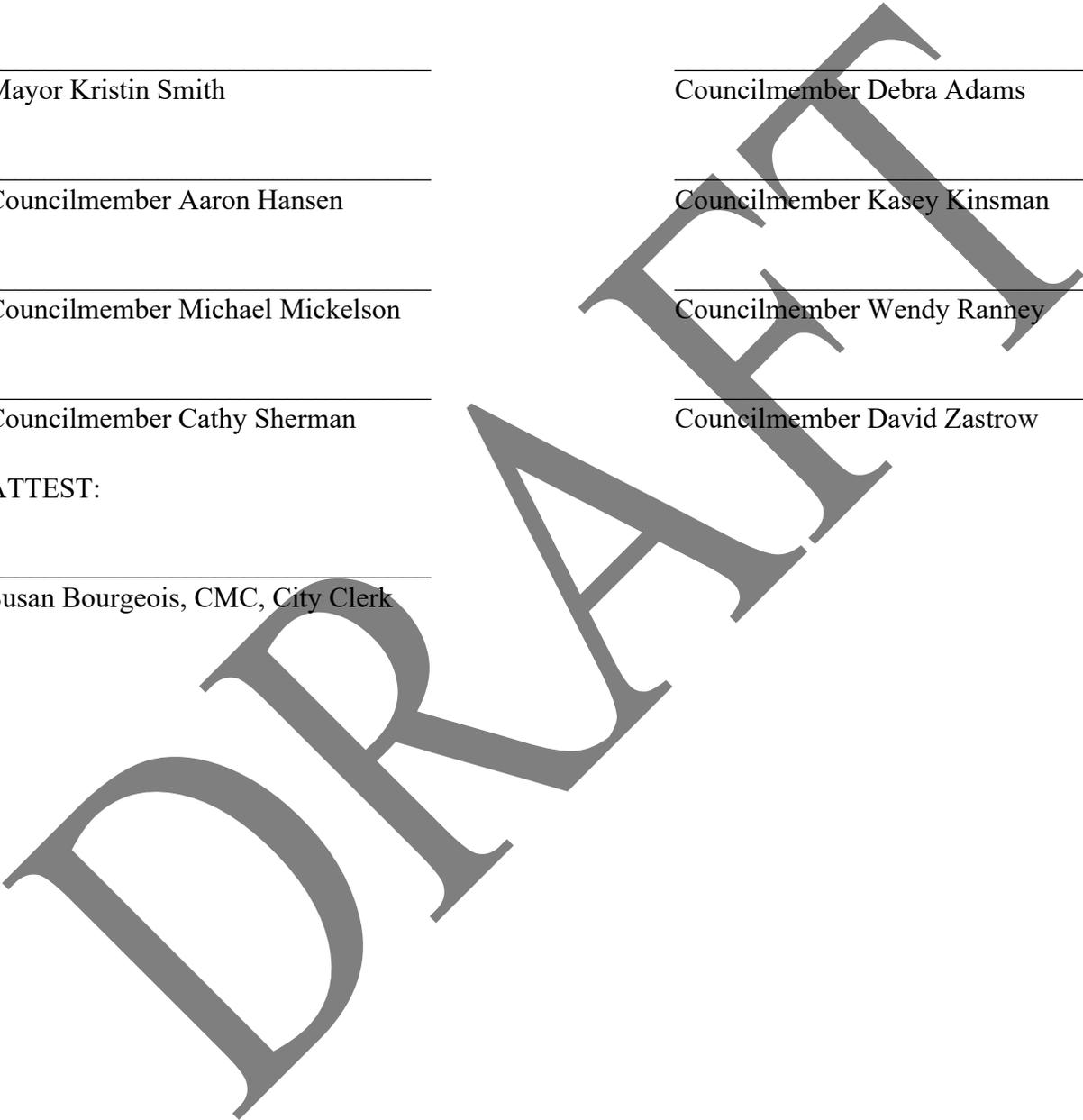
Councilmember Wendy Ranney

Councilmember Cathy Sherman

Councilmember David Zastrow

ATTEST:

Susan Bourgeois, CMC, City Clerk



2.18.050 Validity of election—Certification by City Council.

- A. No more than forty-eight hours after the all-ballot canvassing session is complete, City Council shall meet to review the certificate of returns prepared and delivered by the election board chairperson, and any election contests or applications for a recount.
- B. If City Council concludes that the election was validly held, such conclusion shall be publicly announced and entered upon the minutes of the meeting. The minutes shall include the number of votes cast in the election, the names of the persons voted for and the propositions and questions voted upon, the offices and seats voted for, the number of votes cast for each candidate for each office and seat, and the number of votes for and against each proposition. If council concludes that the election is not valid, it shall order another election.
- C. Upon determination that the election was validly held and that substantial compliance with all voting procedures was affected and that no material discrepancy exists which may affect the outcome of the election, City Council shall direct the City Clerk to:
 - 1. Deliver to each candidate elected to office a certificate of election signed by the Mayor and City Clerk and authenticated by the municipal seal;
 - 2. Prepare a certificate of election for each approved proposition to be signed by the Mayor and City Clerk and authenticated by the municipal seal; and
 - 3. Prepare and publish at least once an official certificate of election. In the event of an election contest or recount concerning only one office, seat or question, City Council may direct that the City Clerk issue a certificate for the non-contested election for the other offices, seats, and questions.

(Ord. No. 1192, § 1, 11-4-2020; Ord. No. 1203, § 4, 9-21-2022)

in taxes for each of the 4 years plus accrued interest from the due dates to the date of payment. On appeal, a judge determined in late 2025, that in 2022 the amounts collected for 2017 & 2018 were beyond the allowable statute of limitations and APSC has therefore demanded repayment of the additional tax they paid for those 2 years along with interest from the date of payment until the date of repayment. City received legal advice which was to repay these amounts with interest as soon as possible to avoid further accrued interest. The case is still under appeal, and we may be reimbursed again for this amount we are repaying.

Master Plan for Recreation:

The City has spoken with Corvus Design several times about completing the Parks and Recreation Master Plan. For approximately \$35,000, the scope will focus primarily on the pool and the Bidarki facilities. This work would include public input, identification of potential solutions, and a detailed site plan evaluating what could realistically fit within the existing sites. The analysis would also consider long-term building maintenance and operations and maintenance (O&M) costs, staffing feasibility, and the types of amenities most appropriate and sustainable for the community. Providing a solid document to support a grant application and distribute to other funders. In addition, the plan would include a more general wrap-up of the other existing parks that have already been evaluated, though with less detailed analysis. The final product would be a Master Plan that provides an in-depth evaluation of the pool and Bidarki future facilities, while offering a higher-level overview of the remaining parks and recreation facilities. This finished product can be used in grant applications.

We did not budget for this item in FY26, and overall departmental budgets were reduced, including Parks and Recreation operations, maintenance, and city staffing. I understand the desire to develop a Master Plan to support future grant applications and funding opportunities. However, it is important to keep in mind that it is only March and there are nine months remaining in FY26. The City is facing several financial considerations, including a \$540,000 increase in the Second Street match and potentially other unknown expenses. In addition, Council has already invested \$100,000 in pool repairs, and the City recently incurred \$159,635 in unanticipated costs to repay oil and gas taxes. Deferred maintenance is also an ongoing issue across all departments and was not funded in FY26. Given the grant-matching obligations, the fishing forecast, reduced departmental budgets, cash-flow considerations, and deferred maintenance needs throughout the City, it may be prudent to evaluate available funding for additional projects later in the fall.

V. SUMMARY AND ALTERNATIVES: Council may approve the resolution or amend it and then approve it, or Council may decide not to approve the resolution.

**CITY OF CORDOVA, ALASKA
RESOLUTION 03-26-14**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING AMENDMENT TO THE FY26 BUDGET IN THE AMOUNT OF \$194,584**

WHEREAS, the Council of the City of Cordova, Alaska has adopted the City Operating Budget and appropriated funds for FY26 for the period of January 1, 2026, to December 31, 2026; and

WHEREAS, the following amendments to the FY26 budget include a reduction to *Transfer to Other Capital Projects*, an expense, of \$194,584; and

WHEREAS, the following amendments to the FY26 budget include an increase to *Legal Issues*, an expense, of \$159,584 for the repayment of oil & gas property taxes paid in protest, after appeal, in 2022, by Alyeska Pipeline Services Company; and

WHEREAS, the following amendments to the FY26 budget include an increase to *Recreation – Bidarki Professional Services*, an expense, of \$17,500 and an increase to *Recreation – Swimming Pool Professional Services*, an expense, of \$17,500 for the completion of the Recreation Master Plan; and

WHEREAS, the funds will be appropriated in following line items:

Account	Description	FY26 Budget	Proposed	Adjustment
101-901-59999	Transfer to Other Capital Project	243,149	48,514	-194,635
101-824-52192	Legal Issues	0	159,635	159,635
101-701-52180	Bidarki – Professional Services	30,000	47,500	17,500
101-702-52180	Swimming Pool-Professional Services	2,300	19,800	17,500
	Net Change in General Fund Budget			0

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cordova, Alaska, that amendment to the FY26 Budget in the amount of \$194,584 as specified in the above table, is hereby authorized and approved.

PASSED AND APPROVED THIS 18th DAY OF MARCH 2026.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

renewal requests or reclamation plans must be submitted by April 16, 2026.

The application fee for lease renewal is \$800 and requires submission of three documents: a lease application, an environmental risk questionnaire, and a development plan. If the City does not pursue renewal, a reclamation plan must be submitted that outlines the removal of all structures and improvements and restoration of the site to a good and marketable condition.

When the State receives the lease application, it will review the materials to determine the City's eligibility. If eligibility is confirmed, DNR will negotiate a new lease with the City. As part of this process, DNR requires an appraisal of the property. A DNR-approved appraiser has provided an estimate of \$12,000 to \$14,000. DNR determines the annual lease rate by calculating one percent of the current appraised land value. For example, if the appraised value were \$1,000,000, the purchase price would be \$10,000. The current assessed value of the land is \$524,700. Lease terms are typically between 10 and 25 years, although in certain cases terms of up to 55 years may be available.

It is not anticipated that a survey will be required, as the City intends to lease the same area that was surveyed in the original lease. However, if a survey were required, the estimated cost is \$9,800. If a survey becomes necessary, the total cost of renewal could be approximately \$24,600. It is possible that the only cost incurred in FY26 would be the \$800 application fee. Depending on the timing of the State's eligibility determination and the availability of an appraiser to travel to Cordova, the appraisal cost would likely occur in FY27 and could be incorporated into that year's budget.

As the holder of the current long-term lease, the City is granted preference rights to purchase the land from the State during the next lease period. If the City chooses to pursue a purchase, the price would be calculated at one percent of the appraised land value. The appraisal completed as part of the lease renewal process would remain valid for two years, allowing the City time to evaluate a potential purchase.

Another valuable option included in preference rights is the ability to redesignate from recreational to residential use. Within the State-leased property, a developable portion of land east of the existing Cabin Ridge neighborhood could be designated for residential use. If the City were interested in pursuing this option, DNR approval would be required to remove the parcel from the recreation lease and redesignate it from recreation land to settlement land. This designation would allow the land to be conveyed for residential development.

The City has made significant infrastructure investments on the leased property, including ski area facilities, a water tank, and public safety communications equipment. The assessed value of these structures is approximately \$673,500. If the lease is not renewed, the City would be required to remove all City-owned infrastructure from the site, a substantial and costly undertaking.

There are currently five subleases on the property: Cordova Telephone Cooperative (CTC), Copper Valley Telecom (CVT), the University of Alaska Fairbanks (UAF), the National Oceanic and Atmospheric Administration (NOAA), and the Federal Aviation Administration (FAA). CTC and CVT leases generate approximately \$73,888 annually. These funds are processed through the City's finance department, which invoices the entities, receives payment, and remits the funds to the Sheridan Alpine Association (SAA). The remaining subleases do not generate revenue.

Renewing the lease would preserve flexibility, protect existing City infrastructure, and ensure the City retains the ability to evaluate future development opportunities and infrastructure investments. Choosing not to renew

the lease would significantly limit future options and require the City to develop and implement a plan to remove all City infrastructure from the leased area. All of which could be costly to the city in the near term and potentially in the future.

IV. BACKGROUND INFORMATION: On August 04, 1972, the City signed a lease with the State of Alaska DNR for the Mount Eyak Recreation Area with a fifty-five (55) year term. Money was raised to purchase the one-seat chairlift from Sun Valley, Idaho, and it was shipped to Cordova. The community and the National Guard helped to install the chairlift. Don Chesney was then awarded the management contract to run the ski area as an independent contractor. He resigned his management contract in approximately 1986.

If the lease between DNR and the City is renewed, the management contract can be extended for three (3) five-year terms with the City's written approval. Alternatively, the city could issue a Request for Proposals (RFP) to determine whether other organizations are interested in contracting for ski area operations and negotiate a new management contract with either SAA or another interested party

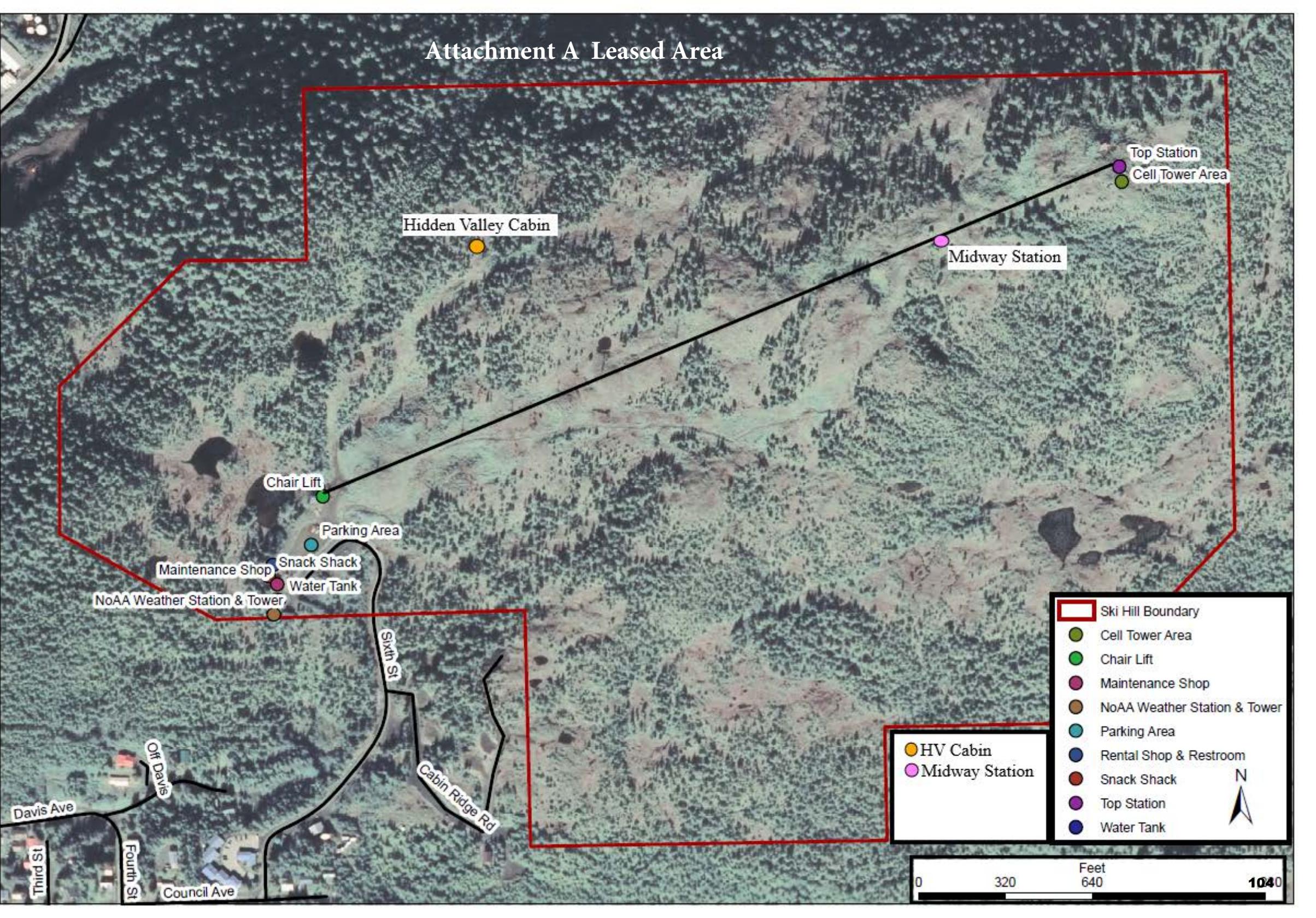
The City has been in good standing with DNR and would qualify for a purchase under the preference rights for public and charitable use conveyances, Alaska Statute (AS) 38.05.810. The State land has been accessible to the public for 54 years. Executing a new lease preserves the City's preference right with the State, which is critical to purchasing the property and pursuing a potential redesignation of a portion of the lease area from recreation land to settlement land for future residential development.

If the City decided not to pursue a new lease, another entity could do so. If this occurred, public access would remain a requirement under the terms of the new lease. However, in the future, the entity leasing the land from DNR may qualify to purchase it. If purchased, it would then become privately owned, and continued public access may not be guaranteed.

V. LEGAL ISSUES: Legal review of a lease agreement would occur prior to final approval by City Council.

VI. SUMMARY & ALTERNATIVES: The City Council can decide whether to renegotiate the lease with the State of Alaska DNR. Alternatively, the Council could choose not to execute a new lease and direct the City Manager to begin planning for the removal or transfer of the Mount Eyak Recreation Area infrastructure to another entity.

Attachment A Leased Area



Hidden Valley Cabin

Midway Station

Top Station

Cell Tower Area

Chair Lift

Parking Area

Maintenance Shop

Snack Shack

Water Tank

NoAA Weather Station & Tower

Sixth St

Cabin Ridge Rd

Davis Ave

Third St

Fourth St

Council Ave

Off Davis

- Ski Hill Boundary
- Cell Tower Area
- Chair Lift
- Maintenance Shop
- NoAA Weather Station & Tower
- Parking Area
- Rental Shop & Restroom
- Snack Shack
- Top Station
- Water Tank

- HV Cabin
- Midway Station



Attachment B Public Works

Public Works Staff

The existing lease permits use of the property for both recreational and public infrastructure purposes.

The City Public Works (PW) Department provides water and sewer services to the Mount Eyak Recreation Area, including the rental and snack shack buildings. An additional water service line was installed near the rope tow to enable SAA to run its snowmaking equipment, which keeps the rope tow area functional during early-season and low-snow conditions.

In addition to the water and sewer services provided to the ski hill facilities, the city maintains a 40,000 gallon water storage tank that is located near the base area adjacent to the ski hill maintenance warehouse. This tank is crucial for maintaining the required head pressure to serve residences down hill of this area with treated drinking water.

As part of short and long-term PW infrastructure considerations, it is crucial that the city be able to continue to operate the existing storage tank. The current tank meets existing demands, and the space to upgrade the tank in the future will help meet future demands as the hillside below is eventually built out.

Other critical public safety infrastructure, such as the public safety communications shelter and tower, which houses a signal repeater, and allows the Police Department, EMS, Fire, and the tsunami sirens to receive radio signals, is located in the Mount Eyak Recreation Area. There is no redundancy for this equipment, as the Heney Ridge communications station was decommissioned by the State approximately a decade ago. Without the equipment on the Mount Eyak Recreation Area, emergency services would be unable to communicate effectively outside of the City Center. No communications would be available for these entities in the response areas of 6.5 Mile/Eyak Drive, New England Cannery Road, and Whitshed Road. Without the critical communications equipment located on the Mount Eyak Recreation Area lease, public safety personnel would experience significant gaps in radio communications when operating outside the city center.

The City's current lease with DNR requires the removal of all improvements and the return of the property to vacant land upon the lease's termination or expiration. Should the City Council decide not to pursue a new lease for the Mount Eyak Recreation Area, Staff would need to begin planning for the removal or sale of City-owned infrastructure on the lease area, such as the ski lift and its associated structures listed in the background section above. This could include the water tank, a critical component of the City's water system that cannot be easily relocated. Staff would suggest that, if it is decided not to renew the lease with the State, at a minimum, we apply to enter a lease that covers the area where the other critical infrastructure is located to ensure that we retain the ability to provide those services and have control of those areas.

Other important community infrastructure is located on the Mount Eyak Recreation Area, including telecommunications equipment, weather-monitoring equipment, earthquake-monitoring equipment, and aviation communications. The entities responsible for these pieces of equipment would be individually responsible for securing their own leases with the State should the City not pursue a new lease of the Mount Eyak Recreation Area.

Attachment C Parks and Recreation



City of Cordova
Mayor and City Council
Cordova, Alaska

Subject: Mt. Eyak Land Lease Renewal — Long-Term Economic and Recreation Considerations

Prepared by: Samantha Hagerthy-Schneider, Director, Parks & Recreation

Date: January 30th, 2026

Purpose: This letter encourages renewal of the Mt. Eyak land lease from the State of Alaska. Maintaining the lease preserves future options for low-impact recreation, extended stays, and remote-work accommodations—such as camping, yurts, and small-scale glamping—while also preserving the area for current programs, supporting the City of Cordova’s long-term economic resilience.



January 30th, 2026

City of Cordova
Mayor and City Council
Cordova, Alaska

Honorable Mayor and Members of the Cordova City Council,

I respectfully submit this supporting document for your consideration regarding the potential renewal of the Mount Eyak land lease from the State of Alaska.

At this time, the City of Cordova may not be positioned to immediately develop or actively utilize this land. However, the decision before the Council is not one of near-term development, but rather one of long-term planning and stewardship. Renewing the lease preserves the City's ability to thoughtfully consider future uses that align with community values, environmental responsibility, and economic sustainability.

Equally important, renewing the lease helps ensure continued access to and protection of Mount Eyak for existing community programs and traditions, including the Ski Hill Gut Buster trail run. These current uses are an important part of Cordova's recreational culture and quality of life, and maintaining the lease supports their long-term viability.

Recent data demonstrates that outdoor recreation is a significant and growing contributor to Alaska's economy. According to the U.S. Department of Commerce's Outdoor Recreation Satellite Account, outdoor recreation accounted for 4.6% of Alaska's economy in 2023, contributing \$3.1 billion in economic activity statewide. This is double the national average and highlights the importance of this sector to rural and coastal communities.

Of particular relevance to Cordova, 68% of outdoor recreation revenue is generated through supporting industries, including lodging, transportation, and visitor services. These sectors benefit directly from overnight visitors, extended stays, and remote

workers. Additionally, 6% of Alaska's jobs are tied to the outdoor recreation economy, with employment growth in this sector outpacing the national average.

Mount Eyak represents a unique long-term opportunity for Cordova to explore low-impact, small-scale uses such as designated camping areas, yurts, and limited glamping facilities, as well as amenities that support remote work and longer seasonal stays. These uses require minimal infrastructure, can be implemented incrementally, and can be designed to protect natural resources while contributing to the local economy. All planning and implementation would be done in close collaboration with the Sheridan Alpine Association to ensure that any new activities complement their existing operations, respect their long-standing stewardship of the area, and avoid infringing on current or future plans for the ski hill.

Renewing the lease does not commit the City to any specific project, timeline, or form of development. Instead, it preserves flexibility and ensures that future councils and residents retain the ability to evaluate opportunities as community needs, funding, and capacity evolve. Choosing not to renew the lease may permanently foreclose these future options.

In any future planning or development on Mount Eyak, the City is committed to working closely with the Sheridan Alpine Association to ensure that activities do not interfere with their ski season or established programs. By maintaining an open dialogue and coordinating schedules, trail maintenance, and any proposed improvements, we can support the Association's continued success while exploring additional low-impact opportunities for the broader community.

I respectfully urge the City Council to view the Mount Eyak land lease renewal as a prudent, forward-looking decision that supports economic diversification, responsible land stewardship, and long-term planning for the benefit of future generations of Cordovans.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Samantha Hagerthy-Schneider". The signature is written in a cursive style with a large initial "S" and "H".

Samantha Hagerthy- Schneider
Director, Parks & Recreation

ALTERNATIVE LUXURY GLAMPING EXPERIENCES IN ALASKA

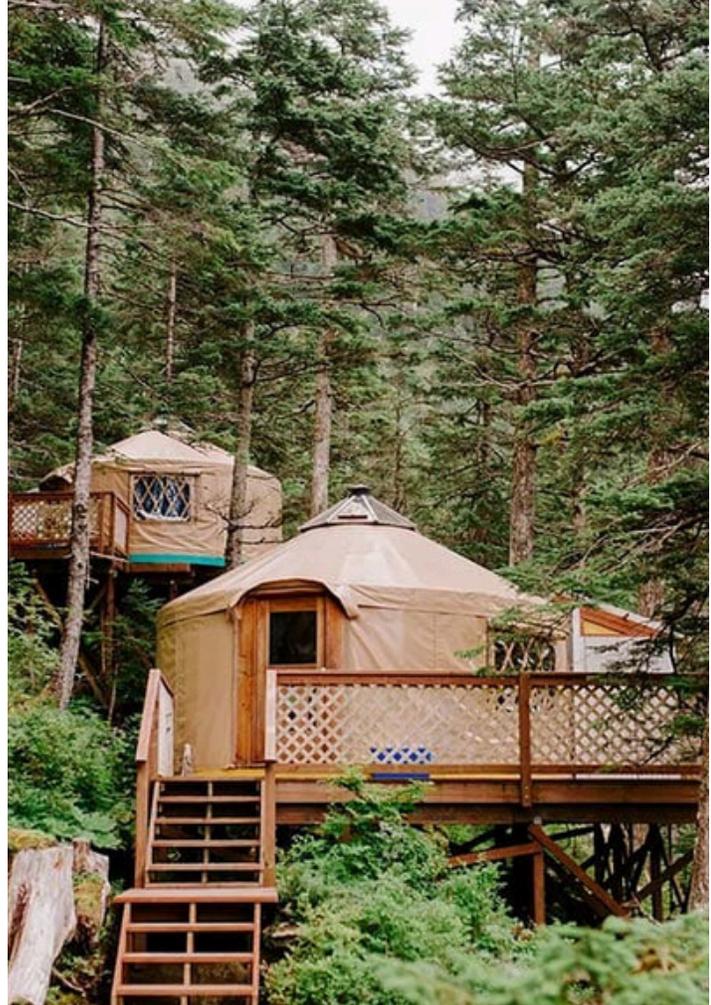
ALPEN GLOW

Luxury Camping near the Matanuska Glacier

Spend the night in a cozy canvas glamping tent featuring Alaskan decor and a spacious porch with a private deck. Our tents are spread out from one another to giving you a tranquil and private experience. Our luxury common area has everything you need to enjoy your night out camping with board games, refreshments, fire pit with wood provided and covered hang out area with tables. Enjoy privacy and tranquility in our handmade cedar hot tub.

Complimentary fresh Alaskan coffee and a hot breakfast provide the delicious energy needed for a day of Alaskan adventure.

Our off grid homestead is sustainably run and built providing you with all your necessary amenities while leaving our natural surroundings healthy for you to enjoy the Alaskan outdoors.



ALASKA GLAMPING

200+ cabins, tiny homes, tree houses, domes to rent in Alaska

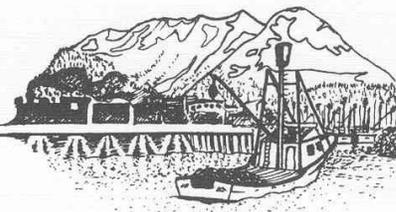
GLACIER NALU CAMPGROUND RESORT

Deluxe Tent Sites: Private site with a covered gazebo, fire pit, picnic table, and onsite parking, access to restrooms, showers, free Wi-Fi.

Elevated Glamping: Canvas tent on an elevated platform, 12x12 ft. in size with an 8 ft. ceiling height. Each site includes queen size mattress with bedding, sleeping quilts and pads, two camp chairs, small cooler for storing food and drinks, one parking space, access to free Wi-Fi, water, electricity (for device charging), a shared outdoor camp kitchen with cook stove, and a shared food cache. Guests should bring their own cookware and food supplies.

Attachment D Planning

CITY OF CORDOVA



Re: The City Lease of the Mount Eyak Recreation Area from DNR

Mayor & City Council,

The City executed a lease with the State of Alaska DNR on August 04, 1972. The lease term is 55-years and expires on August 04, 2027. DNR requested that if this lease is going to continue, the City submit its application by April 16, 2026. Continuing the City's lease of the Mount Eyak Recreation Area would require an appraisal of the property. DNR would set the lease price at one (1) percent of the appraised value, and this would be the annual lease amount.

Based on discussions with DNR, there is developable land to the east of the existing Cabin Ridge neighborhood. This area can be removed from the lease and redesignated from recreation land to settlement land. This new designation would allow the land to be conveyed for the construction of residential homes. This process would take multiple years, but it can be done if the City has a new lease term in place.

This area is not currently accessible through any platted right-of-way (aerial image attached, Exhibit B). This area is included in the existing lease area boundary, but is below the existing “Cat Track” and does not provide skiers with a safe return to the ski hill base area. If a new road were constructed below the existing Cat Track to access this area, it would not cause any disruption or changes to the existing runs or the ski area's use.

If the City’s lease were abandoned or transferred to another entity, it would likely not be possible to redesignate. Once the land is redesignated to settlement land, the lease can be modified to remove this area, and the City would have a preference right to have the land conveyed to it. It would then be placed on the Land Disposal Maps as available property, which could be sold for the development of housing. This would generate revenue both through the sale of the property and through the continual future collection of property taxes.

If requesting a purchase of the property, it would require first continuing the lease while the purchase is being adjudicated by DNR. The purchase would require an appraisal. The appraisal for the lease is valid for two (2) years. The purchase price is one (1) percent of the appraised value. The cost for one year of a lease would also be the cost for the total purchase price. This lease is critical to pursuing a potential redesignation of a portion of the lease area from recreation land to settlement land for future residential development.

At this time, DNR believes that a survey of the area is not required, as it was completed at the time of the original lease. The City has been in good standing with DNR and would qualify for a purchase under the preference rights for public and charitable use conveyances (AS) 38.05.810. The lease of the Mount Eyak Recreation Area by the City has been in effect for almost fifty-four

CITY OF CORDOVA



(54) years, during which time the property has remained accessible to the public for recreational activities.

Important community infrastructure is located on the Mount Eyak Recreation Area, including telecommunications equipment, weather monitoring equipment, earthquake monitoring equipment, emergency communications, water infrastructure, and aviation communications. I believe that it is in the community's best interest for these to remain on public land.

The City has contracted with Sheridan Alpine Association to operate the public ski area and maintain the City-owned infrastructure. This arrangement for operating the ski area has continued from approximately 1986 to the present day.

The Planning & Zoning Department supports continuing the lease of this property and pursuing the purchase of the Mount Eyak Recreation Area.

Thank you,

Amanda Hadley Coward

City Planner

Attached Documents:

- 07/03/2025 – DNR response to Planner with new application for lease of the Mount Eyak Recreation Area. \$800 application fee, with a 4-6 month review period after submission, before a decision. If assigning the lease to SSA, DNR confirmed the entity is in good standing and would be eligible to assume the lease.
- 12/17/2025 – Planner emailed new DNR contacts with an overall background on the lease, request for information on the appraisal process, and concept ideas on different options of how the City may want to proceed.
- 12/18/2025 – DNR response to Planner outlining the purchase process.
- 01/27/2026 – DNR response to Planner regarding survey, appraisal, and purchase adjudication.
- 01/16/2026 – DNR letter received by the City regarding lease application due April 16, 2026.
 - Application
 - Environmental Risk Questionnaire
 - Development Plan(This same letter was also received by the City for all subleases on the property.)
- DNR Fact Sheet: Public and Charitable Leases AS 38.05.810 (b)-(d)
- DNR Fact Sheet: Public and Charitable Use Conveyances of State Land
- Appraisal Estimate
- Survey Estimate
- Possible Developable Land Maps with and without topography.

ADL 57396, City of Cordova, Mt. Eyak Ski Resort

From Powell, Ben J (DNR) <ben.powell@alaska.gov>

Date Thu 7/3/2025 2:53 PM

To Amanda Coward <planning@cityofcordova.net>

Cc Standley, Lyncoln M (DNR) <lyncoln.standley@alaska.gov>; Cox, Leiana L (DNR) <leiana.cox@alaska.gov>; Giddings, Audrey M (DNR) <audrey.giddings@alaska.gov>

 [Application-For-Lease-Of-State-Land-Packet-r2.pdf](#)

Amanda,

Thanks for taking the time to speak with me today about the subject lease. As we discussed, that lease is due to expire 8/3/2027. If Cordova wishes to apply to renew the lease, our process would take approximately 4-6 months to complete and issue a Renewal Decision document, which would determine the State's best interest with respect to re-issuing a lease. That new lease would not become effective until after the current lease expires. In order to apply for this option, we would require an \$800 processing fee, and submission of a completed application packet (attached).

I understand that there may also be a possibility of assigning this lease to your sublessee/operator, Sheridan Alpine Association, a non-profit corporation in good standing with AK DCCED, entity #20204D. While I understand that such a course of action would require taking this subject to your city council for approval, adding to administrative timelines, we could also accommodate such a request through an adjacent DNR section. An explanation of that process, costs, and timelines can be found at the following website: <https://dnr.alaska.gov/mlw/cirr/contracts/>

Please let me know if you have questions about the above, or if I can be of further assistance. Thanks again, and please enjoy your holiday weekend!

Respectfully,

Ben Powell

Natural Resource Specialist 3

Alaska Department of Natural Resources

Division of Mining, Land & Water – Southcentral Regional Land Office

State of Alaska

550 W 7th Ave, Ste 900C

Anchorage, AK 99501

(907) 269-8549

"Putting Alaska's resources to work – now and in the future!"

Get more info about DNR DMLW Leasing at our website: <https://dnr.alaska.gov/mlw/lands/leasing/>

Re: ADL 57396, City of Cordova Mt. Eyak Ski Resort, .810 Preference Right Inquiry

From Amanda Coward <planning@cityofcordova.net>

Date Wed 12/17/2025 2:58 PM

To Standley, Lyncoln M (DNR) <lyncoln.standley@alaska.gov>

Cc Reynolds, Melinda J (DNR) <melinda.reynolds@alaska.gov>

 1 attachment (397 KB)

ADL 57396 Ski Hill Lease.pdf;

Hi Lyncoln and Melinda,

I am working on figuring out all of the options moving forward with our long-term land lease of our community ski hill. This has been a 55-year lease with the State and the City of Cordova. I am wondering if a resurvey of the area is necessary as we do already have a survey that was done when beginning the lease of the property and that is memorialized in that agreement (I have that attached here).

We would also like to know the guidelines of the appraisal process the State would like us to complete. We have the tax assessed value of the ski area. However, after reaching out to Adam at the Appraisal Company of Alaska he was adamant about us needing to find a ski area appraiser that we would possibly have to fly in from the lower 48. This sounds very cost prohibitive given the financial issues that we are facing and that most municipalities are currently facing. Being in remote Alaska this small single chair, two run ski area is just for community use and not meant for turning a profit. This ski area is subsidized heavily by the City.

We would like to know our options moving forward so that we can present them to the City Council for their vote and direction on this process.

The options are to:

- 1) Renegotiate our lease with the State and continue leasing the premises.
- 2) Renegotiate our lease and then ask the State if we can purchase the land for the good of the community under AS 38.05.810 a.
- 3) Let the contractor assume the lease and enter into their own lease with the State.

We are looking at exploring option number 2 and presenting the lease and purchase as the highest and best for the Community of Cordova. If you can help guide me through this process I would greatly appreciate any and all of the help that I can get, thanks so much.

Amanda Hadley Coward

City Planner



City of Cordova

A L A S K A

P.O. Box 1210
601 First Street
Cordova, AK 99574

RE: ADL 57396, City of Cordova Mt. Eyak Ski Resort, .810 Preference Right Inquiry

From Reynolds, Melinda J (DNR) <melinda.reynolds@alaska.gov>

Date Thu 12/18/2025 8:55 AM

To Amanda Coward <planning@cityofcordova.net>

Cc Standley, Lyncoln M (DNR) <lyncoln.standley@alaska.gov>; Miller, Andrew J (DNR) <andrew.miller@alaska.gov>

 6 attachments (1 MB)

Application-Public-and-Charitable-Use.pdf; Application-Public-and-Charitable-Use-Print-Friendly.pdf; Agreement-To-Bear-Costs-Sep24.pdf; Environmental-Risk-Questionnaire.pdf; Environmental-Risk-Questionnaire-Print-Friendly (1).pdf; Public-and-Charitable-Use-Dev-Plan.pdf;

Good morning, Amanda,

Thank you for reaching out about the preference right purchase option regarding your current Public and Charitable lease of the Mt. Eyak Ski Resort, ADL 57396. I have outlined our general adjudication steps below. During this process, our Survey Section will determine if you need to get a State-approved survey or if the current survey will suffice. In terms of the appraisal, our Appraisal Section will be able to supply you with a list of State-approved Appraisers and be able to answer any of your questions regarding the appraisal.

The general adjudication steps are as follows:

1. Application Received and determined complete.
2. Agency Review – Brief description of potential conveyance is sent out to multiple agencies for feedback/research. This is approximately 20 days.
3. Preliminary Decision (PD) – The first step in our two-step decision process. The PD goes out to public notice for a minimum of 30 days.
4. Final Finding and Decision (FFD) – The second step in our two-step decision process. This is where we address any public comments we received and make changes. The FFD goes out to those that commented within the public notice period for a 20-day appeal period.
5. Survey – Once the FFD is signed and no appeals are received or appeals are resolved, you will receive a Proceed to Survey letter from us, which will explain how to obtain the Survey Instructions from our Survey Section. This is **only** if you need a survey and we will let you know via a Survey Determination completed by our Survey Section. If a survey is needed, you will be responsible for the cost of the survey.
6. Appraisal – Once the survey is completed (if required), you will receive a Proceed to Appraisal letter. You will have 2 years to submit the appraisal. You will be responsible for the cost of the appraisal.
7. Purchase – Once the appraisal is accepted by our Appraisal Section, you will receive a Proceed to Purchase letter. This will contain all the documents you will need to fill out and return to us so we can then move your file to our Contract Initiation & Revenue Recovery Section (CIRR). This will then move to our Realty Services Section (RSS) for patent.

Please note, these various steps can take multiple months to complete and the entire process from application to patent can take years as multiple sections and agencies are involved in the process. Once we receive your completed application, it will go into our queue until an adjudicator is assigned to your case file. Again, this is generally a multi-year process.

I want to point out, that with a Public and Charitable preference right purchase under statute AS 38.05.810(a):

“The commissioner shall ensure, by regulation, deed restriction, covenant, or otherwise, that disposals of land under this subsection serve a public purpose and are in the public interest.”

This statute also contains a reverter clause that allows the state to take the land back if it's not used for public purpose. It is part of our decision process to determine whether this reverter clause is waived or not.

I have attached an application for P&C purchase (one version you can complete online, the other is printer-friendly). I have also attached the Agreement to Bear Costs form, the Environmental Risk Questionnaire form, and the Development Plan form (again, 2 versions). All these will need to be submitted to have a complete application.

Since your current lease expires August 3, 2027, our Leasing Section will most likely need to renew your current lease while we adjudicate the potential purchase.

Please feel free to reach out with any questions about the potential P&C preference right purchase.

Thank you,
Melinda

Melinda Reynolds

Natural Resource Specialist

Non-Competitive Land Conveyance

Land Conveyance Section

Division of Mining, Land and Water

Alaska Department of Natural Resources

Ph: (907) 269-5664

Email: melinda.reynolds@alaska.gov

From: Amanda Coward <planning@cityofcordova.net>

Sent: Wednesday, December 17, 2025 2:58 PM

To: Standley, Lyncoln M (DNR) <lyncoln.standley@alaska.gov>

Cc: Reynolds, Melinda J (DNR) <melinda.reynolds@alaska.gov>

Subject: Re: ADL 57396, City of Cordova Mt. Eyak Ski Resort, .810 Preference Right Inquiry

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: ADL 57396, City of Cordova Mt. Eyak Ski Resort, .810 Preference Right Inquiry

From Reynolds, Melinda J (DNR) <melinda.reynolds@alaska.gov>

Date Tue 1/27/2026 1:09 PM

To Amanda Coward <planning@cityofcordova.net>

Cc Standley, Lyncoln M (DNR) <lyncoln.standley@alaska.gov>; Miller, Andrew J (DNR) <andrew.miller@alaska.gov>

Hi Amanda,

At this time, I do not know if you will need a survey for the purchase of your lease. Once you submit an application, your application will go into our Noncompetitive land conveyance queue. We currently have quite a few applications ahead of yours so it'll be some time before your application will be assigned to an adjudicator. Once your application is assigned, one of the early steps in our adjudication process is the request of a Preliminary Survey Determination from our Surveys Section. The Survey Team will determine if any survey you have, meets the requirements of the State.

In terms of an appraisal for the purchase of the lease, here is a link to the current list of State-approved appraisers: <https://dnr.alaska.gov/mlw/appraisals/pdf/currentlist.pdf> . Please be sure to check the website for the most current list.

I want to remind you of our general adjudication steps that were outlined below, in a previous email. A survey (if needed) and appraisal will not take place until after our two-step decision process is completed. During our process, we may encounter issues that could change the footprint of the land that you actually purchase. We do not want you to pay for a survey and/or appraisal of land that will not be conveyed.

Please feel free to reach out with any more questions.

Sincerely,
Melinda

Melinda Reynolds

Natural Resource Specialist

Non-Competitive Land Conveyance

Land Conveyance Section

Division of Mining, Land and Water

Alaska Department of Natural Resources

Ph: (907) 269-5664

Email: melinda.reynolds@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Contract Initiation & Revenue Recovery Section

550 West 7th Avenue, Suite 640
Anchorage, Alaska 99501-3576
907.269.8647
TTY: 711 or 800-770-8973
Fax: 907.269.8916

January 16, 2026

City Of Cordova
P.O. Box 1210
Cordova, Alaska 99574

Re: ADL 57396
Notice of Pending Lease Expiration (August 3, 2027)

Dear Customer:

The Southcentral Regional Land Office (SCRO) of the Division of Mining, Land, and Water is responsible for managing your lease, serialized as ADL 57396. This lease is due to expire on August 3, 2027. As such, SCRO is sending you this courtesy letter to determine if you are interested in 1) renewing your lease or 2) initiating closure procedures. To have enough time to adjudicate either option, please submit the required information as provided below no later than April 16, 2026.

- 1) If you are interested in renewing your lease, the following must be submitted:
 - \$800.00 filing fee
 - A completed Application for Lease form (*enclosed*)
 - A completed Environmental Risk Questionnaire (*enclosed*)
 - A dated and signed development plan detailing any significant changes in activities and/or infrastructure that has or will occur (*instructions enclosed*)

- 2) If you are not interested in renewing your lease, please submit a reclamation plan detailing when and how you will remove all improvements and restore the site to a good and marketable condition. For case file specific information about completing your reclamation plan, please contact this office as soon as possible as the reclamation requirements of some leases can be complex.

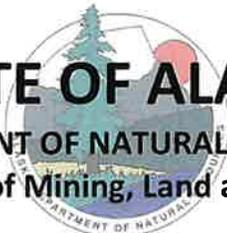
Please mail the required information to:
Department of Natural Resources
Southcentral Regional Land Office
550 W 7th Ave, Suite 900C
Anchorage, AK 99501

If a decision to renew is issued, the lease agreement and stipulations will be to the most current standard. The renewal decision may require a survey or appraisal depending on the type of lease and use. If you have any questions or concerns about your options, please contact the Southcentral Regional Land Office at (907) 269-8503 or via e-mail at dnr.scro.leasing@alaska.gov.

Respectfully,

Department of Natural Resources Contract Initiation and Revenue Recovery
550 W. 7th Ave., Suite 640 Anchorage, Alaska 99501

Enclosures: Lease Application Packet
Environmental Risk Questionnaire
Development Plan Instructions
Existing Development Plan



STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

Division of Mining, Land and Water

Northern Region
 3700 Airport Way
 Fairbanks, AK 99709-4699
 907-451-2740
nro.lands@alaska.gov

Southcentral Region
 550 W. 7th Ave, Suite 900C
 Anchorage, AK 99501-3577
 907-269-8503
dnr.pic@alaska.gov

Southeast Region
 P. O. Box 111020
 Juneau, AK 99811-1020
 907-465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICATION FOR LEASE OF STATE LAND

ADL # _____ (assigned by DNR) Date _____

Applicant (should match business license) _____

Mailing Address _____

City/State/Zip _____ Email _____

Primary Phone _____ Secondary Phone _____

Does the applicant have a current Alaska business license? Yes No License # _____

Type of license (partnership, LLC, corporation, etc.)? _____

Describe the proposed use of and activity on the state land:

- If for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.
- If for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.

Are there currently any structures or improvements? Yes No If yes, who owns the structures and what is the estimated value?

If yes, describe the structures or improvements:

Are there any improvements or construction planned? Yes No If yes, describe them and their estimated value.

If yes, list the desired construction dates: Start _____ Completion _____

- Construction may not commence until approval is granted by the State.

ADL # _____

Application for Lease of State Land (Rev. 06/25)

Where will the use occur? Uplands Tidelands, Shorelands, or Submerged Lands

Legal Description: Lot(s) _____ Block/Tract # _____ Survey/Subdivision _____

Other: _____

Meridian _____ Township _____ Range _____ Section(s) _____ Acres _____

GPS Coordinates _____

Municipality _____ Geographic Location: _____

Name and address of adjacent landowners:

Are there other existing authorizations (leases, permits, easements, etc.) on the land? Yes No

If yes, list LAS or ADL #: _____ Type of authorization: _____

Name authorization is issued under: _____

Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the Department under 11 AAC? Yes No Within the past three years, has the Department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you? Yes No

What lease term are you applying for? _____ years (55 years maximum).

Check all those that apply:

- Own adjacent land used for agriculture (AS 38.05.69(a))
- Existing lessee (AS 38.05.070(e))
- Recreational facility development (AS 38.05.073)
- Lessee of cancelled existing federal grazing lease due to state selection (AS 38.05.075(b))
- Upland owner or lessee of shoreland, tideland, or submerged land (AS 38.05.075(c))
- Government agency or political subdivision (AS 38.05.810(a))
- Tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility (AS 38.05.810(a))
- Subdivision's nonprofit, tax-exempt homeowner's association (AS 38.05.810(a))
- Non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment (AS 38.05.810(b)-(d))
- Licensed public utility or licensed common carrier (AS 38.05.810(e))
- Non-profit cooperative organized under AS 10.25, or licensed waste management public utility (AS 38.05.810(f))
- Alaska Aerospace Development Corporation (AS 38.05.810(h))
- Port authority (AS 38.05.810(i))
- Other _____

A completed application with supporting documents can be submitted electronically or by mail to the appropriate regional office listed above.

ADL # _____

Application for Lease of State Land (Rev. 06/25)

Page 2 of 4

Name

Date

Signature

Date

If applying on behalf of an agency, municipality,
or organization, state which one.

Title

NOTICE TO APPLICANT:

The following must be completed and submitted with this application:

- An Applicant Environmental Risk Questionnaire form, including types, quantities, and storage tank information for any toxic and/or hazardous materials, and/or hydrocarbons.
- A Development Plan and Site Map including specific information as prescribed in the Instructions for Completing a Development Plan.

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use “electronic” means to conduct “transactions” (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.

THE APPLICATION FEE IS NOT REFUNDABLE AND NOT TRANSFERABLE. This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. See the current Director’s Order for applicable fees at: <https://dnr.alaska.gov/mlw/lands/leasing/pdf/GenLseAdminFees.pdf>

Pay by check: Checks should be made out to: State of Alaska, Department of Natural Resources. Note the ADL number and “Assignment Fee” on the memo line and mail to the appropriate office listed at the top of this application.

Pay by credit card: Payment by credit card can be made by phone to the appropriate office below using receipt type “13”.

NORTHERN REGION	SOUTHCENTRAL REGION	SOUTHEAST REGION
Fairbanks	Anchorage	Juneau
DNR Public Information Center	DNR Public Information Center	DNR Southeast Regional Land Office
Phone: (907) 451-2705	Phone: (907) 269-8400	Phone: (907) 465-3400
Hours: 8:00 am to 4:30 pm, M-F	Hours: 8:00 am to 4:30 pm, M-F	Hours: 8:00 am to 4:30 pm, M-F

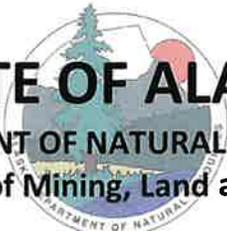
The filing of this application and payment of the filing fee does not provide any right, priority, or claim to the lands applied for, nor does it in any way oblige the State to issue a lease.

For Department Use Only
Application received date stamp

Receipt Types:

13 – Application for Lease of State Land

5K – Application for Lease to Authorize Unauthorized Use



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

Northern Region
 3700 Airport Way
 Fairbanks, AK 99709-4699
 907-451-2740
nro.lands@alaska.gov

Southcentral Region
 550 W. 7th Ave, Suite 900C
 Anchorage, AK 99501-3577
 907-269-8503
dnr.pic@alaska.gov

Southeast Region
 P. O. Box 111020
 Juneau, AK 99811-1020
 907-465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

ADL # _____ (assigned by DNR) Date _____

Applicant (should match business license) _____

Mailing Address _____

City/State/Zip _____ Email _____

Primary Phone _____ Secondary Phone _____

Does the applicant have a current Alaska business license? Yes No License # _____

Type of license (partnership, LLC, corporation, etc.)? _____

Describe the proposed use of and activity on the state land:

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? Yes No. If yes, please list the substances and the associated quantities. Use a separate sheet of paper if necessary.

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

a) Where will the tank be located?

b) What will be stored in the tank?

c) What will the tank's size be in gallons?

d) What will the tank be used for? (Commercial or residential purposes?)

e) Will the tank be tested for leaks? Yes No

f) Will the tank be equipped with secondary containment? Yes No. If yes, describe:

g) Will the tank be equipped with leak detection devices? Yes No. If yes, describe:

Do you know or have any reason to suspect that the site may have been previously contaminated? Yes No.

If yes, please explain:

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

Applicant Name

Applicant Signature

Date

Agency, Municipality, or Organization and Position Title (if applicable)

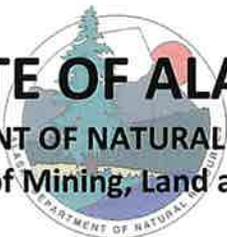
In submitting this form, the applicant certifies that no changes have been made to the original text of the form or any attached documents provided by the Division.

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120, unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or qualifies for confidentiality under AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any other member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010-AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.

ADL # _____

Applicant Environmental Risk Questionnaire Form (Regions - Rev. 07/25)

Page 3 of 3



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

Northern Region Land Office
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2740
nro.lands@alaska.gov

Southcentral Region Land Office
550 West 7th Ave, Suite 900C
Anchorage, AK 99501-3577
(907) 269-8503
dnr.pic@alaska.gov

Southeast Region Land Office
P. O. Box 111020
Juneau, AK 99811-1020
(907) 465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information contained in a development plan is needed to provide a complete review of the application and the proposed use and development, and helps to determine the terms and conditions of the authorization and the level of bonding and insurance that may be required.

Most applications submitted to the Division of Mining, Land and Water must have an attached development plan. The few exceptions to this rule include applications for state land sales and some types of land use permit. The amount and type of information included in the development plan will depend on the proposed use and level of development. Insufficient information in the development plan and/or application or failure to provide a development plan may result in a delay in processing the application. If you are unsure whether your application will require a development plan, contact the regional office responsible for managing the area you are planning to use (regional office addresses and phone numbers are shown at the top of this sheet).

If the application is approved, the approved development plan becomes a part of the authorization document. Authorized activities are limited to those described in the development plan and/or authorization document. The development plan must be updated if changes to an approved project are proposed before or during the project's siting, construction, or operation; if any additional structures, buildings, or improvements are proposed; or if there is a change in activity that was not addressed during consideration of the application. Please note that these development plans or plan changes must be approved by the Division of Mining, Land and Water before any change occurs in use, construction, or activity. Conducting activities that are not authorized by the development plan and authorization document could result in revocation and termination of the authorization and/or other appropriate legal action.

- I. **General Guidelines for Preparing a Development Plan** For new authorizations, the development plan must show the proposed improvements and/or use areas, as well as preconstruction plans. For existing authorizations without a current development plan or if the development plan is being updated, the plan must show existing improvements and/or use areas, etc., and any known future changes. The development plan must include:
 - **Maps:** a USGS map at a scale of at least 1:63,360 showing the location of the proposed project; a blueline drawing or sketch, drawn to scale (the attached diagram may be used); and
 - **Written Project description:** a detailed written description (narrative) of the intended use and level of development planned under the authorization and an explanation of the sketch or blueline drawing.

- II. **Land Use Permits** Permanent improvements cannot be authorized by a land use permit. However, a development plan accompanying a land use permit application must describe nonpermanent structures and activities. (Nonpermanent structures are structures that can be easily and quickly taken down and removed from the site, without any significant disturbance or damage to the area.) Several of the specific development plan items listed below will not apply to activities authorized under a land use permit; those items that do apply should be described in as much detail as possible, to enable prompt review of the application. If the proposed land use permit activity is of a mobile nature, such as a permit to move heavy equipment across state land, a development plan is not required; but a map showing the proposed route of travel is required. If the impact would not have a significant effect on the environment, such as a permit to harvest wild produce, a development plan is not required, but a map showing the location of the proposed harvest area is required.
- III. **Narrative portion of the development plan** Describe the type of activities or development planned for the site; specify if any facilities are intended for commercial use, or will be rented out; and provide a description and explanation of the items shown on the sketch or blueline. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:
- **Legal description.** Provide a legal description of the parcel, i.e. a metes and bounds description, survey, lot and block, aliquot part, or other legal description.
 - **Terrain/ground cover.** Describe the existing terrain/ground cover, and proposed changes to the terrain/ground cover.
 - **Access.** Describe existing and planned access, and mode of transportation. If public access is to be restricted, define possible alternative public access routes.
 - **Buildings and other structures.** Describe each building or structure, whether permanent or temporary, including a description of the foundation as well as the building and floor construction; the date when the structure is to be constructed or placed on the parcel; the duration of use; and what activities are to occur within each structure.
 - **Power source.** Describe type and availability of power source to the site.
 - **Waste types, waste sources, and disposal methods.** List the types of waste that will be generated on-site, including solid waste, the source, and method of disposal.
 - **Hazardous substances.** Describe the types and volumes of hazardous substances present or proposed, the specific storage location, and spill plan and spill prevention methods. Describe any containment structure(s) and volume of containment structure(s), the type of lining material, and configuration of the containment structure. Provide Material Safety Data Sheets (MSDS).
 - **Water supply.** Describe the water supply and wastewater disposal method.
 - **Parking areas and storage areas.** Describe long-term and short-term parking and storage areas, and any measures that will be taken to minimize drips or spills from leaking vehicles or equipment. Describe the items to be stored in the storage areas.
 - **Number of people using the site.** State the number of people employed and working on the parcel, and describe the supervisor/staff ratio. Estimate the number of clients that will be using the site.
 - **Maintenance and operations.** Describe the long-term requirements, how they will occur and who will perform the work. Specify if any subcontractors will be involved, and explain the tasks they will perform.
 - **Closure/reclamation plan.** Provide a closure/reclamation plan, if required for the type of authorization being applied for, e.g. material sale.
- IV. **Sketch or blueline portion of the development plan** The sketch or blueline must be drawn to scale, and each item labeled in such a way that the information contained in the drawing can be located in the narrative portion of the development plan (professional quality drafting and mechanical lettering is preferred). Following is a list of information to be shown on the drawing, if applicable:

- Section, Township, and Range lines; North arrow; scale; title; and legend (attached is an acceptable format).
- All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names.
- Location and dimensions of any gravel pads, or cement foundations, buildings, and other structures and improvements, appropriately labeled.
- Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
- Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.).
- Location of parking areas, and areas for the storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above (drill rigs, camps, pipe, watercraft, etc.).



Department of Natural Resources

Division of Mining, Land and Water

Fact Sheet: Public and Charitable Leases AS 38.05.810 (b)-(d)

Alaska Statute (AS) 38.05.810(b)-(d) allow the Department of Natural Resources to negotiate leases of state land for less than fair market value to tax exempt non-profit corporations and associations, clubs, or societies organized and operated exclusively for charitable, religious, scientific, or educational purposes or for the promotion of social welfare. Commercial projects are not eligible for state land leases under the authority of AS 38.05.810 (b)-(d).

How do I qualify?

In addition to the eligibility criteria listed above, the applicant must show the land will be used for an established or proposed project, and that it has the financial ability to carry out the project. This type of lease also requires that the project be open to the use and enjoyment of the general public.

What can the lease be used for?

Leases issued under AS 38.05.810 (b)-(d) must be used for charitable, religious, scientific, or educational purposes or for the promotion of social welfare. Once a lease is issued, the authorized use may not be changed without the prior approval of the Division of Mining, Land, and Water (DMLW).

What is a typical lease term?

Leases are typically issued for a term of 10-25 years, but in certain cases may be available for a maximum term of 55 years. Leases may be renewed at the discretion of DMLW.

What do I need to apply?

Applicants are required to submit an application, a development plan, and an environmental risk questionnaire. The development plan should include both a written description of the type and location of temporary and/or permanent structures and a scaled drawing depicting all proposed structures. The combined analysis of the written description and drawing should provide DMLW with a depiction of the intended access to the site, an explanation of any environmental changes that will be made to the site, a description of the intended power source and fuel storage area, an explanation of the intended solid waste and wastewater disposal method, and any additional elements of the project that may impact the area. The applicant will be required to pay for the cost of the survey, appraisal, and all applicable fees. Please visit the [DMLW Lands Section Website](http://dnr.alaska.gov/mlw/lands/leasing/) (dnr.alaska.gov/mlw/lands/leasing/) for more information on our leasing process and applicable application forms.

Can a lease issued under AS 38.05.810 (b)-(d) be subleased or assigned?

Yes, but it may not be assigned or subleased without the consent of DMLW and may only be transferred to a charitable organization qualified under AS 38.05.810 (b)-(d).

What fees can be expected under a lease authorized under AS 38.05.810 (b)-(d)?

The annual rental fee for leases authorized under AS 38.05.810(b)-(d) may not be less than one percent of the fair market value on land acquired primarily for development, or less than five percent of the fair market value on acquired land. The rate of annual use fees will be determined by the DMLW during the processing of the application.

For additional information please contact one of the Regional Offices:

Anchorage/Southcentral
Public Information Center
550 West 7th Avenue, Suite 1360
Anchorage, AK 99501-3561
Phone: (907) 269-8503
Fax: (907) 269-8901
dnr.pic@alaska.gov

Juneau/Southeast
Regional Land Office
P.O. Box 111020
400 Willoughby Avenue, 4th Floor
Juneau, AK 99811-1020
Phone: (907) 465-3400
Fax: (907) 465-3886
sero@alaska.gov

Fairbanks/Northern
Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699
Phone: (907) 451-2705
Fax: (907) 451-2706
fbx-pic@alaska.gov

Statewide TTY – 711 for Alaska Relay or 1-800-770-8973



Fact Sheet: Public and Charitable Use Conveyances of State Land

A preference right is a right to obtain title to state land without providing the same opportunity to all Alaskans. The Department of Natural Resources (DNR) is prevented from making private, non-competitive, or negotiated land sales, except under preference right statutes. DNR has separate statutory preference right provisions that either allow or mandate the state to give individuals or groups priority in purchasing state land. Some statutes contain provisions that mandate the preference right grant to qualified applicants; others are discretionary. This fact sheet addresses preference rights for public and charitable use conveyances under the authority of Alaska Statute (AS) AS 38.05.810. Other statutes, e.g., AS 38.05.035(b)(2), AS 38.05.035(b)(3), AS 38.05.035(b)(5), AS 38.05.035(b)(7), AS 38.05.035(f), AS 38.05.068, AS 38.05.102, and AS 38.05.870, are the subject of separate fact sheets and are additional authorities for a preference right.

DNR has the authority to convey state land for public and charitable use. The authorities for public and charitable land sales are AS 38.05.810(a) and AS 38.05.810(e).

- AS 38.05.810(a)(1) – sale of state land to a state or federal agency or political subdivision.
- AS 38.05.810(a)(2) – sale of coal deposits to a qualified public utility.
- AS 38.05.810(a)(3) – sale of state land to a tax-exempt non-profit corporation, association, club, or society organized and operated for the management of a cemetery or public waste or other public facility.
- AS 38.05.810(a)(4) – sale of land within a state subdivision to that subdivision’s non-profit, tax-exempt homeowner’s association.
- AS 38.05.810(e) – sale of state land to a licensed public utility or licensed common carrier.

Who qualifies for a public and charitable use conveyance?

State or federal agencies or political subdivisions, government agencies; licensed public utility or common carrier; or tax-exempt nonprofit corporations, associations, clubs or societies that are required to serve a public purpose and are in the public interest may qualify for a public and charitable conveyance.

How do I apply?

You can obtain information and submit a public and charitable use conveyance application to the Department of Natural Resources, Division of Mining, Land and Water (DMLW), Land Conveyance Section (LCS), whose address is provided below. You are required to submit:

- A public and charitable use application;
- An agreement to bear costs;
- An environmental risk questionnaire;
- A development plan; and
- A non-refundable application fee.

What costs are associated with a public and charitable use conveyance?

Applicants who wish to purchase state land under one of the public and charitable use statutes must meet specific financial obligations to successfully complete the purchase. These requirements, set forth in statute and regulation, are described below:

- Application fee that is non-refundable and non-transferable.
- Survey costs, if required, include survey instructions, plat review, cost of survey, and any fees charged by the local platting authority.
- Fair Market Value appraisal, if required.
- Purchase Price.

What is a development plan?

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information in a development plan is needed to provide a complete review of the application and the proposed use and development.

What happens after I apply?

A preference right conveyance of state land is a lengthy process with several steps. Once an application is received and deemed complete, the DMLW Realty Services Section conducts title research. LCS distributes your application to agency review participants for a review period and the opportunity to submit comments. Then, a Preliminary Decision is written, which includes responses to agency comments. As required by AS 38.05.945, a minimum 30-day public notice is conducted to allow the public to submit written comments on the Preliminary Decision. After the public notice period ends, a Final Finding and Decision is issued, which includes responses to any public comments received during the public notice period. When the Final Finding and Decision is issued, there is a 20-day appeal period during which the applicant and those who submitted written comments during the public notice period may appeal the decision. If no appeal is received, the Final Finding and Decision becomes effective on the 31st day after issuance. After the Final Finding and Decision becomes effective, the applicant must submit the required deliverables, such as a survey and appraisal, before entering into a land sale contract, financing the sale with the department, or paying off the parcel and being issued a patent. The patent may include a reversionary clause.

What is a reversionary clause?

Under AS 38.05.810(g), the state shall retain a reversionary interest in property sold under AS 38.05.810(a)(1)-(4) and AS 38.05.810(e) such that title reverts to the state if the land is not used for a valid public or charitable use. The commissioner of DNR may waive the reversionary interest if a waiver is found to be in the public interest.

For additional information contact:

Department of Natural Resources
Division of Mining, Land and Water
Land Conveyance Section
550 West 7th Avenue, Suite 640
Anchorage, AK 99501
Phone Number: 907-269-8594
dnr.noncompland@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

RE: Ski Hill Cordova

From Alex Kleinke <a.kleinke@macswain.com>
Date Thu 2/19/2026 9:58 AM
To Amanda Coward <planning@cityofcordova.net>
Cc Dan Shantz <d.shantz@macswain.com>

Good Morning Amanda,

For budgeting purposes, an appraisal of this property under the expected appraisal instructions from DNR would range anywhere from \$12,000 to \$14,000. I would expect the review appraiser at DNR would require an appraisal inspection. Once the City intends to move forward, it would be advisable to let us know right away for scheduling purposes, and so that we can contact Kevin Hindmarch at DNR to discuss any potential appraisal issues or special assignment instructions.

Thank you,
Alex

Alex Kleinke
MacSwain Associates
4401 Business Park Blvd., Suite 22
Anchorage, AK 99503
907-561-1965

From: Amanda Coward <planning@cityofcordova.net>
Sent: Wednesday, February 18, 2026 2:47 PM
To: Dwayne Roberts <d.roberts@macswain.com>
Subject: Re: Ski Hill Cordova

Hi Dwayne,

Is there any way that you could provide a preliminary quote of what an appraisal would cost? I need to provide an estimate to our City Council so they can budget for it in our next budget cycle. Thanks.

Amanda Hadley Coward
City Planner

P.O. Box 1210
601 First Street
Cordova, AK 99574



LAND AND CONSTRUCTION SURVEYORS
PO BOX 156
SOLDOTNA, ALASKA 99669

12/17/2025

CITY OF CORDOVA – Land Survey Estimate

Amanda Hadley-Coward
PO Box 1210
Cordova, Alaska 99574

Project Description: ADL 57396

Scope of Base Services

1. Reach out to the DNR for Survey instructions in reference to ADL 57396.
2. Boundary retracement of ADL 57396 City of Cordova, field verify existing monumentation cited in the operative lease description. Verify the location of recovered monumentation, detail any significant discrepancies between field verified monuments and record information. Report any significant discrepancies to the City of Cordova and to the State of Alaska DNR.
3. Completed a record map as required by the DNR under survey instruction, if not required then completed a Record of Survey for the City of Cordova, file said record with the DNR or at the Cordova Recording District after approval from DNR or the City of Cordova.
4. Collect sUAS Photography of the subject lease area and post process with photogrammetry software, georeferenced to the survey. Make project available for use by the City of Cordova for planning, recreation & mapping.
5. Complete a recreational mapping product for the City of Cordova, detailing existing recreational roads, trails, structures within the lease boundary, include aerial overlay/background for mapping product.
6. Provide the City of Cordova with a Certificate of Insurance for projects, general liability, professional liability, workers compensation, and commercial auto insurance.

Estimate

Total Lump Sum Estimate - \$9,800

Consultant Surveyor proposes to commence project in January/February of 2025 once the Marine Highway System is providing scheduled service to Cordova. Consultant surveyor requests \$2,500 dollar retainer prior to commencement of survey work.

For Vector Surveying, LLC: *Aaron Brown, PLS 131102*

Client Acknowledgement: _____

_____ Date

Please print name and title: _____

General Provisions

Client and Consultant agree that the following provisions shall be part of this agreement:

- 1) Client and Consultant agree to cooperate with each other in order to fulfill their responsibilities and obligations under this agreement. Both Client and Consultant shall endeavor to maintain good working relationships among members of the project team.
- 2) This agreement shall be governed by and construed in accordance with the laws of the State of Alaska.
- 3) If a required retainer or deposit is not received within 72 hours of the receipt of signed Client approval, services may be delayed.
- 4) Client agrees that if Client requests services not specified in the scope of services described in this agreement, Client will pay for all such additional services as extra services in accordance with Consultant's billing rates utilized for this agreement.
- 5) Adoptions of Codes and Ordinances by reviewing agencies, including changes in interpretation of such by reviewing agencies, may require revised or additional services by Consultant which shall be billed at current billing rates. Consultant shall notify the Client in writing of changes in review process because of changes in application by reviewing agencies or changes in reviewing agency personnel if additional costs are caused thereby.
- 6) All fees and other charges due Consultant will be billed upon the completion of work for submittal to reviewing agency (or a percentage thereof), or at periodic intervals; and shall be due at the time of billing unless specified otherwise in this agreement. Invoices shall be due upon receipt. Late charges of one and one-half percent (6%) per month are assessed if payment is not received within thirty (30) days. Termination of services requires written notification. Work stopped in progress will be billed based on time basis, plus any associated reimbursable expenses.
- 7) Client agrees that all reports, plans, specifications, field data and other documents, including such in electronic media, which are prepared by Consultant, shall remain the property of the Consultant and may be used by the Consultant. Upon payment of all outstanding fees Client shall be entitled to use of final plans and specifications unless Client is in default of this agreement.
- 8) Client agrees to not use or allow to be used by other parties' survey documents which are not final and which are not signed and sealed by Consultant, and to not allow other parties to modify survey and specifications prepared by Consultant.
- 9) In no case shall the Consultant be responsible for job site conditions or safety.
- 10) In the event the parties to this Agreement are unable to reach a settlement of any dispute arising out of this Agreement or related to the services under this Agreement, then such disputes may, with the consent of both parties, be settled by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association or such other arbitration rules as the parties may choose. In any such arbitration, the laws of the State of Alaska shall apply.
- 11) Client agrees to limit the liability of consultant, its principals, employees and sub-consultants, to Client and to all contractors and subcontractors on the project, for any claim or action arising in tort, contract, or strict liability to the sum of \$50,000. Client and Consultant acknowledge that this provision was expressly negotiated and agreed upon.

Attachment E Potential Residential Designation



Existing Cat Track



Potential Road Access to Development Area



Potential Development Area

Existing Lease Area Boundary



**Attachment E Potential
Residential Designation**

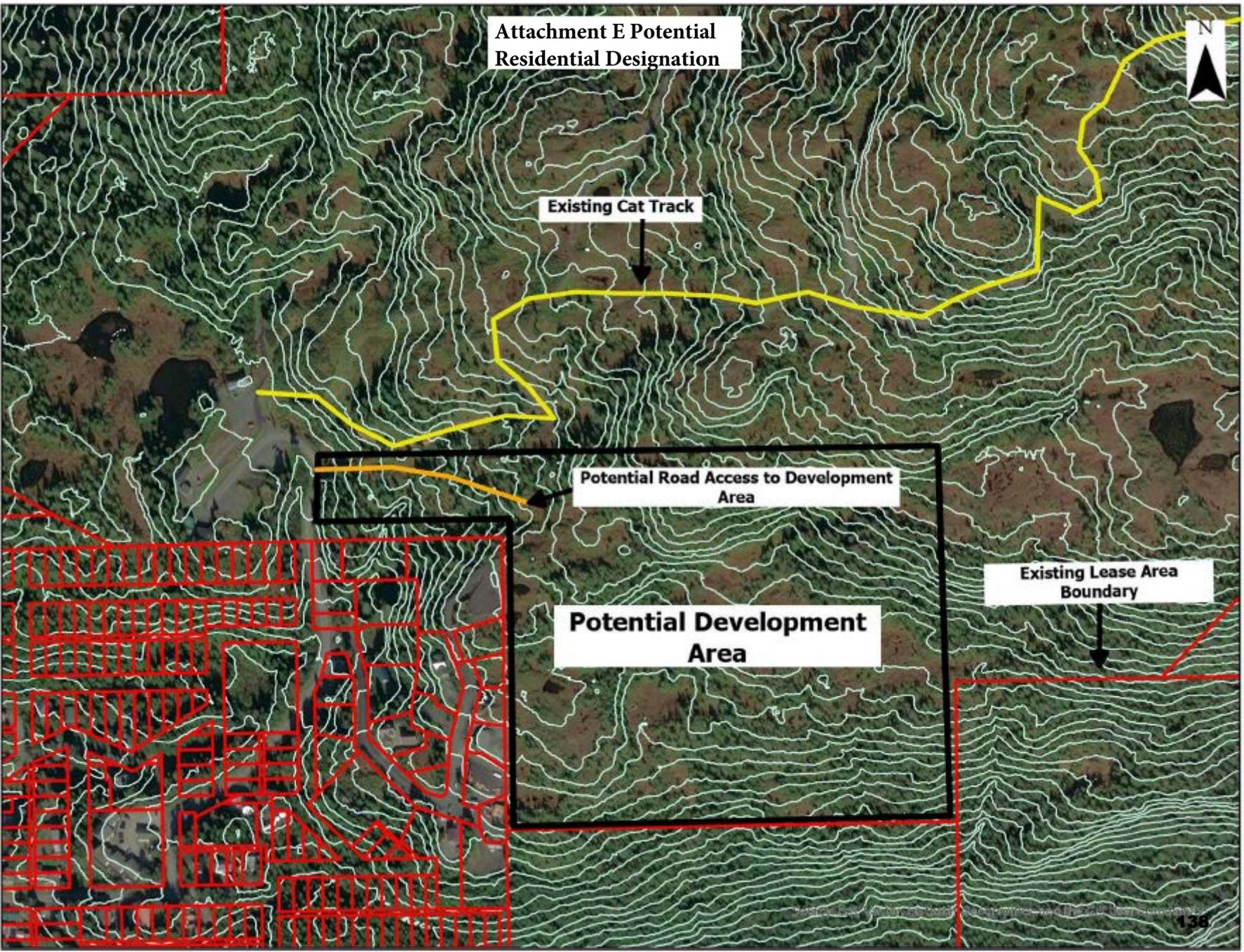


Existing Cat Track

**Potential Road Access to Development
Area**

**Potential Development
Area**

**Existing Lease Area
Boundary**





City Council of the City of Cordova, Alaska
Pending Agenda
March 18, 2026 Regular Council Meeting

A. Future agenda items - topics put on PA with no specific date for inclusion on an agenda initially put on or revisited

- | | |
|---|------------|
| 1) Facility condition assessments part 2 work session (did P&R on 4-19-23) - Oct '23 | 9/6/2023 |
| 2) City Code re: procurement, Manager spending limit trigger in a code provision | 4/19/2023 |
| 3) Discuss/create a policy for established timeframes for review of City ongoing contracts | 9/6/2023 |
| 4) Strategic planning work sessions (goal setting), 2/19/25, 3/19/25, next tbd | 3/5/2025 |
| 5) Bonding for City streets - explore for when asphalt plants will be in town during other projects | 4/3/2024 |
| 6) Enterprise funds accounting procedures | 11/6/2024 |
| 7) Revisit Economic Development Property Tax Exemptions, Ordinances 1217 & 1223 | 12/4/2024 |
| 8) Fill projects - for shipyard, for businesses, potential locations | 3/19/2025 |
| 9) Annexation of whitshed/other surrounding areas and/or research/ borough formation | 8/6/2025 |
| 10) MOU with Chamber for tourism mktg - tie funding to deliverables and a % of public accomodations tax rev | 10/15/2025 |
| 11) Prospect of changing City fiscal year from calendar year (1/1-12/31) to 7/1-6/30 (State's fiscal year) | 11/19/2025 |

B. Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited date referred

- | | |
|---|------------|
| 1) Res 12-18-36 re E-911, will be back when a plan has been made | 12/19/2018 |
|---|------------|

C. Upcoming Meetings, agenda items and/or events: with specific dates

- 1) Capital Priorities List, Resolution 12-24-39, is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action
- 2) Staff quarterly reports will be in the following packets:

4/15/2026	7/15/2026	10/21/2026	1/20/2027
-----------	-----------	------------	-----------
- 3) Joint City Council and School Board Meetings - twice per year, May & October
 before Council mtg in **May** 6pm @ CHS before Sch Bd mtg **Oct.** or **Nov.**
- 4) Clerk's evaluation - each year in Sept (prior to budget) - next **Sept 2026**
- 5) Manager's evaluation - each year in Sept (prior to budget) - next **Sept 2026**
- 6) In **May** each year City will provide public outreach regarding beginning of bear season photo by Wendy Ranney
- 7) Each year in **May** or **June** Council will approve by Resolution, the School's budget and City's contribution
- 8) Quarterly work sessions on City finances (compare budget to actuals)-revisit AMLIP account quarterly also



D. Council adds items to Pending Agenda in this way:

item for action	tasking which staff: Manager/Clerk?	proposed date
1) ...		
2) ...		
3) ...		

Mayor Smith or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.

**CITY 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



A blue ink signature of David Allison, Mayor.

David Allison, Mayor

ATTEST:

A blue ink signature of Susan Bourgeois, CMC, City Clerk.

Susan Bourgeois, CMC, City Clerk

most recently approved CIP list-DEC-24

March 2026

CALENDAR MONTH	MARCH
CALENDAR YEAR	2026
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	 	4	5	6	7
	<div style="border: 1px solid gray; padding: 5px;"> Mar 3, 2026 Election: last day of Early Voting </div>	<div style="border: 1px solid gray; padding: 5px;"> Cordova General Election 7am - 8pm CCA </div>	<div style="border: 1px solid gray; padding: 5px;"> 7:00 Council reg mtg CCAB </div>			
8	9	10	11	12	13	14
		<div style="border: 1px solid gray; padding: 5px;"> 6:30 P&Z CCAB </div>	<div style="border: 1px solid gray; padding: 5px;"> 6:00 Harbor Cms CCAB </div>			
15	16	17	18	19	20	21
		 <div style="border: 1px solid gray; padding: 5px;"> 5:30 CTC Board Meeting CCER </div>	<div style="border: 1px solid gray; padding: 5px;"> 7:00 Sch Bd HSL </div> <div style="border: 1px solid gray; padding: 5px;"> 7:00 Council reg mtg CCAB </div>			
22	23	24	25	26	27	28
						
			<div style="border: 1px solid gray; padding: 5px;"> 6:00 CEC Board Mtg CCER </div>	<div style="border: 1px solid gray; padding: 5px;"> 12:00 Hosp Svc Bd HCR </div>		
29	30	31	1	2	3	4
	<div style="border: 1px solid gray; padding: 5px;"> Swards Day Holiday City Offices closed </div>	<div style="border: 1px solid gray; padding: 5px;"> 6:00 P&R CCM </div>				

5 6 **Notes**

Legend: CCAB-Community Rms A&B HSL-High School Library CCA-Community Rm A	CCB-Community Rm B CCM-Mayor's Conf Rm CCER-Education Room	LN-Library Fireplace Nook CRG-Copper River Gallery HCR-CCMC Conference Room	Cncl - 1st & 3rd Wed P&Z - 2nd Tues SchBd, Hrb Cms - 2nd Wed CTC - 3rd Tues	P&R - last Tues CEC - 4th Wed Hosp Svcs Bd - last Thurs
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April 2026

CALENDAR MONTH **APRIL**
 CALENDAR YEAR **2026**
 1ST DAY OF WEEK **SUNDAY**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1  7:00 Council reg mtg CCAB	2  		
5 	6 	7 6:00 BOA Hearing CCAB	8 6:00 Harbor Cms CCAB	9 6:00 Work Session CCAB	10	11  DTK 4/11 @ Reluctant
12	13	14 6:30 P&Z CCAB	15 7:00 Sch Bd HSL 7:00 Council reg mtg CCAB	16	17	18
19	20 7:00 BOE Hearing CCAB	21 5:30 CTC Board Meeting CCER	22  6:00 CEC Board Mtg CCER	23	24	25
26	27	28 6:00 P&R CCM	29	30 12:00 Hosp Svc Bd HCR	1	2

3
4
Notes
 Legend:
 CCAB-Community Rms A&B
 HSL-High School Library
 CCA-Community Rm A
 CCB-Community Rm B
 CCM-Mayor's Conf Rm
 CCER-Education Room
 LN-Library Fireplace Nook
 CRG-Copper River Gallery
 HCR-CCMC Conference Room
 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 '26	

(updated 2-18-26)

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, '25	November-28
3 years	Debra Adams	Dec '21, '24	November-27
3 years	Michelle Ess	Dec '25	November-28
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, Dec '25	November-28
3 years	Mark Hall, Vice Chair	Nov '19, Dec '22, Dec '25	November-28
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	<i>vacant</i>
board/commission chair	
seat up for re-appt in Nov '25	

(updated 2-18-26)

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, Dec '24	November-27
3 years	Andy Craig, Chair	Nov '16, '19, Dec '22, '25	November-28
3 years	Garrett Collins	Dec '23	November-26
3 years	Kenton Soares	Dec '25	November-28
3 years	Hein Kruthof	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	Grace Lee	Dec '25	November-28
3 years	Danny Carpenter	Jul '25	November-27
3 years	Kara Rodrigues	Dec '23	November-26
3 years	Gabrielle Brown	Jan '25, Dec '25	November-28
3 years	Jim Fritsch	June '25	November-28
3 years	Erin Cole, chair	May '24	November-26

Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	Chris Bolin, Planning Commission member	Feb' 26	app't'd by PC	November-28
3 years	Cathy Sherman, professional member	Dec '25		November-28
3 years	Sylvia Lange, NVE member	Nov '22, Nov '19	app't'd by NVE	November-25
3 years	Christy Mog, professional member	Dec '23		November-26
3 years	Wendy Ranney, historical society member	Dec '25		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	need to be re-appt'd by other
seat up for re-appt in Nov '26	

(updated 2-18-26)