

Mayor

Kristin Smith

Council Members

Debra Adams

Lee Collins

Aaron Hansen

Kasey Kinsman

Michael Mickelson

Wendy Ranney

David Zastrow

City Manager

Samantha Greenwood

City Clerk

Susan Bourgeois

Deputy City Clerk

Colette Gilmour

**Regular City Council Meeting
September 2, 2026 @ 7:00pm
Cordova Center Comm Rooms
Agenda**

A. Call to order

B. Pledge of allegiance

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

C. Roll call

Mayor Kristin Smith, Council members Debra Adams, Lee Collins, Aaron Hansen, Kasey Kinsman, Michael Mickelson, Wendy Ranney, and David Zastrow



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

E. Disclosures of Conflicts of Interest & Ex Parte Communication..... (page 1)

- ex parte should be disclosed here, the content of the ex parte should be explained when the item comes before Council, ex parte does not recuse a member, it is required that ex parte is declared and explained

F. Communications by and Petitions from Visitors

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

G. Approval of Consent Calendar

4. Minutes:
 - a. Minutes of the Council Public Hearing of August 5, 2026..... (page 2)
 - b. Minutes of the Regular Council Meeting of August 5, 2026..... (page 3)
5. Council action to protest or waive protest of approval for Marijuana retail store license..... (page 6)
for Good Vibes, LLC, license # 41906
6. Council concurrence of Mayor's appointment to fill vacant seat on Planning Commission..... (page 63)
7. Council action to protest or waive protest of new "restaurant eating place" liquor..... (page 65)
license #60589 for No Road Brewing, LLC, dba Copper River Brewing

H. Approval of Minutes – in consent calendar

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

8. Mayor's Report..... (page 90)
9. City Manager's Report..... (page 93)
10. City Clerk's Report

K. Correspondence

11. City Council correspondence primer..... (page 94)
 - a. 08-01-26 Email from K Jones supporting lease to Copper River Brewing..... (page 95)
 - b. 08-13-26 Mayor letter to Washington, DC delegation re 2024 Fishery disaster declaration..... (page 97)

L. Ordinances and Resolutions

12. Ordinance 1240..... (roll call vote)(page 98)

An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.10.050 to increase the sales tax rate from 13% to 14% on: transient lodging, motor vehicle rentals, sales of: marijuana, marijuana concentrates, and marijuana products, cigarettes and other tobacco products, and alcoholic beverages, and removing the exclusion of watercraft as motor vehicles subject to this tax – 2nd reading

13. Ordinance 1241..... (voice vote)(page 102)

An ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a lease with option to purchase agreement with the Prince William Sound Economic Development District for Lot 2, Block 7, North Fill Development Park – 1st reading

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 129)

O. Audience Participation

P. Council Comments

Q. Executive Session

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

R. Adjournment

Executive Sessions per Cordova Municipal Code 3.14.030

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

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

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

Conflicts of Interest – How to Declare/How to Determine

Declare any financial interest - or any you think someone else may think you have.

1. Mayor, or Chair weighs in; determines if there is an interest and if so, is it "substantial".
2. See 3.10.050 A - doesn't include if everyone in town, or a large number of people in town, has the same interest. If you are a member of NVE or are on the CEC Board, if it is not a "compensated position" then there is no conflict (stipends do not constitute compensation).
3. Chair weighs the 4 items listed under 3.10.050 C - that analysis determines if there is a "substantial" financial interest.
4. The body may overrule the Chair decision. Any member may declare a conflict that another member may have and then chair and/or body will make a ruling.

3.10.010 Conflicts of interest—Council members.

- A. Except as otherwise provided in this section, **no Council member or the Mayor shall participate in an official action in which he or she has a substantial financial interest.** Participation in an official action includes voting, debating or discussing a matter with Council members or any person authorized to act on the matter.
- B. Immediately after Council approves the agenda at a regular or special meeting, **the Mayor and each Council member shall declare any financial interest in an official action appearing on the agenda** and ask to be excused from participating in the matter if the disclosed financial interest is substantial. Any member may question whether another Council member or the Mayor has a substantial financial interest in an official action appearing on the agenda.
- C. Once a financial interest has been disclosed by a Council member, **the Mayor shall determine whether or not the interest exists and, if so, if it is substantial.** If the Mayor or a Council member discloses a financial interest held by the Mayor, the City Council shall determine if the Mayor has a substantial financial interest.
- D. A determination of the Mayor under this section may be overridden by a majority vote of Council.
- E. If the Mayor is ruled to have a substantial financial interest in a matter, the Mayor shall yield the chair to the Vice Mayor during Council discussion and its vote on the matter, and shall not participate in discussion of or vote on the matter.
- F. Rule of Necessity. Exceptions to a ruling excusing a Council member from participation shall be made in cases where:
 1. By reason of being excused for conflicts of interest the number of Council members is reduced to less than the minimum number required to approve the official action;
 2. No other body of the City has jurisdiction and authority to take the official action on the matter; and
 3. The official action cannot be set aside to a later date, within a reasonable time, when Council could obtain the minimum number of members to take action who are not excused for conflicts of interest.

When Council determines this exception applies, then all members, except the applicant when the applicant is a Council member, shall participate in the official action.

3.10.050 Definitions.

As used in this chapter and throughout the City Charter and Code, unless the context otherwise requires, the following terms shall have the meanings set forth in this section:

- A. "Financial interest" means an interest in or control of an asset or debt or a position in an organization or business held by a person or a member of that person's household which may produce or has produced monetary gain or loss. A "financial interest" does not include any interest or control that is the equivalent of or arises from an interest held by all members of the public or a substantial class of persons to which that person belongs as a member of a profession, occupation, industry, or region. **An interest in a membership, appointment or unpaid volunteer position with a nonprofit or public entity is not a "financial interest" unless the position is compensated. A mere stipend for meeting attendance or expenses associated with a volunteer position does not constitute compensation.**
- B. "Official action" means a recommendation, decision, approval, disapproval, vote, or other similar action made while serving as a City Council member, a City commission or board member or as a City employee or officer, including City Manager.
- C. **"Substantial financial interest" means a financial interest that the presiding officer or governing body determines is substantial after weighing the following factors:**
 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.

Notwithstanding these factors, a financial interest that would result in a pecuniary gain or loss exceeding five thousand dollars in a single transaction or more than ten thousand dollars in the aggregate in twelve consecutive months is presumed to be "substantial" unless City Council or the board or commission taking the official action determines that the financial interest under the specific circumstances is not substantial.

**City Council Public Hearing
August 5, 2026 @ 6:45 pm
Cordova Center Community Rooms
Minutes**

A. Call to order

Mayor Kristin Smith called the Council public hearing to order at 6:48 pm on August 5, 2026, in the Cordova Center Community Rooms.

B. Roll call

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

C. Public hearing

1. Ordinance 1239 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Sections 5.10.030 and 5.10.130 to incorporate changes made by the Alaska Remote Sellers Sales Tax Commission (ARSSTC) to permit certain marketplace facilitators that facilitate services and rentals within the City to report and remit directly to the ARSSTC

Mayor Smith opened the hearing for public testimony on the ordinance at 6:49 pm.

The public hearing was recessed at 6:50pm until anyone arrived to give testimony. Council came back into the Public Hearing at 6:59pm and there was no one interested in giving public testimony present.

D. Adjournment

Hearing no objection **Mayor Smith** adjourned the public hearing at 7:00 pm.

Approved: September 2, 2026

Attest:

Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting
August 5, 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 August 5, 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**, **Lee Collins**, **Aaron Hansen**, **Kasey Kinsman**, **Wendy Ranney**, and **Dave Zastrow**. Council member **Mike Mickelson** was present via zoom videoconference. Also present were City Manager **Sam Greenwood** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

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

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

F. Communications by and Petitions from Visitors

1. Guest Speaker – **Clay Koplin**, CEC, reporting on economic development opportunities – he updated council on CEC's financial picture, revenues, hydro usage, etc. He touched on hot water heat pumps, the small data center in Cordova and the possibility of a new one being built by Greensparc. He encouraged the City to take a proactive approach to commercial and industrial development.
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions

G. Approval of Consent Calendar

4. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absences of Council members Aaron Hansen, Kasey Kinsman, and Dave Zastrow from the July 1, 2026, Regular Meeting and of Council member Debra Adams from the July 15, 2026, Regular Meeting
5. Proclamation of Appreciation to Cathy Sherman
6. Minutes: **a.** Minutes of the Regular Council Meeting of July 1, 2026; **b.** Minutes of the Regular Council Meeting of July 15, 2026

Vote on the Consent Calendar: 7 yeas, 0 nays. Ranney-yes; Mickelson-yes; Hansen-yes; Kinsman-yes; Collins-yes; Adams-yes; and Zastrow-yes. Consent Calendar was approved.

Mayor Smith called attention to the proclamation for **Cathy Sherman**, she touted her for all her accomplishments as a City employee and a council member.

H. Approval of Minutes – none

I. Consideration of Bids/Proposals/Contracts - none

J. Reports of Officers

7. Mayor's Report – **Mayor Smith** reported: 1) we need to make the ferry schedule/AMHS system an issue; 2) HSAC – meeting monthly, next meeting the Sitka Community Land Trust executive director will present to the committee; she will be attending a conference in Sitka this fall to learn about land trusts; 3) she mentioned the USFS secure rural schools committee, great opportunity to be a part of helping to spend money locally on valuable projects; 4) the USCG appreciation picnic is scheduled for August 28.

8. City Manager's Report – **Greenwood** reported: 1) she and **Bourgeois** met with a consultant to discuss annexation/borough feasibility, after a discussion where most Council members weighed in, it was determined that staff would pause until budget to see if Council opts to budget a feasibility study for borough or annexation in 2027; 2) **Samantha Hagerthy-Schneider** gave a pool update – so far looking good, lifeguard training being scheduled for early September; 3) **Sheryl Glasen** reported that second quarter sales tax has been calculated and it looks approximately \$250,000 lower than last year.

9. City Clerk's Report – **Bourgeois** reported: 1) early voting for the State's Primary election, M-F 10-4 at the Cordova Center, August 3-17; then Tuesday August 18 7am-8pm at the Cordova Center; 2) the State is looking for helpers to run the early voting, contact me if interested.

10. Staff Quarterly Reports: **a.** Cordova Police Department, 2Q-2026, Chief of Police, **Cameron Hayden**; **b.** Cordova Volunteer FD, 2Q-2026, City Fire Marshal **Aaron Sayles**; **c.** Parks & Recreation, 2Q-2026, Department Director **Samantha Hagerthy-Schneider**; **d.** Cordova Public Library, 2Q-2026, Department Director **Ashley Bivin**; **e.** Cordova Historical Museum, 2Q-2026, Department Director **Ashley Bivin**

K. Correspondence

11. City Council correspondence primer: **a.** 07-22-26 Mayor Smith letter to AMHS – comments on proposed winter 26-27 schedule; **b.** Flyer for Beached Bird Surveying Project training opportunity; **c.** Flyer for NW Community Land Trust training opportunity in Sitka

L. Ordinances and Resolutions

12. Ordinance 1239 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Sections 5.10.030 and 5.10.130 to incorporate changes made by the Alaska Remote Sellers Sales Tax Commission (ARSSTC) to permit certain marketplace facilitators that facilitate services and rentals within the City to report and remit directly to the ARSSTC – 2nd reading

M/Zastrow S/Ranney to adopt Ordinance 1239 an ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Sections 5.10.030 and 5.10.130 to incorporate changes made by the Alaska Remote Sellers Sales Tax Commission (ARSSTC) to permit certain marketplace facilitators that facilitate services and rentals within the City to report and remit directly to the ARSSTC

Zastrow said we discussed this at first read – we could opt out of this but why would we. **Mayor Smith** added that there was no public comment at the Public Hearing tonight, so this is not at all controversial.

Vote on the motion: 7 yeas, 0 nays, Collins-yes; Kinsman-yes; Adams-yes; Zastrow-yes; Mickelson-yes; Hansen-yes; and Ranney-yes. Motion was approved.

13. Ordinance 1240 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.10.050 to increase the sales tax rate from 13% to 14% on: transient lodging, motor vehicle rentals (excluding watercraft), sales of: marijuana, marijuana concentrates, and marijuana products, cigarettes and other tobacco products, and alcoholic beverages – 1st reading

M/Zastrow S/Hansen to adopt Ordinance 1240 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.10.050 to increase the sales tax rate from 13% to 14% on: transient lodging, motor vehicle rentals (excluding watercraft), sales of: marijuana, marijuana concentrates, and marijuana products, cigarettes and other tobacco products, and alcoholic beverages

Zastrow said the City has limited types of revenue for the operations of the City and sales tax is one of them. We are always trying to spread the revenue generation means out over a wider swath of people – this would fit that bill – an opportunity to get a little more revenue, only a 1% increase, and on luxury items so he is in favor. **Hansen** agreed. **Ranney** said she will support this as it is not necessarily focused on local Cordovans. After some discussion of the exclusion of watercraft, Council seemed in favor of eliminating that exclusion. **Adams** said she is in favor of this because that is the cost of travel, it exists everywhere.

M/Mickelson S/Adams to amend the ordinance by changing the phrase “excluding watercraft” to “including watercraft”.

Mickelson opined this was an egalitarian way to manage this, whether or not these rentals are occurring now. **Adams** agreed that there may not be this service available now but could be in the future. **Collins** wanted to clarify that this was *motorized* watercraft only, not kayaks or canoes. Council agreed.

Vote on the motion to amend: 7 yeas, 0 nays. Motion to amend was approved.
Vote on the main motion as amended: 7 yeas, 0 nays. Motion was approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

14. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists – **Bourgeois** mentioned there is a Planning Commission vacancy and one application has been received, she will bring that item to the next meeting. Bourgeois also said the new marijuana establishment license will be before Council at the next regular meeting. Council opted to cancel the second August meeting and next Regular Meeting would be September 2. There may be a special meeting in between if something arises that needs action before then.

O. Audience Participation - none

P. Council Comments

Zastrow thanked the City Manager for the creative ways to come by small amounts of revenue. Thanks to **Samantha** for the hard work on the pool. Thanks and congratulations to **Cathy Sherman** for all her years of service.

Hansen offered thanks to staff, to first responders and all the members of the community that volunteer their time to be present.

Adams is excited to hear about the pool moving forward. She praised the library and staff there – it is such a vital part of the community, very appreciative to bring her grandkids there recently for story time.

Kinsman echoed the kudos to all the volunteers in Cordova.

Mickelson echoed his fellow council member comments. He had just been working in Southeast Alaska and he wanted everyone to know we are not the only ones in dire financial straits. Outlook for next season is very good – could be unprecedented prices.

Collins also thanked staff, appreciated the reports, and thanked first responders. Thanked **Sam** and **Susan** for the feedback on annexation.

Ranney thanked first responders, thanked our USCG and what they do and bring to the community. Thanks to Parks & Rec, the parks look fabulous. Quarterly reports are appreciated; she thanked **Sheryl** for financial updates.

Q. Executive Session - none

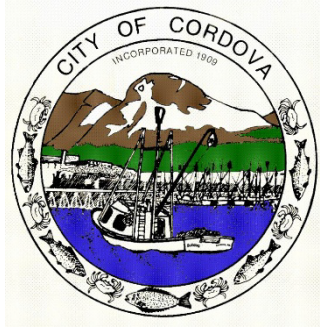
R. Adjournment

Hearing no objection **Mayor Smith** adjourned the meeting at 8:53 pm.

Approved: September 2, 2026

Attest:

Susan Bourgeois, City Clerk



AGENDA ITEM 5
City Council Meeting Date: 9/2/26
CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk

DATE: 08/13/26

ITEM: Council option to protest/waive protest for application for marijuana retail license #41906

NEXT STEP: Motion to waive protest

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: A Cordova business, Good Vibes LLC, has applied for a new Marijuana Establishment License (Retail Marijuana Store) with the State through the AMCO (Alcohol and Marijuana Control Office).

II. RECOMMENDED ACTION / NEXT STEP: Council action to waive right to protest the approval of this license.

III. FISCAL IMPACTS: none, staff sees no reason to protest, see background information

IV. BACKGROUND INFORMATION: Finance Staff & Deputy City Clerk have determined this business to be current in all financial obligations to the City (utilities, property taxes, business license/taxes). Police Department and City Fire Marshal have no public safety concerns about this business. Planning Department has no zoning concerns.

V. LEGAL ISSUES: The local governing body's procedures for protesting is attached (3AAC306.060).

VI. SUMMARY AND ALTERNATIVES: Council approval of the consent calendar would constitute approval of this motion:

Council motion to waive protest of the approval of marijuana license #41906, Good Vibes, LLC, Retail Marijuana Store.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce,
Community,
and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

July 28, 2026

ATTN: Cordova

VIA Email: cityclerk@cityofcordova.net; cgilmour@cityofcordova.net

License Number:	#41906
License Type:	Retail Marijuana Store
Licensee:	Good Vibes LLC
Doing Business As:	Good Vibes Bethel
Physical Address:	207 Breakwater Avenue Cordova, AK 99574 UNITED STATES
Designated Licensee:	Brian Glasheen JR
Phone Number:	
Email Address:	

☒ **New Application** ☐ **New Onsite Consumption Endorsement Application (Retail Only)**

AMCO has received a complete application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.025(d)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant. If the protest is a "conditional protest" as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license, but require the applicant to show to the board's satisfaction that the requirements of the local government have been met before the director issues the license.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our **09/02/26-09/03/26**, meeting.

Sincerely,

Kevin Richard, Director



Alaska Marijuana Control Board

Form MJ-00: Application Certifications**Why is this form needed?**

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Good Vibes LLC	License Number:	41906		
License Type:	Retail				
Doing Business As:	Good Vibes Bethel				
Premises Address:	207 Breakwater Avenue				
City:	Cordova	State:	AK	ZIP:	99574

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Alexander Wasierski
Title:	Owner

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

☒☐

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

30563 Good Vibes Bethel



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

AW

I certify that I am not currently on felony probation or felony parole.

AW

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

AW

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

AW

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

AW

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

AW

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

AW

I certify that my proposed premises is not located in a liquor licensed premises.

AW

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

AW

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

AW

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.

AW



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify and understand that I must operate in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

AW

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

AW

Read each line below, and then sign your initials in the box to the right of only the applicable statement:

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

☐

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

AW

All marijuana establishment license applicants:

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

AW

Alexander Wasierski

Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

Form MJ-00: Application Certifications**Why is this form needed?**

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Good Vibes LLC	License Number:	41906		
License Type:	Retail				
Doing Business As:	Good Vibes Bethel				
Premises Address:	207 Breakwater Avenue				
City:	Cordova	State:	AK	ZIP:	99574

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Brian Glasheen
Title:	Owner

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

☒☐

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

30563 Good Vibes Bethel



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

BPG

I certify that I am not currently on felony probation or felony parole.

BPG

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

BPG

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

BPG

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

BPG

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

BPG

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

BPG

I certify that my proposed premises is not located in a liquor licensed premises.

BPG

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

BPG

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

BPG

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.

BPG



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify and understand that I must operate in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

BPG

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

BPG

Read each line below, and then sign your initials in the box to the right of only the applicable statement:

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

BPG

All marijuana establishment license applicants:

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

BPG

Brian Glasheen

Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan**Why is this form needed?**

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38** of **Alaska Statutes** and **Chapter 306** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Control plan for persons under the age of 21
- Security
- Business records
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Health and safety standards
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising

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Applicants must also complete the corresponding operating plan supplemental forms (**Form MJ-03**, **Form MJ-04**, **Form MJ-05**, or **Form MJ-06**) to meet the additional operating plan requirements for each license type.

Section 1 – Establishment & Contact Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Good Vibes LLC	MJ License #:	41906		
License Type:	Retail				
Doing Business As:	Good Vibes Bethel				
Premises Address:	207 Breakwater Avenue				
City:	Cordova	State:	Alaska	ZIP:	99574

Mailing Address:	1853 Buccaneer Pl				
City:	Anchorage	State:	Alaska	ZIP:	99501

Designated Licensee:	Brian Glasheen				
Main Phone:	9075451144	Cell Phone:	9075451144		
Email:					



Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Control Plan for Persons Under the Age of 21

2.1. Describe how the marijuana establishment will prevent persons under the age of 21 from gaining access to any portion of the licensed premises and marijuana items:

Front door signage stating "No one under 21 years of age allowed." will warn persons under the age of 21 to not enter the marijuana retail sales facility. Video surveillance cameras and exterior lighting will be used throughout the facility as well as at the exterior perimeter of the building to continuously monitor the premises and to deter any unauthorized individuals from attempting to access the premises.

Before entry is permitted, employees of the retail marijuana store will: a. Review visitor's I.D. (passport, driver's license, instructional permit, state or territory ID card, or other ID card issued by an authorized federal or state agency) of each visitor; b. Ensure each visitor is 21 years old; c.

Section 3 – Security

Restricted Access Areas (3 AAC 306.710):

3.1. Describe how you will prevent unescorted members of the public from entering restricted access areas:

All doors leading to restricted access areas will have commercial grade locks. The main entrance will be unlocked only when the store is open for business. Required signage stating "Restricted access area. Visitors must be escorted." will be posted on the interior storage area door. A security system will be continuously active to ensure no unauthorized access goes unnoticed. Video of all entrance areas, the entirety of the retail marijuana store, and adjacent merchandise area will be provided by the required surveillance system.

3.2. Describe your recordkeeping and processes for admitting visitors into and escorting them through restricted access areas:

Customers to the retail restricted access area are protected by state law that their personal information will not be recorded by retail marijuana stores. However, visitors to the restricted access areas must enter required information (name, date, and time of entry) into a log book. This logbook will be placed in the secured media/record room at the end of the workday when the last licensee, employee or agent leaves. Anyone escorting visitors must have a marijuana handler's card. A sign stating "Restricted access area. Visitors must be escorted." will be posted on the front door of the restricted access retail marijuana store.



Form MJ-01: Marijuana Establishment Operating Plan

3.3. Provide samples of licensee-produced identification badges that will be displayed by each licensee, employee, or agent while on the premises, and of visitor identification badges that will be worn by all visitors while in restricted access areas:

See attachments identification and visitor badges.

Security Alarm Systems and Lock Standards (3 AAC 306.715):

3.4. Exterior lighting is required to facilitate surveillance. Describe how the exterior lighting will meet this requirement:

At all exterior entrance points light fixtures will provide illumination sufficient to identify persons at least 20 feet from the entrance. Exterior fixtures will be selected to resist weather conditions and tampering.

Exterior lighting around the perimeter of the building will discourage loitering or burglary.

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GOOD VIBES LLC

dba Good Vibes Bethel

Retail Marijuana Store

AMCO License #41906



Visitor

GOOD VIBES LLC

dba Good Vibes Bethel

Retail Marijuana Store

AMCO License #41906

(PHOTO)

(LOGO)

Name:

Title:

Marijuana Handler's Card #:

Signature:



Form MJ-01: Marijuana Establishment Operating Plan

3.5. An alarm system is required for all license types that must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe the security alarm system for the proposed premises, explain how it will meet all regulatory requirements, and outline your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when the alarm system alerts of an unauthorized breach:

A key pad or magnetic card reader will be placed at the employee restricted access area door behind which marijuana is sold and stored. All exterior windows and each exterior door will be connected to the alarm system and equipped with a motion sensor. If triggered, an automatic, electronic alert will be sent to the security monitoring center as well as to the licensees' cell phones and/or the manager. This will also trigger an audible alarm to help deter potential intruders. Licensee and manager will have access to remotely view the security footage live via their cellular phones. The alarm system will be active at all times that the facility is closed. The last employee or licensee to leave the facility each night will activate the alarm system and the first employee or licensee to arrive in the morning will deactivate the system.

In the event that the alarm system sends an electronic alert to local law enforcement to notify them of an unauthorized breach, management will await instruction from law enforcement and comply with all directives. Once it is safe to do so, employees will return to the facility and inspect for property damage, theft, take inventory and submit all necessary and requested documentation to law enforcement officials and to AMCO enforcement. Additionally, any event that occurs on the licensed premises that involves local law enforcement will be promptly reported to AMCO Enforcement via email. In the case of the establishments knowledge of evidence or circumstances that reasonably indicate theft, diversion, or unexplained disappearance of marijuana, marijuana products, or money from the licensed premises; or any unauthorized access to the licensed

3.6. Describe your policies and procedures for preventing diversion of marijuana or marijuana product, including by employees:

Good Vibes LLC has a zero tolerance policy towards theft or diversion/inversion. Video surveillance will continuously monitor all areas where marijuana is sold and handled. A manager or a designated employee will be required to perform weekly inventory counts to ensure the business records match METRC records. Weekly counts are documented as business records. If it is discovered or suspected that theft or diversion has occurred, employees will alert the Licensee or manager immediately. Employees will complete mandatory training in identifying theft or diversion. If it has been determined that an employee is caught stealing marijuana the company will notify local law

3.7. Describe your policies and procedures for preventing loitering:

Good Vibes will have video surveillance and lighting to allow detection of loiters outside the retail area. All loiterers will be asked to leave the premises immediately by an employee. If the loiterer does not leave, law enforcement will be called.

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

3.8. I certify that if any additional security devices are used, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm, to enhance security of the licensed premises, I will have written policies and procedures describing their use.

BG



Form MJ-01: Marijuana Establishment Operating Plan

Video Surveillance (3 AAC 306.720):

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

3.9. The video surveillance and camera recording system for the licensed premises covers each restricted access area, and both the interior and exterior of each entrance to the facility.

BG

3.10. Each video surveillance recording: is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing (consistent with the Alcohol & Marijuana Control Office's approved format list); clearly and accurately displays the time and date; and is archived in a format that does not permit alteration of the recorded image.

BG

3.11. The surveillance room or area is clearly defined on the Form MJ-02: Premises Diagram that is submitted with this application.

BG

3.12. Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area where access is limited to the licensee(s), an authorized employee, and law enforcement personnel (including an agent of the Marijuana Control Board).

BG

3.13. Describe how the video cameras will be placed to produce a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises:

An exterior camera will be positioned at all access points. A camera will be positioned in the interior of the facility at each exterior access point so that entries into the facility are recorded. A camera will be placed at the till in the marijuana sales restricted access area. Cameras will be distributed in a way sufficient to provide surveillance of all restricted access areas per 3 AAC 306.720.

3.14. Describe the locked and secure area where video surveillance recording equipment and original copies of surveillance records will be housed and stored, and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the Marijuana Control Board. If you will be using an offsite monitoring service and offsite storage of video surveillance records, your response must include how the offsite facility will meet these security requirements:

All surveillance recording equipment and footage will be stored in the secured storage and surveillance room. The room will be accessible only by authorized employees and the licensee, and will be locked at all times. Recorded data will be stored for a minimum of forty (40) days. All recordings will be time and date stamped, and archived in a format that prevents alteration of the recorded image. Recordings and surveillance data will be available to AMCO and law enforcement upon request.

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Form MJ-01: Marijuana Establishment Operating Plan

Section 4 – Business Records

Review the requirements under 3 AAC 306.755. All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records.

4.1. I certify that the following business records will be maintained and kept on the licensed premises:

Initials

- a. all books and records necessary to fully account for each business transaction conducted under my license for the current year and three preceding calendar years (*records for the last six months must be maintained on the licensed premises; older records may be archived on or off-premises*);
- b. a current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment;
- c. the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises;
- d. records related to advertising and marketing;
- e. a current diagram of the licensed premises, including each restricted access area;
- f. a log recording the name, and date and time of entry of each visitor permitted into a restricted access area;
- g. all records normally retained for tax purposes;
- h. accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed;
- i. transportation records for marijuana and marijuana product, as required by 3 AAC 306.750(f); and
- j. registration and inspection reports of scales registered under the Weights and Measures Act, as required by 3 AAC 306.745.

BG

BG

BG

BG

BG

BG

BG

BG

BG

BG

4.2. A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records. Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:

All required records maintained in paper format will be housed in the secure storage and surveillance equipment shed for a minimum of six (6) months. Older records (at least one year old) may be housed off-premises.

All electronic records will be maintained on a local hard drive, as well as backed regularly to an external hard drive or cloud-based document storage site (e.g. Dropbox or Google Drive).

Critical files and documents will be placed in a fire safe cabinet.

All records will be provided to MCB or AMCO staff upon request.

**Form MJ-01: Marijuana Establishment Operating Plan****Section 5 – Inventory Tracking of All Marijuana and Marijuana Product**

Review the requirements under 3 AAC 306.730. All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with Metrc to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana is propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a marijuana product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

5.1. My marijuana establishment will be using Metrc, and if any other tracking software is used, it will be capable of sharing information with Metrc.

BG

5.2. All marijuana delivered to a marijuana establishment will be weighed on a scale registered in compliance with 3 AAC 306.745.

BG

5.3. My marijuana establishment will use registered scales in compliance with AS 45.75.080 (Weights and Measures Act), as required by 3 AAC 306.745.

BG

Section 6 – Employee Qualification and Training

Review the requirements under 3 AAC 306.700. All licensees, and every employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, must obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

6.1. All licensees, and each employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at the marijuana establishment.

BG

6.2. Each licensee, employee, or agent who is required to have a marijuana handler permit shall keep that person's marijuana handler permit card in that person's immediate possession (or a valid copy on file on the licensed premises) when on the licensed premises.

BG

6.3. Each licensee, employee, or agent who is required to have a marijuana handler permit shall ensure that that person's marijuana handler permit card is valid and has not expired.

BG

6.4. Describe any in-house training that will be provided to employees and agents (apart from a marijuana handler course):

New employees will shadow the owner or manager for at least one day before being asked to perform employment tasks autonomously. All Marijuana Handlers will be given a 90 day training and evaluation period to demonstrate they can comply with Alaska State Statutes Marijuana Sales requirements and food handling training requirements.

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Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Health and Safety Standards

Review the requirements under 3 AAC 306.735.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

- 7.1. I understand that a marijuana establishment is subject to inspection by the local fire department, building inspector, or code enforcement officer to confirm that health or safety concerns are not present.

BG
- 7.2. I have policies regarding health and safety standards (including: ensuring a person with an illness or infection does not come into contact with marijuana or marijuana product; good hygienic practices; cleaning and maintenance of equipment and the premises; pest deterrence; chemical storage; sanitation principles; and proper handling of marijuana and marijuana product) and will take all reasonable measures and precautions to ensure that they are met or exceeded.

BG
- 7.3. I have policies to ensure that any marijuana or marijuana product that has been stored beyond its usable life, or was stored improperly, is not salvaged and returned to the marketplace.

BG
- 7.4. I have policies to ensure that in the event information about the age or storage conditions of marijuana or marijuana product is unreliable, the marijuana or marijuana product will be handled in accordance with 3 AAC 306.735(d).

BG

Answer “Yes” or “No” to each of the following questions:

Yes No

- 7.5. Adequate and readily accessible toilet facilities that are maintained and in good repair and sanitary condition are clearly indicated on my Form MJ-02: Premises Diagram.

☒

☐
- 7.6. Convenient handwashing facilities with running water at a suitable temperature are clearly indicated on my Form MJ-02: Premises Diagram.

☒

☐

7.7. If you answered “No” to either 7.5 or 7.6 above, describe how toilet and/or handwashing facilities are made accessible, as required by 3 AAC 306.735(b)(2):

Section 8 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750.

8.1. Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment. Include a description of the type of locked, safe, and secure storage compartments to be used in vehicles transporting marijuana or marijuana product:

It is very unlikely that Good Vibes would ever transport marijuana from the retail store. However, if any marijuana or marijuana product is transported from the retail store to a different retail license, a trip manifest would be printed from METRC to accompany the shipment. A copy of the trip manifest would be maintained on the licensed premises as a business record. Any marijuana/marijuana product up to five pounds to be transported will be placed within a sealed container and placed in a secure storage compartment within the transport vehicle. Any individuals involved in the transport will have a valid marijuana handler permit, be trained to travel directly to the destination without any unnecessary stops, and will not open the container.



Form MJ-01: Marijuana Establishment Operating Plan

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

8.2. The marijuana establishment from which a shipment of marijuana or marijuana product originates will ensure that any individual transporting marijuana shall have a marijuana handler permit required under 3 AAC 306.700. BG

8.3. The marijuana establishment that originates the transport of any marijuana or marijuana product will use the marijuana inventory tracking system to record the type, amount, and weight of marijuana or marijuana product being transported, the name of the transporter, the time of departure and expected delivery, and the make, model, and license plate number of the transporting vehicle. BG

8.4. The marijuana establishment that originates the transport of any marijuana or marijuana product will ensure that a complete printed transport manifest on a form prescribed by the board must be kept with the marijuana or marijuana product at all times during transport. BG

8.5. During transport, any marijuana or marijuana product will be in a sealed package or container in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product, and the sealed package will not be opened during transport. BG

8.6. Any vehicle transporting marijuana or marijuana product will travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and will not make any unnecessary stops in between except to deliver or pick up marijuana or marijuana product at any other licensed marijuana establishment. BG

8.7. When the marijuana establishment receives marijuana or marijuana product from another licensed marijuana establishment, the recipient of the shipment will use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana product received. BG

8.8. The marijuana establishment will refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest. BG

Section 9 – Signage and Advertising

Review the requirements under 3 AAC 306.770.

9.1. Describe any signs that you intend to post on your establishment, including quantity, dimensions, graphics, and location on your establishment (photos or drawings may be attached):

There will be one sign not exceeding 4,800 sq inches sign place on the Front of the building.



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Form MJ-01: Marijuana Establishment Operating Plan

9.2. Describe any advertising you intend to distribute for your establishment. Include medium types and business logos (photos or drawings may be attached):

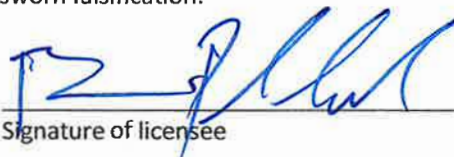
All advertising will comply with 3 ACC 306.360.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.



Brian Glasheen

Printed name of licensee


Signature of licensee



Form MJ-01: Marijuana Establishment Operating Plan

(Additional Space as Needed):

2.1 Continued:

Ensure each visitor ID is current, unexpired, unaltered, and valid; and d. Ensure the picture and person match before permitting entry to the retail facility. If the marijuana handler confirms or suspects the visitor is under 21 years of age, they will refuse entry to the person.

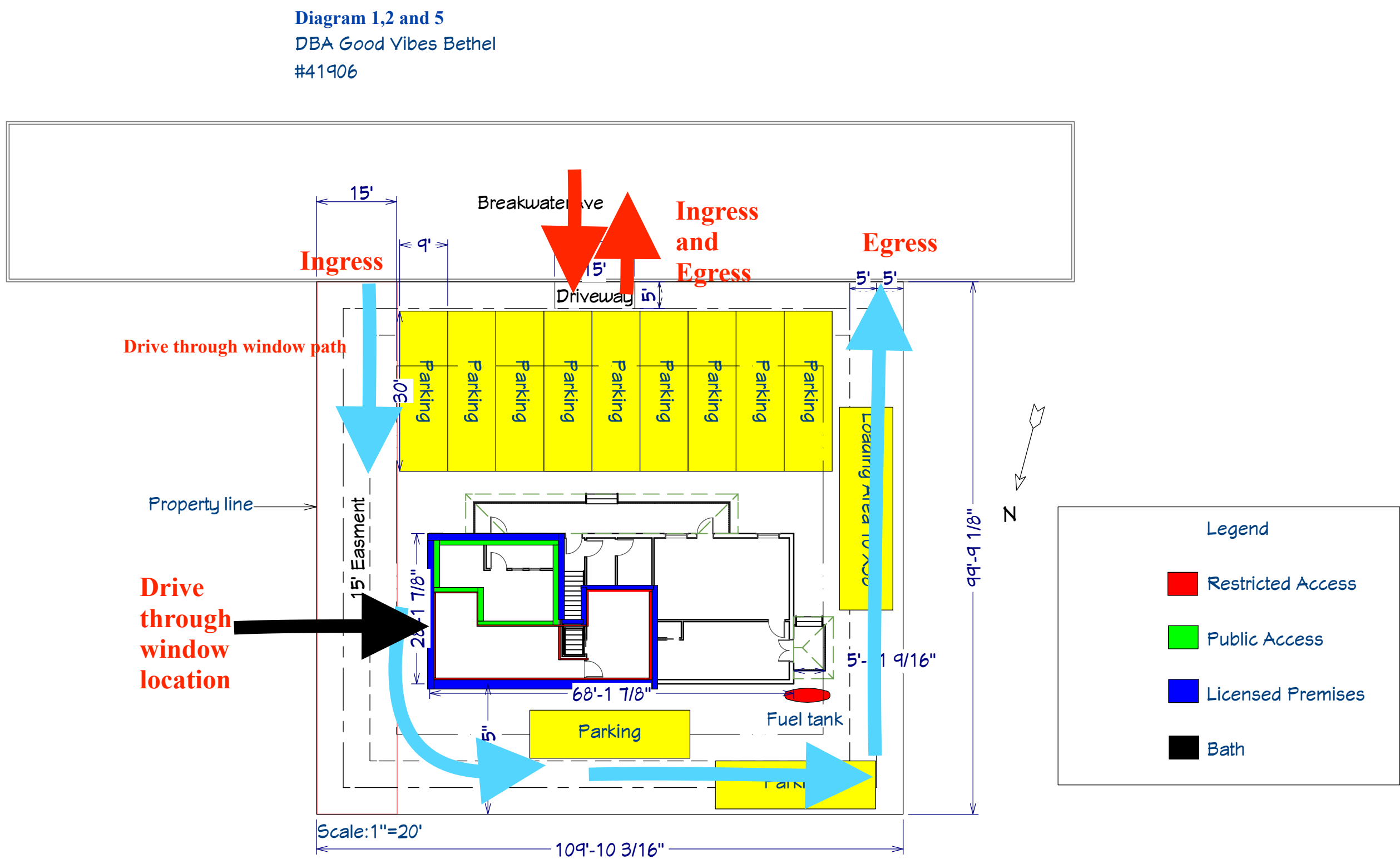
3.5 Continued: or any unauthorized access to the licensed premises, the licensee's will notify AMCO and AMCO Enforcement within 24 hours.

3.6 Continued: will notify local law enforcement immediately, comply with all law enforcement and AMCO directives, and provide the necessary information and records for a thorough investigation. Once a theft is reported, management will update the product records in METRC, and in the business records so as to maintain accurate and complete accounting for all marijuana in the inventory.

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REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR
1	3/30/2025	

207 Breakwater Ave
Cordova AK 99574

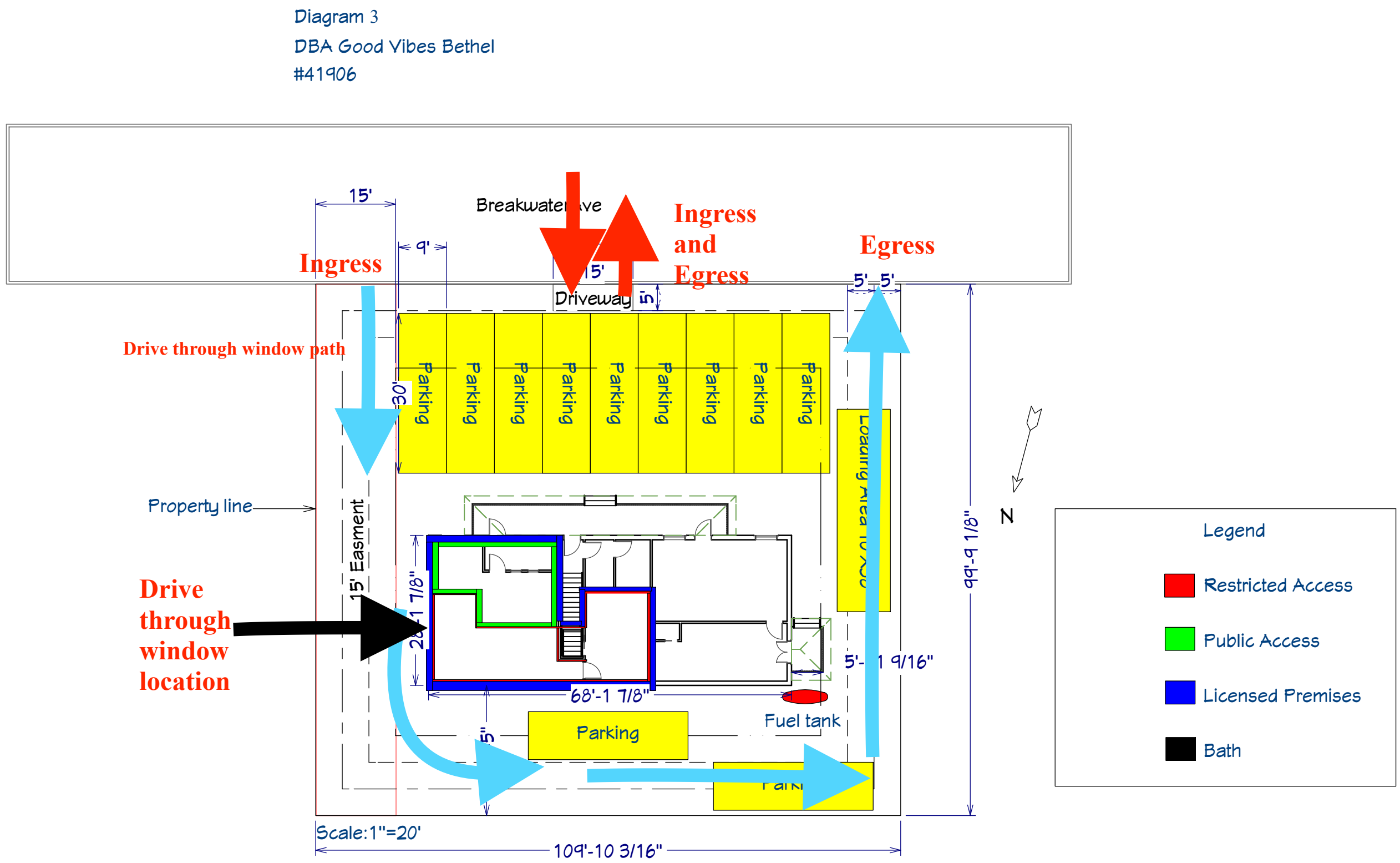


AMW
Construction
Custom Home Builder Est. 2010

DATE:
10/25/2025

SCALE:

SHEET:
Cordova Retail
with



Site Plan: 2 story multi purpose building

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR
1	3/30/2025	

207 Breakwater Ave
Cordova AK 99574



AMW
Construction
Custom Home Builder Est. 2010

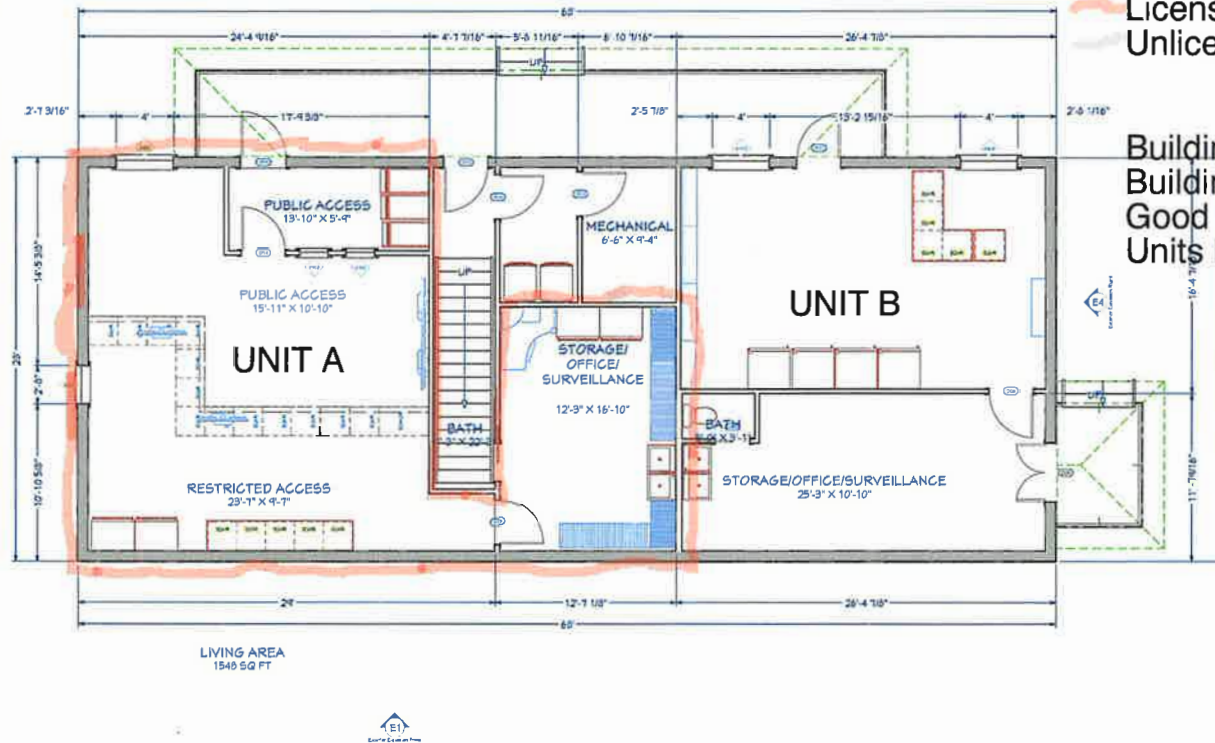
DATE:

10/25/2025

SCALE:

SHEET:

Diagram 5
DBA Good
Vibes Retail
#41906



1st Floor

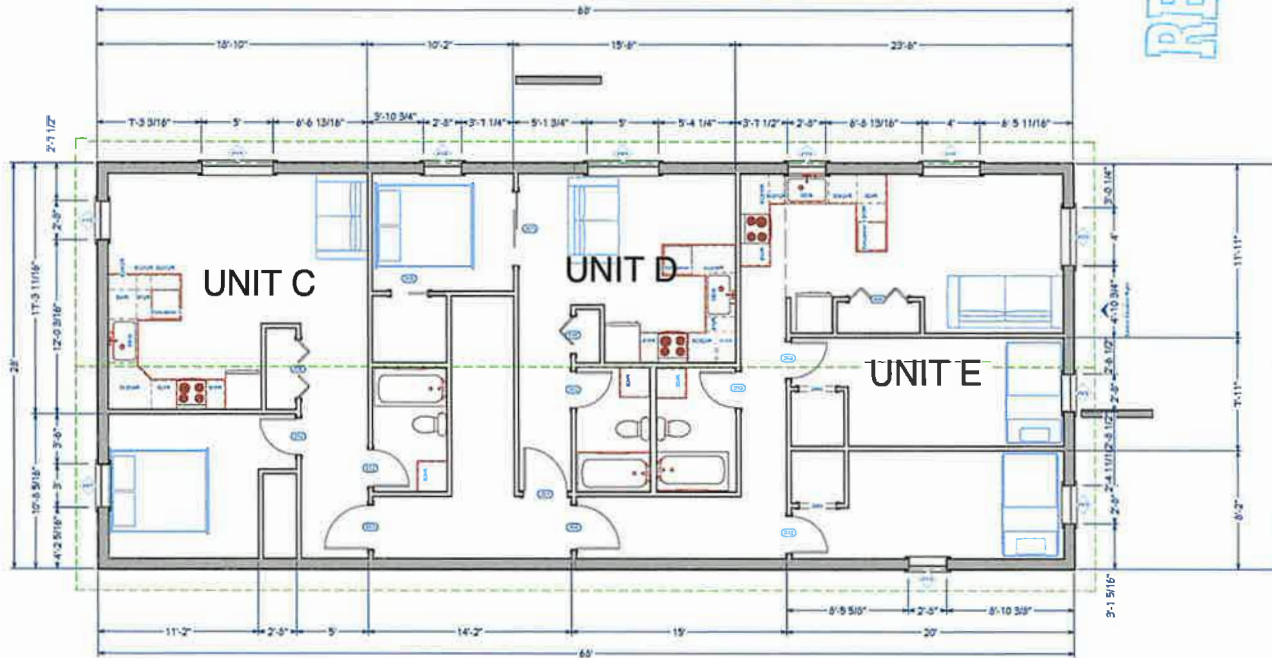
REVISION LABEL	DESCRIPTION
DATE	10/25/2025
SCALE	
SHEET	

207 Breakwater Ave
Cordova AK 99574

AMW
Construction
Custom Home Builder Est. 2010

DATE:
10/25/2025
SCALE:
SHEET:

Diagram 5
DBA Good
Vibha Bhat
#41906



2nd Floor

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REVISION TABLE		
NUMBER	DATE	REVISION BY
		</

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207 Breakwater Ave
Cordova AK 99574

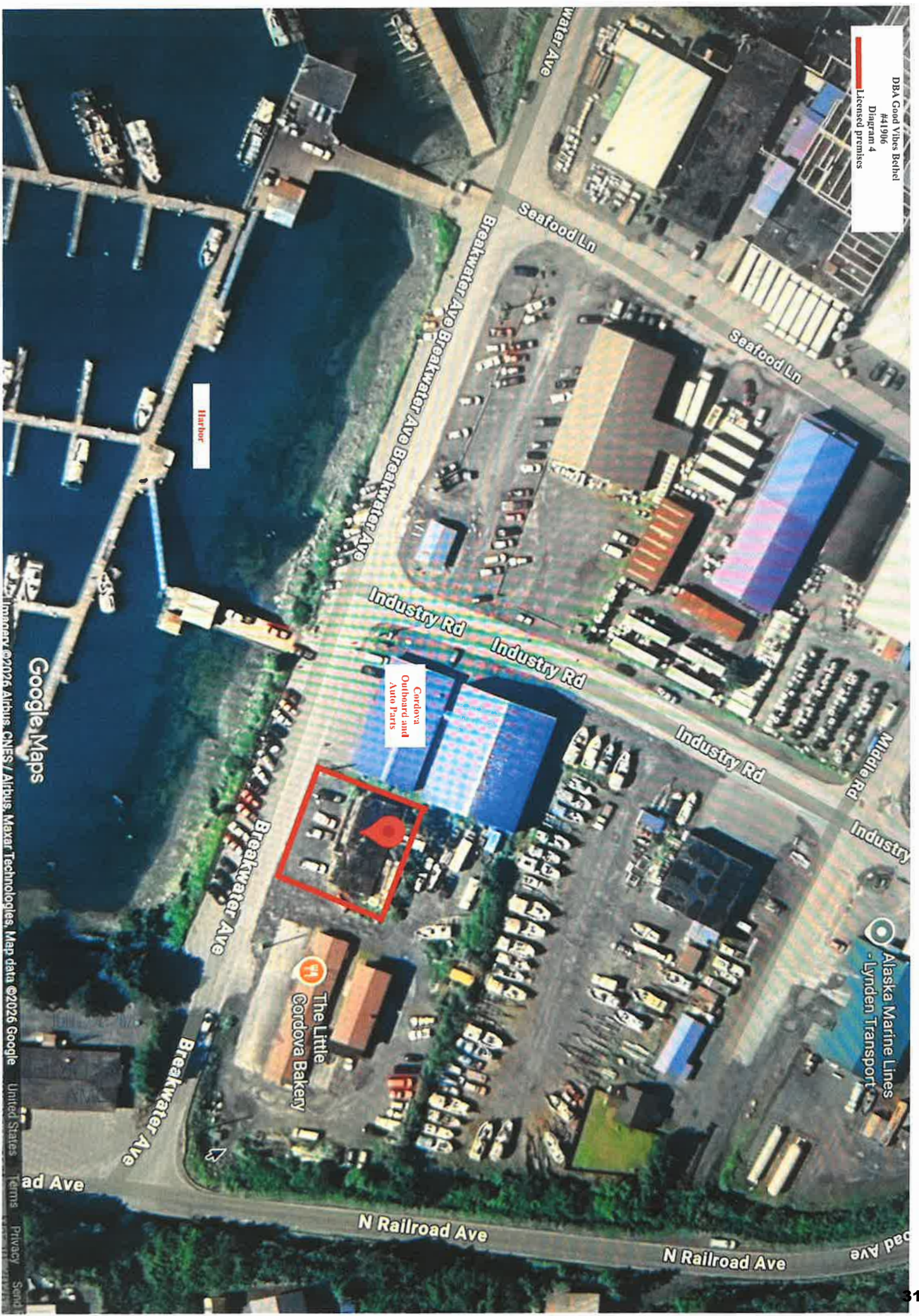
AMW
Construction
Custom Home Builder Est. 2010

DATE:
10/25/2025

SCALE:

SHEET:

DBA Good Vibes Bethel
#41906
Diagram 4
Licensed premises



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Alaska Marijuana Control Board Operating Plan Supplemental Form MJ-03: Retail Marijuana Store

Why is this form needed?

This operating plan supplemental form is required for all applicants seeking a retail marijuana store license and must accompany **Form MJ-01: Marijuana Establishment Operating Plan**, per 3 AAC 306.020(b)(11). Applicants should review **Chapter 306: Article 3** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of the statutes and regulations.

If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020 and 3 AAC 306.315(2).

What additional information is required for retail stores?

Applicants must identify how the proposed establishment will comply with applicable regulations regarding the following:

- Prohibitions
- Signage and advertising
- Displays and sales
- Exit packaging and labeling
- Security
- Waste disposal
- Walk-up or drive-through exterior window pick-up service

This form must be completed and submitted to AMCO's Anchorage office before any new or transfer application for a retail marijuana store license will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Good Vibes LLC	MJ License #:	41906
License Type:	Retail		
Doing Business As:	Good Vibes Bethel		

Section 2 – Overview of Operations

2.1. Provide an overview of your proposed facility's operations. Include information regarding the intake and flow of marijuana and marijuana product at your premises, and a description of what a standard customer visit to your establishment would entail:

2.1 Each shipment of marijuana and marijuana product that arrives at Good Vibes retail store will be inspected by a member of the management team or a designated employee. It will be checked for quality, packaging compliance, test results and weighed, before being accepted and added to the stores inventory and entered into METRC. Each shipment will be reconciled with the transport manifest, shipment labels, and packaging labels to ensure consistency. All product will be weighed by Good Vibes and reconciled with the weight listed on the manifest and labels. Any shipments with discrepancies will be rejected. Shipments that pass initial inspection will be accepted into the facility, entered into METRC and the point of sale software, and added to the store's inventory storage or display cases. At the end of each business day, the management team will reconcile the sale's transactions from the point of sale software with the inventory on hand and with METRC to ensure consistency and to resolve any discrepancies immediately. Customers will be greeted at the store's entrance by an employee who will check photo identification and be on the lookout for signs of impairment. Customers will then enter the retail store where they can browse display cabinets, view available products displayed behind glass display cases. Customers will be able to view/smell samples of product in closed glass jars connected to the counter. Sample Jars will be protected by a plastic, metal or other protective mesh and will be constantly under supervision of Good Vibes staff and management during customer inspection. Sales transactions will take place at the cash registers and when complete, customers will be guided to the store exit. All employees will be trained on the importance of the limits on quantity sold per transaction and the exit packaging requirements set forth in the regulations.

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Form MJ-03: Retail Marijuana Store Operating Plan Supplemental

Section 3 – Exterior Window Service Operating Plan

3.1. Describe how you will comply with the requirements set forth in 3 AAC 306.380 and 3 AAC 306.715. Your response must include include policies and procedures regarding video surveillance, ID verification, display of marijuana or marijuana products, security features including alarm systems and locks, measures to prevent consumers from unlawfully accessing marijuana and funds through the exterior window and licensee control of the area outside of the exterior window.

3.1

Good Vibes will operate in full compliance with the requirements of 3 AAC 306.380 and 3 AAC 306.715 and will implement the following policies and procedures:

Video Surveillance

The licensed premises will be equipped with a video surveillance system that meets the requirements of 3 AAC 306.380. The system will operate continuously, 24 hours per day, and will record all areas where marijuana or marijuana products are sold, as well as all points of ingress and egress, and the exterior window service area. Cameras will be positioned to clearly record facial features and all transactions. Recorded video will be retained for a minimum of 40 days and will be made available to the board or its agents upon request.

Identification Verification

Good Vibes will verify the age and identity of all persons entering the retail marijuana store and all persons purchasing marijuana or marijuana products at an exterior window, in accordance with 3 AAC 306.715. A valid, government-issued photographic identification demonstrating the individual is 21 years of age or older will be required. Employees will be trained to inspect identification for authenticity and to refuse entry or sale to any person who is under 21 years of age, cannot produce valid identification, or appears to be intoxicated.

Display of Marijuana and Marijuana Products

Marijuana and marijuana products will be displayed only in areas accessible to authorized employees and in a manner that prevents direct customer access. All products will be secured in display cases or behind sales counters. The licensee will ensure that all marijuana and marijuana products are accounted for and protected from diversion, theft, or tampering at all times.

Continue below:

Read each statement below, and then sign your initials in the corresponding box to the right [if applicable]:

Initials

I have included a title, lease or other documentation showing sole right of possession to the additional area(s), including the exterior window area, if the additional area(s) are not already part of my approved licensed premises.

BPG

I certify the area immediately outside the walk-up or drive-through exterior window does not include any public property including public streets, public sidewalks, or public parking lots.

BPG

I certify I have read, understood and will comply with all requirements set forth in 3 AAC 306.380, 3 AAC 306.715 and 3 AAC 306.720.

BPG

Section 4 – Prohibitions

Review the requirements under 3 AAC 306.310.

4.1. Describe how you will ensure that the retail marijuana store will not sell, give, distribute, or deliver marijuana or marijuana product to a person who is under the influence of an alcoholic beverage, inhalant, or controlled substance:

All employees will have training on how to identify an impaired individual. Employees will check each potential customer who enters the store for signs of intoxication. Any customer showing signs of intoxication will be refused service and asked to leave the premises immediately. The store's security and surveillance system will deter employees and customers from non-compliant behavior.

4.2. I certify that the retail marijuana store will not:

Initials

- a. Sell, give, distribute, deliver, or offer to sell, give, distribute, or deliver marijuana or marijuana product in a quantity exceeding the limit set out in 3 AAC 306.355; or in violation of 3 AAC 306.380.
- b. Sell, give, distribute, deliver, or offer to sell, give, distribute, or deliver marijuana or marijuana product over the internet; other than as permitted under 3 AAC 306.380.
- c. Offer or deliver to a consumer, as a marketing promotion or for any other reason, free marijuana or marijuana product, including a sample;
- d. Offer or deliver to a consumer, as a marketing promotion or for any other reason, alcoholic beverages, free or for compensation; or
- e. Allow a person to consume marijuana or a marijuana product on the licensed premises, except as allowed under 3 AAC 306.370.

BG

BG

BG

BG

BG



Form MJ-03: Retail Marijuana Store Operating Plan Supplemental

Section 5 – Signage and Advertising

Review the requirements under 3 AAC 306.365 and 306.770. All licensed retail marijuana stores must meet minimum standards for signage and advertising.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

5.1. I understand and agree to post, in a conspicuous location visible to customers, the notification signs required under 3 AAC 306.365.

BG

5.2. I certify that no advertisement for marijuana or marijuana product will contain any statement or illustration that:

BG

a. Is false or misleading;

BG

b. Promotes excessive consumption;

BG

c. Represents that the use of marijuana has curative or therapeutic effects;

BG

d. Depicts a person under the age of 21 consuming marijuana; or

BG

e. Includes an object or character, including a toy, a cartoon character, or any other depiction designed to appeal to a child or other person under the age of 21, that promotes consumption of marijuana.

5.6. I certify that no advertisement for marijuana or marijuana product will be placed:

a. Within 1,000 feet of the perimeter of any child-centered facility, including a school, childcare facility, or other facility providing services to children, a playground or recreation center, a public park, a library, or a game arcade that is open to persons under the age of 21;

BG

b. On or in a publicly owned or operated property;

BG

c. Within 1,000 feet of a substance abuse or treatment facility.

BG

Section 6 – Displays and Sales

6.1. Describe how marijuana and marijuana products at the retail marijuana store will be displayed and sold:

Employees will stand behind the counter that displays marijuana samples that are for sale. Marijuana and marijuana product displays will be kept under the display glass or behind the sales counter. Samples will be displayed in a container with a screened lid that has been designed for purpose of display and selection. When customers request a close inspection of the marijuana being sold the employee will remove a single display container from under the display glass and set it on the counter in front of the customer.

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Section 7 – Exit Packaging and Labeling

Review the requirements under 3 AAC 306.345.

7.1. Describe how the retail marijuana store will ensure that marijuana and marijuana products sold on its licensed premises will meet the packaging and labeling requirements set forth in 3 AAC 306.345(a):

All pre- packaged cannabis products will arrive to our store in a sealed and locked, temper-evident plastic case with a copy of the transport manifest and other required documentation. Any marijuana or marijuana product will be packaged in child- resistant, opaque and re-sealable packaging. Marijuana or marijuana products delivered that do not meet the packaging standards set out in 3 AAC 306.470, .475, .565 or .570 will be denied.

All packages, either pre-packaged or packaged at Good Vibes, will have a label attached bearing the Good Vibes logo and license number, estimated total amount of THC, and necessary warning labels as required under 3AAC 306.345(b)(3).

7.2. Provide a sample label that the retail marijuana store will use to meet the labeling requirements set forth in 3 AAC 306.345(b):

Attached



Form MJ-03: Retail Marijuana Store Operating Plan Supplemental

Section 8 – Security

Review the requirements under 3 AAC 306.350 and 3 AAC 306.720.

8.1. Describe the retail marijuana store's procedures for ensuring a form of valid photographic identification has been produced before selling marijuana or marijuana product to a person, as required by 3 AAC 306.350(a):

8.1 Before entry is permitted, employees of the retail marijuana store will: a. Review visitor's I.D. (passport, driver's license, instructional permit, state or territory ID card, or other ID card issued by an authorized federal or state agency) of each visitor; b. Ensure each visitor is 21 years old; c. Ensure each visitor ID is current, unexpired, unaltered, and valid; and d. Ensure the picture and

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

8.2. The video surveillance and camera recording system for the licensed premises covers each point-of-sale area.

BG

Section 9 – Waste Disposal

Review the requirements under 3 AAC 306.740.

9.1. Describe how you will store, manage, and dispose of any marijuana waste, including expired marijuana or marijuana products, in compliance with any applicable laws. Include details about the material(s) you will mix with ground marijuana waste and the processes that you will use to make the marijuana waste unusable for any purpose for which it was grown or produced:

Good Vibes will be disposing of the following: contaminated marijuana, infected and or rejected for quality, marijuana and marijuana products that reach their expiration date, lastly any other marijuana or marijuana products deemed as waste by the licensees, Manager, MCB or AMCO director. Marijuana waste will be stored away from all other products in a locked container on the premises and will be rendered unusable prior to leaving the store for disposal. A notice, via email, will be sent to AMCO enforcement not later than three days prior to rendering waste unusable. Marijuana waste will be rendered unusable by grinding the materials and mixing with other compostable and non-compostable non-marijuana material such as, food waste, cardboard, paper, and yard waste; until the resulting mixture is no more than fifty percent (50%) marijuana waste. Management will maintain a log on the status of all marijuana waste, tracking the type, date of

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

BG

Brian Glasheen

Printed name of licensee

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Dept. of Commerce
AMCO

Signature of licensee



(Additional Space as Needed):

3.1: Continued

Security Features (Alarm Systems and Locks)

Good Vibes premises will be secured by a professionally monitored security alarm system that includes intrusion detection devices on all exterior doors and windows, motion detection sensors, and audible alarms. All perimeter doors and windows will be equipped with commercial-grade locks. Access to limited access areas will be restricted to authorized personnel. During non-operating hours the building will be secured from the outside with additional locks and bars to prevent entry.

Prevention of Unauthorized Access at Exterior Window

The licensee will implement procedures to ensure that marijuana, marijuana products, and cash are not accessible to consumers except during a controlled transaction. The exterior window will be constructed and operated to prevent any physical access by a consumer into the interior of the licensed premises. Transactions will occur through a secure pass-through or similar barrier that allows for the controlled exchange of products and currency. Employees will maintain continuous control of all inventory and funds during each transaction.

Control of Area Outside Exterior Window

The licensee will maintain control of the area immediately outside the exterior service window to ensure compliance with 3 AAC 306.715. Signage will be posted prohibiting loitering, on-site consumption, and access by persons under 21 years of age. The exterior area will be monitored by the video surveillance system and, when necessary, by employees. The licensee will take reasonable steps to prevent disorderly conduct and will contact law enforcement when appropriate.

8.1 Continued: match before permitting entry to the retail facility. If the marijuana handler confirms or suspects the visitor is under 21 years of age, they will refuse entry to the person.

9.1 Continued: rendered unusable, the reason it's being wasted, and the final destination. The city garbage truck will collect the waste mixture and dispose of it at the city dump. During phases of small waste batches, either a licensee or the manager may dispose of the unusable waste in their outdoor compost. This information will be recorded in the disposal log and securely stored as a business record, available to AMCO upon request.

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JUL 7 4 20/15

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AMCO

GOOD VIBES

Net Weight 3.5g

THCXX mg

Cultivated by: XXXXXX License #XXXXXX

Sold by: Good Vibes LLC License #41906

Alaska Safety Warning: Marijuana has intoxicating effects and may be habit forming and addictive. Marijuana impairs concentration, coordination and judgment. Do not operate a vehicle or machinery under its influence. There are health risks associated with consumption of marijuana. For use only by adults twenty-one and older. Keep out of the reach of children. Marijuana should not be used by women who are pregnant or breast feeding.

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AMCO



Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

Why is this form needed?

A public notice posting affidavit is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(10). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by posting a true copy of the application for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per 3 AAC 306.025(b)(1).

This form must be completed and submitted to AMCO's Anchorage office before any new or transfer license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Good Vibes LLC	License Number:	41906		
License Type:	Retail				
Doing Business As:	Good Vibes Bethel				
Premises Address:	207 Breakwater Avenue				
City:	Cordova	State:	AK	ZIP:	99574

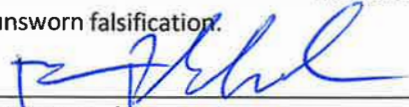
Section 2 – Certification

I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: May 8th 2026 End Date: May 19th 2026

Other conspicuous location: Cordova Swimming Pool and AC grocery store

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

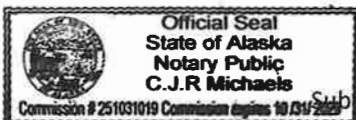

Signature of licensee

Brian Glasheen

Printed name of licensee


Signature of Notary Public

Notary Public in and for the State of Alaska



My commission expires: 10/31/2029

Subscribed and sworn to before me this 24th day of June, 2026.



Alaska Marijuana Control Board

Form MJ-08: Local Government Notice**Why is this form needed?**

A local government notice is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to each local government and any community council in the area of the proposed licensed premises. For an establishment located inside the boundaries of city that is within a borough, both the city and the borough must be notified.

This form must be completed and submitted to AMCO's Anchorage office before any new or transfer license application will be considered complete.

JUN 7 6 40 PM
Dept. of Commerce
AMCO

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Good Vibes LLC	License Number:	41906		
License Type:	Retail				
Doing Business As:	Good Vibes Bethel				
Premises Address:	207 Breakwater Avenue				
City:	Cordova	State:	AK	ZIP:	99574

Section 2 – Certification

I certify that I have met the local government notice requirement set forth under 3 AAC 306.025(b)(3) by submitting a copy of my application to the following local government (LG) official(s) and community council (if applicable):

Local Government(s): City of Cordova Date Submitted: 6/5/26

Name/Title of LG Official 1: Kevin Johnson Acting City Manager Name/Title of LG Official 2: Susan Bourgeois City Clerk

Community Council: _____ Date Submitted: _____
(Municipality of Anchorage and Matanuska-Susitna Borough only)

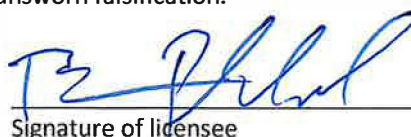
You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

BP

Brian Glasheen

Printed name of licensee


Signature of licensee



Alaskan #2 <asbpg2@gmail.com>

RE: Local government notification

1 message

Kevin Johnson <publicworks@cityofcordova.net>

Mon, Jun 8, 2026 at 10:13 AM

To: Alaskan #2 <asbpg2@gmail.com>

Cc: Alex Waiserski <awasierski@gmail.com>, Susan Bourgeois <cityclerk@cityofcordova.net>

Thanks Alex,

Please take this email as confirmation that we have received a copy of the Form MJ-08 Local Government Notice.

Thank you,

Kevin Johnson

Public Works Director

City of Cordova

907-424-6220



From: Alaskan #2 <asbpg2@gmail.com>
Sent: Monday, June 8, 2026 10:11 AM
To: Alaskan <asbpg2@gmail.com>
Cc: Kevin Johnson <publicworks@cityofcordova.net>; Alex Waiserski <awasierski@gmail.com>
Subject: Re: Local government notification

Here you go.

On Jun 5, 2026, at 11:57 AM, Alaskan #2 <asbpg2@gmail.com> wrote:

Thanks,

Brian Glasheen

No need to sign just an email acknowledging you received it. It's not very clear and I talked with AMCO about it and they advised me what to do. Form will be for your records.

Thanks

Brian Glasheen

907-545-1144

On Fri, Jun 5, 2026 at 11:41 AM Kevin Johnson <publicworks@cityofcordova.net> wrote:

Please put myself as Acting City Manager and Susan Bourgeois, City Clerk.

So do we need to sign it? It did not sound like it from reading it. Is this this for our records to hold onto?

Sorry if I misinterpreted the form and caused unnecessary delay.

Thanks,

Kevin Johnson
Public Works Director
City of Cordova
907-424-6220

-----Original Message-----

From: Alaskan #2 <asbp2@gmail.com>
Sent: Friday, June 5, 2026 11:39 AM
To: Kevin Johnson <publicworks@cityofcordova.net>; Alex Waiserski <awaiserski@gmail.com>
Subject: Local government notification

Kevin,
I talked to AMCO and they said to submit the MJ-08 form directly to you all filled out.

Who are the two people I should put down on the form?
Yourself as acting mayor? Is that the title I should use?

Who should I put as the second one?

Thanks,
Brian Glasheen

<MJ-08.pdf>

 **MJ-08.pdf**
352K

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JUN 7 4 2026

Dept. of Comm.
AMCO



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest**Why is this form needed?**

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Good Vibes LLC	License Number:	41906		
License Type:	Retail				
Doing Business As:	Good Vibes Bethel				
Premises Address:	207 Breakwater Avenue				
City:	Cordova	State:	AK	ZIP:	99574

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Brian Glasheen				
Title:	Owner				
SSN:		Date of Birth:			

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JUN 24 2026



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest**Section 3 – Certifications**

You must be able to certify the statements below. Read the following and then sign your initials in the boxes to the right: Initials

I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

BG

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

BG

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

BG

The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

BG

Brian Glasheen

Printed name of licensee


Signature of licensee



Alaska Marijuana Control Board

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Section 1 – Establishment Information

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License Type:	Retail				
Doing Business As:	Good Vibes Bethel				
Premises Address:	207 Breakwater Avenue				
City:	Cordova	State:	AK	ZIP:	99574

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Alexander Wasierski				
Title:	Owner				
SSN:		Date of Birth:			

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JUN 24 2023

Dept. of Commerce
AMCO



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Section 3 – Certifications

You must be able to certify the statements below. Read the following and then sign your initials in the boxes to the right: Initials

I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

AW

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

AW

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

AW

The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

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AW

Alexander Wasierski

Printed name of licensee

Alex Wasierski

Signature of licensee

AMW Property Management
1853 Buccaneer Pl
Anchorage, AK 99501
907.543.3499 (Alex); 907.545-1144 (Brian or Pat)
Email: amwpmlc@gmail.com

RENTAL LEASE AGREEMENT

This venture of rental is made and entered this 21st day of July, 2026, by and between AMW Property Management, hereinafter called "Landlord" and Good Vibes LLC, hereinafter called "Tenant" for the following property
207 Breakwater Ave Unit B, located in Cordova, Alaska.

1. RENT/LATE FEE/NSF FEE

Rent should be \$ 1000 per month plus sales tax payable on or before the 1st of each month in the form of cash, personal check, check, money order, or deposited in AMW Property Management's checking account. Wells Fargo Account number is # 1823893043

Tenant agrees a \$50.00 late fee will be charged if rent is not paid within five (5) days of the due date. The assessment and payment of the \$50.00 late fee shall not operate as waiver of any other remedy landlord might have. Landlord and tenant specifically agree that any unpaid portion of the deposit, utility bills, etc, is the responsibility of the tenant. Tenant agrees that failure to pay any unpaid portion of the deposit, utility bills, late fees, NSF fees, and any fines or damages assessed will be deemed "MATERIAL BREACH" of this agreement. Failure of tenant to pay rent by the agreed day of each month or other violation of this agreement shall authorize landlord to terminate this tenancy by giving the appropriate written notice pursuant to Alaska Statute 34.03.220. A \$35.00 NSF charge will be assessed on any check submitted to the LANDLORD by TENANT that is returned from the bank. Returned checks will not be resubmitted to the bank by LANDLORD. TENANT will pay the NSF fee plus any late fees and make good the check in the form of a cashier's check, money order, or cash. It is at the LANDLORD'S discretion whether TENANT'S personal check will or will not be accepted for future payments.

2. APPLICATION OF MONIES PAID

TENANT acknowledges that if TENANT incurs charges for late fees, damages, utilities, security deposit, or any other cause, that any monies paid after such charges are incurred shall be applied to the charges first and the remainder shall be applied towards rent. Any balance left owing shall be for unpaid rent and may be subject to a late charge if TENANT'S account is not brought with a zero balance.

Initials _____

3. TERMS

The terms of the rental shall be for a period of 12 months to commence on the 1st day of October, 2026, and ending on the 1st day of October, 2027. A written 30 days notice must be given to LANDLORD prior to the expiration of lease if TENANT wishes to vacate at the end of the lease.

4. USE OF PREMISES

The premises shall be used solely as a Marjana Retail store by TENANT and those persons authorized by LANDLORD. TENANT agrees not to use premises or permit the premises to be used for unlawful purposes. TENANT and all occupants agree to comply with all rules and regulations now or hereafter adopted by LANDLORD.

TENANT shall permit no extraordinary combustible material to be kept on the premises and shall use every precaution to prevent fire, and shall permit nothing to be done that might increase the premium rates of insurance.

Residents will not improperly store any toxic or hazardous waste on site. If such items are spilled or dumped on the premises, TENANT will be liable for all clean up costs. No noise or nuisance is permitted to the disturbance of other tenants.

5. UTILITIES

TENANT agrees to pay the following utilities. Should TENANT fail to have billing transferred, TENANT shall be considered in default of the agreement and will be charged \$50.00 handling fee per billing cycle in addition to the utility bill amount until utility is transferred into TENANT'S name.

A. Electricity B. Water/Sewer

6. KEYS AND LOCKS

TENANT is not permitted to change the locks or add locks without prior written consent of LANDLORD, is responsible for all keys issued, and must return all keys and copies made by TENANT to LANDLORD at time of move-out. If TENANT keeps keys after move-out, rent will continue to be charged until keys are returned to LANDLORD. Re-keying charges will come out of the Security Deposit at move-out if all keys are not returned.

NUMBER OF KEYS ISSUED: Rental 1 Other: Water Building _____

7. SECURITY DEPOSIT AGREEMENT

A deposit is required. The deposit shall be \$ 1000. The deposit is intended to secure the LANDLORD against all expenses incurred in cleaning and repair upon vacancy. The deposit is also intended to compensate for lost rental revenue in the event the tenant violated a provision of their lease which may cause the tenant to vacate. Security deposits will be requested of the TENANT at the time the lease is signed and first month's rent is paid unless other arrangements have been made by the LANDLORD. Upon vacancy, an inspection will be made of the premises by LANDLORD. The TENANT is

Initials _____

required to leave the rental in a clean and move-in re-rentable condition. Actual costs of cleaning and repairs needed to bring the rental to a marketable condition will be deducted from the deposit. Any amount to be refunded or owed to the TENANT or LANDLORD will be notified to the renter within 14 days of the date TENANT delivers possession of the rental.

Should the TENANT move out without giving a proper notice as specified in the lease, the amount of any unpaid rent will be forfeited from the deposit held and LANDLORD will provide an accounting of the security deposit within 30 days. Forfeit of the security deposit will not satisfy the responsibility of the former TENANT to reimburse the LANDLORD for any cleaning, repairs, or lost rent in excess of the deposit held.

All deposits will be held in a trust account separate from operating funds. Any refund of deposit will be made only to the TENANT who made the deposit payment. If premise is rented by more than one person, any refund shall be made to the individual(s) who paid the deposit unless notarized written authorization is given to LANDLORD to distribute to another party.

Upon 30 days notice to vacate TENANT may not use security deposit toward last month's rent.

8. NUMBER OF TENANTS

N/A

9. ASSIGNMENT OF SUBLETTING

TENANT agrees NOT to assign or sublet the premises to any person without written permission of the LANDLORD.

10. PETS

Pets ARE NOT permitted. Any unauthorized pet on the premises is subject to a fine of \$100.00 charged to the TENANT per day per pet.

11. ELECTRICAL SYSTEMS

TENANT shall make no electrical connections to any outlet other than those located in the rental and shall in NO WAY modify the electrical system.

12. TENANT'S INSPECTION OF PREMISES

TENANT shall inspect premises within 7 days of taking occupancy of the property. Failure to report issues within 7 days of occupancy will be deemed an acceptance of good condition.

13. ABSENCE FROM THE PREMISES

The TENANT shall notify LANDLORD of any extended absence from the premises in excess of seven (7) days. LANDLORD may inspect premises to determine whether it has been abandoned. If rent is in default and TENANT has been absent in excess of seven (7) days, LANDLORD will post an abandonment notice and take possession of the premises immediately.

14. MAINTENANCE AND REPAIRS

Initials _____

TENANT shall notify LANDLORD **IMMEDIATELY** of any repairs needed and LANDLORD shall have access to the premises at any reasonable time for repair, maintenance, or to protect the property. LANDLORD is responsible for the maintenance and repair of any breakage to structure or equipment so long as such breakage was not due to negligence or deliberate wrongful conduct of the TENANT, in which case the TENANT shall be held liable. Under the terms of the State Landlord Tenant Act, the TENANT is responsible to the LANDLORD for any damages or repairs required due to his/her willful acts, negligence, or in some cases his/her failure to act. Please be aware TENANTS are responsible for their GUESTS while on the premises. Cost of repairs is due immediately. Any monies paid are applied to damages first and then towards rent.

15. INSPECTION

LANDLORD, or his representative, shall have the right to enter the premises with 24 hours notice at all reasonable hours to examine the rental or immediate entry to make such alterations and repairs as may be deemed necessary for the safety or preservation of the building, as well as to post any statutory notices of non-responsibility.

16. FURNITURE/APPLIANCES

None Provided

17. PARKING AND MOTOR VEHICLES

TENANT shall use only that parking space designated for his/her use by LANDLORD.

18. FIRE AND CASUALTY

If premises is destroyed by fire or other casualty, LANDLORD may repair the damage and the rent will be abated for such a period of time as the premises remain unlivable, but if premises is destroyed or so badly damaged that LANDLORD decides it is inadvisable to repair, the agreement shall cease and terminate and rent shall be adjusted to the date that such fire or casualty occurred on a daily basis as herein provided. LANDLORD will not be responsible for damage incurred to any personal property of the TENANT caused by a third party, fire, theft, water damage, etc.

TENANTS ARE ENCOURAGED TO OBTAIN RENTER'S INSURANCE.

19. TERMINATION FOR NON-PAYMENT OF RENT

If TENANT fails to pay rent by the agreed upon day of the month, a "Demand for Rent and Notice to Vacate" will be issued to the TENANT for all rents due plus any late fees, or other charges that are owed. If full amount due is not paid by cashier's check, cash, or money order within the seven (7) day period after the Notice is served, the tenancy terminates. LANDLORD may terminate the agreement and immediately move to recover possession of the premises in accordance with the Alaska Landlord Tenant Act. Notwithstanding any termination of the tenancy provided therein, TENANT remains responsible for the full rental due for the entire term of this agreement. TENANT agrees that failure to pay any unpaid portion of the deposit, late fees, NSF fees, and any fines or damages assessed will be deemed a "MATERIAL BREACH" of this agreement. In the event of a default by Tenant, Landlord will contact the

Initials _____

Alaska Marijuana Control Office and ensure Enforcement for AMCO removes all marijuana and marijuana product from facility.

20. BREACH OF AGREEMENT

TENANT hereby recognizes that he/she is obligated to pay rent for the full term of this agreement. At the expiration of this particular agreement, it shall automatically renew each month, on a month-to-month basis, or it may be terminated by either TENANT or LANDLORD by giving written notice at least thirty (30) days prior to the next rental due date. Full rent will be due for the month.

21. EARLY TERMINATION

Early termination prior to the expiration of this agreement normally is not permitted. We have come across cases when the LANDLORD has agreed to release TENANT from their lease early. If the LANDLORD agrees to an early release, TENANT agrees to pay any rent, pro-rated lease-up fee, advertising, utilities, and any other costs the LANDLORD would incur to re-rent. Only after a new tenant is found will the Security Deposit be refunded, as long as no monies are owed LANDLORD.

22. MOVE OUT CLEANING

TENANT agrees that upon termination of this rental agreement to leave the rental in a move-in like condition. It shall be his/her responsibility to have all items on the on the "Cleaning Checklist" completed prior to moving. If those items are not done, the Security Deposit will be used to complete any cleaning or repairs needed.

23. TENANT'S BELONGINGS-ABANDONED PROPERTY

Unless other agreed upon in writing, if termination of tenancy for any reason, all personal property left on the premises will be disposed of by LANDLORD five (5) days after the tenancy is terminated and LANDLORD will not be liable for loss or damage for said disposal.

In case of abandonment, where TENANT left the rental and his/her personal belongings or has been absent for seven (7) days or longer without giving notice, all personal property left on the premises will be disposed of by LANDLORD within fifteen (15) days of abandonment and LANDLORD will not be liable for loss or damage for said disposal.

24. COSTS AND ATTORNEY FEES

If by reason of any default or breach on the part of the TENANT, in the performance of any of the provisions of this lease, it becomes necessary for the LANDLORD to employ an attorney, the TENANT agrees to pay all costs, expenses, and reasonable actual attorney's fees expended or incurred by the LANDLORD in connection therewith. If there is any amount owing on TENANT'S account and it is sent to a collection agency, there is an additional \$50.00 collection fee charged.

25. ACCIDENTS AND PERSONAL INJURIES

LANDLORD shall not be liable for any loss or damage to person or property in or around said rental by reason of fire, theft, leakage, bursting or overflow of any drains or pipes due to snow, rain, or interruption of utilities, or any other cause, whether it results in damaged suffered by TENANT or his/her family, agents, guests, or any other person. The TENANT shall indemnify and save LANDLORD harmless

Initials _____

DOB: _____

DL Or ID# _____

LANDLORD/AGENT SIGNATURE:

Alex Wasierski

Date: _____ 7/21/2026 _____

Initials _____

The Cordova Times

Prince William Sound's oldest newspaper. Established in 1914.

Good Vibes LLC.
Attn: Brian Glasheen
asbpg2@gmail.com

REMIT TO: The Cordova Times
911 W 8th Ave Ste 101
Anchorage, AK 99501

COST: \$20.00

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA
STATE OF ALASKA, THIRD DISTRICT
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS DAY
PERSONALLY APPEARED Savannah Eike WHO, BEING FIRST
DULY SWORN, ACCORDING TO LAW, SAYS THAT S/HE IS
ADVERTISING MANAGER OF THE CORDOVA TIMES
PUBLISHED AT 911 W 8TH AVE, ANCHORAGE AK, IN SAID
FIRST DISTRICT STATE OF ALASKA AND THAT THE
ADVERTISEMENT, OF WHICH THE ANNEXED OR ATTACHED IS A
TRUE COPY, WHICH WAS PUBLISHED IN SAID PUBLICATION ON
4/03/26 AND THEREAFTER FOR A TOTAL OF 3
CONSECUTIVE ISSUE(S), THE LAST PUBLICATION APPEARING
ON 04/24/26

Savannah Eike

Savannah Eike
ADVERTISING MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS THE 5TH DAY OF
MAY, 2026

Lisa McGuire

NOTARY PUBLIC STATE OF ALASKA
MY COMMISSION EXPIRES ON AUGUST 4, 2026

Lisa M. McGuire
ELECTRONIC NOTARY PUBLIC
STATE OF ALASKA
MY COMMISSION EXPIRES 08-04-2026

ATTACH PROOF OF PUBLICATION HERE

PUBLIC NOTICE

Good Vibes LLC is applying under 3 AAC 306.300 for a new Retail Marijuana Store license, license #41906, doing business as Good Vibes Bethel, located at 207 Breakwater Avenue, Cordova, AK, 99574, UNITED STATES. Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and application information will be posted on AMCO's website at <https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

RECEIVED

JUN 7 4 2026

Dept. of Commerce
AMCO

CERTIFICATE *of* SIGNATURE

REF. NUMBER
KSZLV-NDMKP-FYT6P-HO7CM

DOCUMENT NOTARIZED ONLINE USING AUDIO-VIDEO COMMUNICATION ON
05 MAY 2026 18:09:19
UTC

SIGNER

SAVANNAH EIKE

EMAIL
SAVANNAH@THECORDOVATIMES.COM

TIMESTAMP

SENT
05 MAY 2026 18:07:38
VIEWED
05 MAY 2026 18:07:41
SIGNED
05 MAY 2026 18:07:51

SIGNATURE

Savannah Eike

IP ADDRESS
173.40.40.44

LOCATION
BUFFALO, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
05 MAY 2026 18:07:41
PERSONALLY KNOWN
05 MAY 2026 18:07:07

LISA MCGUIRE

EMAIL
LMCGUIRE@ADN.COM

SENT
05 MAY 2026 18:07:38
VIEWED
05 MAY 2026 18:07:46
SIGNED
05 MAY 2026 18:09:19

Lisa McGuire

IP ADDRESS
209.165.174.70

LOCATION
ANCHORAGE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
05 MAY 2026 18:07:46



Department of Commerce, Community, and Economic Development

CORPORATIONS, BUSINESS & PROFESSIONAL LICENSING

[State of Alaska](#) / [Commerce](#) / [Corporations, Business, and Professional Licensing](#) / [Search & Database Download](#) / [Corporations](#) / Entity Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Good Vibes LLC

Entity Type: Limited Liability Company

Entity #: 10163025

Status: Good Standing

AK Formed Date: 5/8/2021

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2023

Entity Mailing Address: 1834 BUCCANEER PLACE, ANCHORAGE, AK 99501

Entity Physical Address: 1834 BUCCANEER PLACE, ANCHORAGE, AK 99501

Registered Agent

Agent Name: Brian Glasheen

Registered Mailing Address: 1834 BUCCANEER PLACE, ANCHORAGE, AK 99501

Registered Physical Address: 1834 BUCCANEER PLACE, ANCHORAGE, AK 99501

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	Alexander Wasierski	Member	50.00
	Brian Glasheen	Member	50.00

Filed Documents

Date Filed	Type	Filing	Certificate
5/08/2021	Creation Filing	Click to View	Click to View
5/08/2021	Initial Report	Click to View	

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THE STATE
of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

Date Filed: 03/06/2021
State of Alaska, DCCED

FOR DIVISION USE ONLY

Domestic Limited Liability Company

Initial Biennial Report

Entity Name: Good Vibes LLC

Entity Number: 10163025

Home Country: UNITED STATES

Home State/Prov.: ALASKA

Physical Address: 1834 BUCCANEER PLACE,
ANCHORAGE, AK 99501

Mailing Address: 1834 BUCCANEER PLACE,
ANCHORAGE, AK 99501

Registered Agent information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

Name: Brian Glasheen

Physical Address: 1834 BUCCANEER PLACE,
ANCHORAGE, AK 99501

Mailing Address: 1834 BUCCANEER PLACE,
ANCHORAGE, AK 99501

Officials: The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Alexander Wasierski	PO Box 573, Bethel, AK 99559	50	X
Brian Glasheen, JR	1834 Buccaneer Place, Anchorage, AK 99501	50	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

NAICS Code: 453998 - ALL OTHER MISCELLANEOUS STORE RETAILERS (EXCEPT TOBACCO STORES)

New NAICS Code (optional):

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: Brian Glasheen

AMCO

OCT - 4 2021



THE STATE
of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

Date Filed: 03/06/2021
State of Alaska, DCCED

FOR DIVISION USE ONLY

Articles of Organization
Domestic Limited Liability Company

Web-5/8/2021 11:56:43 AM

1 - Entity Name

Legal Name: Good Vibes LLC

2 - Purpose

Legal cannabis retail store

3 - NAICS Code

453998 - ALL OTHER MISCELLANEOUS STORE RETAILERS (EXCEPT TOBACCO STORES)

4 - Registered Agent

Name: Brian Glasheen, JR

Mailing Address: 1834 Buccaneer Place, Anchorage, AK 99501

Physical Address: 1834 Buccaneer Place, Anchorage, AK 99501

5 - Entity Addresses

Mailing Address: 1834 Buccaneer Place, Anchorage, AK 99501

Physical Address: 1834 Buccaneer Place, Anchorage, AK 99501

6 - Management

The limited liability company is managed by its members.

7 - Officials

Name	Address	% Owned	Titles
Brian Glasheen, JR			Organizer

Name of person completing this online application

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: Brian Glasheen

AMCO

OCT - 4 2021

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

Good Vibes Bethel

1834 Buccaneer Pl, Anchorage, AK 99501

owned by

Good Vibes LLC

is licensed by the department to conduct business for the period

July 29, 2021 to December 31, 2022
for the following line(s) of business:

42 - Trade

AMCO
OCT - 4 2021



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Anderson
Commissioner



AGENDA ITEM 6

City Council Meeting Date: 09/02/26

CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk
DATE: 08/13/26
ITEM: Concurrence of Mayor's appointment to Planning Commission
NEXT STEP: Approval of Motion to concur

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: The Planning Commission has a vacancy due to a resignation and one application has been received.

II. RECOMMENDED ACTION: City Council should concur with the appointment recommendation made by *Mayor Smith* and approve by voice vote. Approval of the consent calendar will accomplish Council concurrence of *Mayor Smith's* appointment of *Christian Oehm* to fill the vacant seat on the Planning Commission.

III. BACKGROUND INFORMATION: The City Clerk has been advertising the vacancy for more than a month and only one application has been received.

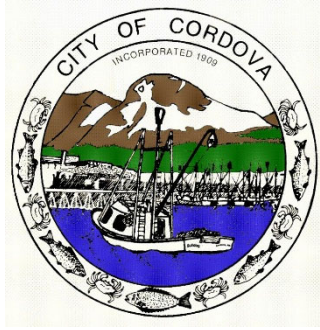
IV. SUMMARY AND ALTERNATIVES: City Council members may concur with the Mayor's appointment or take alternative action. Approval of consent calendar accomplishes the concurrence. If council wants to choose another option the item must be pulled from the consent calendar.



City Board or Commission Membership Application



Personal Information	
Name: Christian Oehm	Date: 7-31-2026
Resident of Cordova? ☒ Yes ☐ No	How Long? ~2 years
Name of Partner (optional):	
Employer: Steve Ranney- Orca Adventure Lodge	Job Title: Facilities Manager
Contact Information	
Residence Address: 2500 Orca Road, Cordova AK 99574	
Mailing Address: P.O. Box 2304	
Cell Phone:	Email Address:
May we include your contact information on our webpage/in published meeting packets: ☒ Yes ☐ No ☐ Yes, but not all	
If you answered "yes, but not all" above, please specify what we CAN include on webpage/in meeting packets:	
Affiliations	
Current membership in organizations: N/A	
Past memberships in organizations: N/A	
City Board(s) or Commission(s) in which you are interested: Planning & Zoning	
Why do you want to be involved with this Board or Commission? Having moved to Cordova recently, I am actively making an effort to be more involved in the community. This appears to be a wonderful opportunity to better understand and take part in the relationship between the city, its residents, and the businesses that reside here. I care deeply about the growth of the community and would love to meaningfully contribute to its betterment.	
What experiences have you had, and/or what credentials do you possess, that would make your membership beneficial to the board or commission? I currently have no relevant credentials nor experience, though I am eager to be a more active member of the community.	
Applications can be dropped off at City Hall or emailed to: cityclerk@cityofcordova.net Board/Commission Application Revised: 09/2019	



AGENDA ITEM 7

City Council Meeting Date: 9/2/26

CITY COUNCIL COMMUNICATION FORM

FROM: Susan Bourgeois, City Clerk

DATE: 8/26/26

ITEM: Council option to protest/waive protest for new Seasonal Restaurant Eating Place Tourism Liquor License #60589

NEXT STEP: Motion to waive protest via approval of consent calendar

☐ ORDINANCE
☒ MOTION

☐ RESOLUTION
☐ INFORMATION

I. REQUEST OR ISSUE: A Cordova business, No Road Brewing LLC, has applied for a new Liquor License (Seasonal Restaurant Eating Place Tourism) with the State through the AMCO (Alcohol and Marijuana Control Office).

II. RECOMMENDED ACTION / NEXT STEP: Council action to waive right to protest the renewal.

III. FISCAL IMPACTS: none, staff sees no reason to protest see background information

IV. BACKGROUND INFORMATION: Finance Staff & Deputy City Clerk have determined this business to be current in all financial obligations to the City (utilities, property taxes, business taxes). Police Department has no public safety concerns about this business. Planning Department sees no zoning reason to consider protest.

V. LEGAL ISSUES: The local governing body's right to protest is defined in AS 04.11.480, attached.

VI. SUMMARY AND ALTERNATIVES: Council approval of the consent calendar would constitute approval of this motion:

Council motion to waive it's right to protest the issuance of liquor license #60589, Copper River Brewing, LLC, Seasonal Restaurant Eating Place Tourism.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600
Anchorage, Alaska 99501
Main: 907.269.0350

August 26, 2026

City of Cordova

VIA Email: cityclerk@cityofcordova.net; cgilmour@cityofcordova.net

License Type:	Seasonal Restaurant or Eating Place Tourism	License Number:	60589
Licensee:	No Road Brewing, LLC		
Doing Business As:	Copper River Brewing		
Premises Address	516 1 st St, Cordova, AK 99574		
Endorsement(s):	None		

☒ **New Application**

☐ **Transfer of Location Application**

☐ **Transfer of Ownership Application**

☐ **Transfer of Controlling Interest Application**

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Anna White

Licensing Examiner II

For

Kevin Richard, Director

amco.localgovernmentonly@alaska.gov



Document reference ID : 7320

Licensing Application Summary

Application ID:	7320
Applicant Name:	No Road Brewing Llc
License Type applied for:	Seasonal REPL Tourism License (SRTL) (AS 04.09.360)
Application Status:	In Review
Application Submitted On:	08/19/2026 08:17 AM AKDT

Entity Information

Business Structure:	Limited liability company
Alaska Entity Number (CBPL):	10174594

Entity Contact Information

Mailing Address:	P.O. Box 1384, Cordova, AK, 99574, USA
-------------------------	--

Tell Us About You

Authority Type:	I am authorized user by the designated licensee with binding authority
Legal First Name:	Christiana
Legal Last Name:	Fincher
Email Address:	
Phone Number:	713-299-6971

Additional Authorized Users

Legal Name	Relation with Applicant
Curtis Fincher	Family Member

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
No Road Brewing Llc	Christiana Fincher	Member	50
No Road Brewing Llc	Curtis Fincher	Member	50

Premises Address

Address: 516 1st St, Cordova, AK, 99574, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: Copper River Brewing

What is your primary business at this location? Restaurant

Premises Contact Details

Contact Person Name Christiana Fincher

Business Phone Number 713-299-6971

Alternate Phone Number 302-562-0401

Email Address

Local Government and Community Council Details

City/Municipality

Cordova

Borough

Unorganized Borough

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?

Yes

Property Utilization Status

An Existing Facility

Property Ownership Deed

[deed of trust.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address?

Yes

Premises Diagram

- [Copper River Brewing Drawing Set \(5_29\) \(dragged\).pdf](#)

Seasonal Information

Are you conducting seasonal business?

Yes

Please Provide your six-month operating period

04/01 - 9/30

Operation Period Details

We are currently an established brewery with a kitchen that operates year round. We are applying for this seasonal license because as it is now over 50% of our business is food and we'd like to be able to host events, live music, etc. in the summer months.

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c) Yes

Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2) Yes

Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3) Yes

Employment for any persons under 21 years of age: AS 04.16.049(c) Yes

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will be allowed in the dining area and minors may be employed and present in the kitchen.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

All diners, including minors, will not have access to the bar area where drinks are prepared and served. For minors that are employed we will always have a manager or assistant manager behind the bar to ensure that minors do not gain access to alcohol.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours? Yes

Food Service Permit

Is your license located in Municipality of Anchorage? No

Do you have Approved food service permit for this premises? Yes

Copy of the current food service permit for this premises OR the plan review approval. [DEC.pdf](#)

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises? Yes

Describe the entertainment offered or available and the hours in which the entertainment may occur:

The entertainment offered will be live performances. It may be during any open hours.

Food and beverage service offered or anticipated is:

Counter
Service

Restaurant Declaration

Please upload the finalized or expected Food and Alcohol Menu. [menu.pdf](#)

There are tables or counters at my establishment for consuming food in a dining area on the premises. I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting designation is either a Beverage Dispensary, Beverage Dispensary Tourism, Club, Sporting Activity or Event License, Outdoor Recreation Lodge, Golf Course, Destination Resort, OR Restaurant or Eating Place, Seasonal REPL Tourism License.

Hours Of Operation

Sunday	Close
Monday	12:00 PM - 10:00 PM
Tuesday	12:00 PM - 10:00 PM
Wednesday	12:00 PM - 10:00 PM
Thursday	12:00 PM - 10:00 PM
Friday	12:00 PM - 10:00 PM
Saturday	12:00 PM - 10:00 PM

Other Licenses Involvement

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

No

Tourism Statement

Explain how issuance of a alcoholic beverage license at your establishment has/will encourage tourism.

See page 46. This is the latest data that exists, and tourism has grown since. Cordova gets 9,000 visitors a year according to the report prepared by the McDowell Group (attached) and according to the most recent census our population is 2,609. We are an established brewery with a full kitchen and already are a common gathering point for any conference or event that comes to Cordova. We also regularly host cruise ship passengers, heliskiers, sport fisherman, river rafters and other adventure tourists. We even have some tourists that say they came to Cordova just for the brewery. While locals are an important part of our business, the business wouldn't be sustainable if it weren't for tourists and tourists make up the majority of our revenue. Allowing us this license will allow us more flexibility in terms of hours and the types of events we are able to host. Even though Cordova is technically at it's limit in terms of REPL and beverage dispensary licenses, many of those licenses are operating at a bare minimum to keep their license. That means that eating place options for tourists are also very limited. We are already consistently operating year round, but with such tight restrictions on breweries we are unable to provide tourists with the fun events that can draw people in from out of town.

Documentation establishing visitor counts in the municipality or established village in which the license will be located. [ak_visitor_report_compressed.pdf](#)

Individual Certification and Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days?	Yes
What was the other conspicuous location of your post? (Please Include the full address)	512 1st Street, Cordova, AK 99574
What was the first day you posted your application?	08/06/2026

If the newspaper advertisement was published did you advertise once a week for three consecutive weeks or if by radio twice week for three successive weeks? Yes

What was the final date your advertisement was published/broadcasted? 07/27/2026

Newspaper/Publishers Affidavit

[aff3.pdf](#)

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a

license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

I certify I understand that failure to comply with the terms of the Seasonal REPL – Tourism license is a violation.

I certify I understand that with each renewal application, I must provide a statement (Form AB-33) that the gross receipts from the sale of food for consumption on the licensed premises are not less than the total of the gross receipts from the sale of alcoholic beverages for consumption on the licensed premises in each calendar year.

I certify that any provided entertainment will be in compliance with AS 04.09.360, which states: The holder of a seasonal restaurant or eating place tourism license may provide entertainment on or adjacent to the licensed premises only between the hours of 10:00 a.m. and 11:00 p.m. unless additional hours are approved by the director upon the written request of the licensee for a specific occasion. The director may not grant approval for additional hours of entertainment on or adjacent to the licensed premises of an individual licensee more than three times in a calendar year. In this subsection, “entertainment” includes dancing, karaoke, live per or similar activities, but does not include recorded or broadcast performances without live participation.

I certify that I have provided a written statement attached to this application that explains how the establishment will encourage tourism and meets the requirements under AS 04.09.360, 3 AAC 305.305, 305.310, 305.900 and 305.910.

I certify that I have provided appropriate documentation to establish visitor counts in the municipality or an established village in which the license will be located.

I certify that I understand the ABC Board will limit the availability of Seasonal REPL Tourism licenses as described at 3 AAC 305.310.

I certify that the licensed premises are located in a municipality or an established village has a population of 40,000 or less and receives more than 4,000 visitors a year as determined under 3 AAC 305.910.

Signature

This application was digitally signed by : Christiana Fincher on 07/31/2026 12:14 PM AKDT

Payment Info

Payment Type : CC

Payment Id: a0047a7b-bb60-4b22-8431-d88f213ffc30

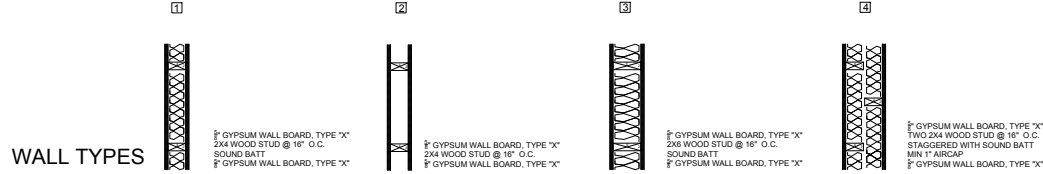
Receipt Number: 101277411

Payment Date: 02/19/2026 03:44 AM AKST

Documents

#	File Name	Type	Added On
1	Final Lease.pdf	License Lease\Sublease document	01/14/2026 03:55 PM AKST
2	menu.pdf	LicenseRestaurantDeclarationFoodAlcoMenuDocument	01/14/2026 04:53 PM AKST
3	ak_visitor_report_compressed.pdf	Visitors Count Document	01/14/2026 05:11 PM AKST
4	Copper River Brewing Drawing Set (5_29) (dragged).pdf	License Location Diagram Document	07/23/2026 02:59 PM AKDT

5	deed of trust.pdf	License property ownership document	07/23/2026 03:01 PM AKDT
6	DEC.pdf	LicenseRestaurantDetailFoodServicePermitDocument	07/23/2026 03:11 PM AKDT
7	aff3.pdf	Publishers Affidavit	08/19/2026 08:19 AM AKDT

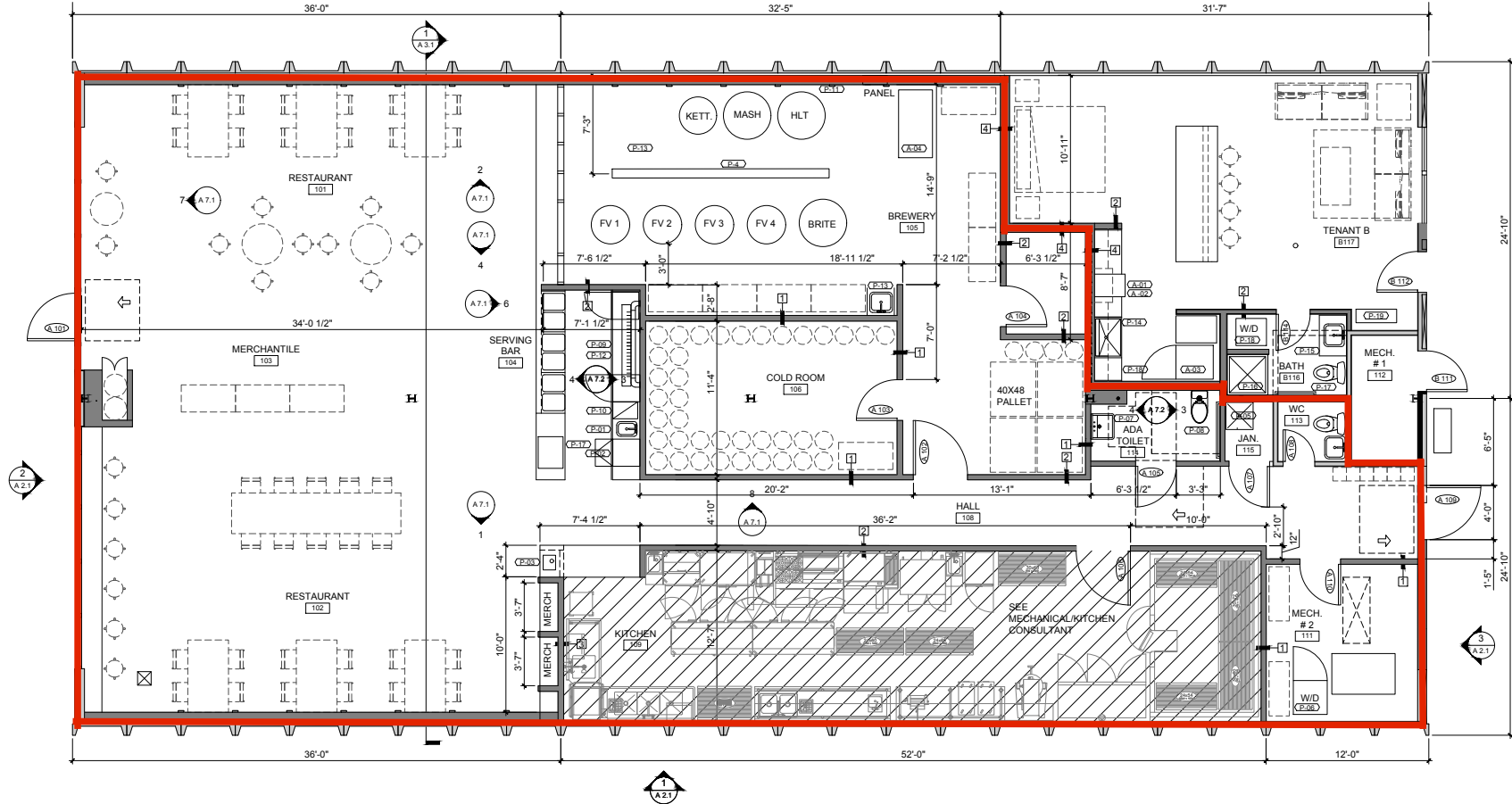


GENERAL SHEET NOTES

1. FOR FURTHER INFORMATION SEE STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS
2. COORDINATE ALL KITCHEN CONSULTANT ITEMS
3. SEE SHEET A 1.2 FOR REFLECTED CEILING PLAN
4. SEE INTERIOR ELEVATIONS FOR WALL FINISHES ON SHEET A 7.1 AND 7.2
5. SEE SHEET A 7.2 FOR DOOR AND PLUMBING SCHEDULE

SHEET KEY NOTES

1. FURNITURE, N.I.C.
2. RELOCATED EQUIPMENT BY OWNER, COORDINATE WITH ELECTRICAL/ MECHANICAL
3. RELOCATED CHILLER, COORDINATE WITH ELECTRICAL/ MECHANICAL
4. EXIST STEEL COLUMN TO REMAIN, PAINTED
5. ELECTRICAL EQUIPMENT
6. MECHANICAL CHASE
7. TRASH COLLECTING STATION
8. ACCESS TO BASEMENT
9. EXIST WALL TO REMAIN, SEE WALL SECTION 2/ A 3.1
10. CUSTOM BUILT TABLES - SEE 2/ A 3.1, TYP.
11. COORDINATE PLUMBING WITH KITCHEN CONSULTANT IF NEEDED ADD PLUMBING WALL
12. EXISTING FLOOR DRAIN TO REMAIN



1 FIRST FLOOR PLAN
1/4" = 1'-0"



LUMEN design, LLC
306 G Street
Anchorage, AK 99501
907 771 9940

**RENOVATION FOR
COPPER RIVER BREWING**
CORDOVA ALASKA

REVISIONS

JOB NO. 2813
DATE 08/08/2027
DRAWN BY PSS

1. FLOOR PLAN

SHEET NO.

A 1.1



BEER MENU

Yarn Kuk Kveik IPA
Citrusy, juicy, made with Scandinavian yeast

Cheap Date Golden
easy drinker, crushable

Busted Bridge Nut Brown
medium bodied, malty, toasty

Short & Stout Oatmeal Stout
rich, creamy, a beer for winter nights

Out of Bounds IPA
west coast style IPA

Third Wheel Tripel
spiced, fruity, aged with toasted oak

Sour Seawitch Berlinerweisse
made with locally-grown kelp, choice of syrup

Queen's Chair Cranberry Seltzer
tart, crisp, refreshing

and a variety of rotating seasonal ales.

NON-ALCOHOLIC BEVERAGES

House Brewed Ginger Beer
Hot Cocoa
Selection of Tea

FOOD MENU

Serving dinner 6 nights a week!

sandwiches crafted on bread baked in-house

DAILY SANDWICHES

The Proper BLT

Veggie Sammie

Steak Sammie

PB&J Banana Sammie

CHEFS CHOICE SANDWICHES

rotating menu

BBQ Pulled Pork Sammie

Spicy Buffalo Chicken
Sammie

Spicy Pork Sammie

Meatball Sammie

SPECIALS

rotating menu

Flavortown Tacos
(gluten-free tortillas available)

Fully Loaded Chili
(gluten-free)

Lil' Shitty Burgers

continued

FOOD MENU

SHAREABLE APPITIZERS

Simpson Bay Oysters - Raw

(seasonal - served with lemon, gluten-free)

Simpson Bay Oysters - Baked

*(seasonal - served with a house-made
lemon garlic butter sauce, parmesan cheese,
& green onions, gluten-free)*

Fancy Sockeye Lox

*(served on a cracker with goat cheese,
pickled red onion, & dill, gluten-free)*

Bacon-ranch-adilla

*(served with house-made
bang-bang dippin' sauce,
gluten-free tortillas available)*



COPPER RIVER BREWING

Good Beer • Good Eats • Good Vibes



OPEN

HOURS

MONDAY - SATURDAY

3PM - 9PM

(907) 424-3355

507 1st Street

Cordova, Alaska 99574

COPPERRIVERBREWING.COM

Cordova Non-Resident Visitor Estimate

We reached out to the Cordova Chamber of Commerce, the City of Cordova, the Prince William Sound Economic Development District (PWSEDD), the Department of Labor and Workforce Development Research and Analysis and the Alaska Travel Industry Association to ask whether more current tourism figures exist than the 2016 AVSP number previously shared. None of these organizations tracks visitor numbers independently, and none was aware of a better or more recent count than what is documented below. Below we have attempted to supplement that data source with additional, more current Cordova visitor data for additional context.

Benchmark: 9,000 visitors (AVSP, 2016)

The Alaska Visitor Statistics Program estimated approximately 9,000 visitors to Cordova in 2016 [1]. Though this source is now dated, this figure continues to be treated as the standing reference point for Cordova's visitor volume: it is cited in both the City of Cordova's 2019 Comprehensive Plan [2] and the Prince William Sound Economic Development District's 2021 Comprehensive Economic Development Strategy [3].

Scaling this benchmark using statewide tourism growth: Rather than treating the 9,000 figure as frozen in 2016, this number can be updated using Alaska's statewide visitor growth over the same period. Statewide out-of-state visitor volume grew from 1,857,500 in summer 2016 [4], to 3.08 million in the 2024-25 season [5] — an increase of roughly 66%. Applying that same growth rate to Cordova's 2016 9,000-visitor benchmark implies approximately **14,900 visitors** to Cordova today, if Cordova's tourism has grown proportionately to the statewide trend during that time.

Independent 2025 estimate, by non-resident population

If the 2016 figure is not considered current enough, despite statewide tourism growth since that time, the following builds a minimum non-resident count from calendar-year 2025 data across four populations: hotel/short term rental guests, seasonal cannery workers, non-resident commercial fishermen, and cruise passengers who disembark without staying overnight.

Non-residents in hotel rooms and other short term rentals: The City of Cordova collected \$277,409.97 in Public Accommodations sales/surtax between January 1 and December 31, 2025 [6]. This tax applies only to public lodging and short-term accommodations, at a combined sales-plus-surtax rate of 13%. Dividing the collections by that rate implies \$2,133,922.85 in total accommodations sold for the year.

Published room rates at Cordova's two largest hotels average \$228.33 per night (Prince William Sound Motel: \$160 and \$180; The Reluctant Fisherman: \$270, \$245, \$230, and \$285) [7]. At that average rate, \$2,133,922.85 in accommodations sold corresponds to roughly 9,346 room-nights. Assuming a conservative average stay of two nights and 1.5 occupants per room, this implies at least **7,010 discrete non-resident hotel guests** (9,346

room-nights $\div$ 2-night average stay $\times$ 1.5 occupants per room). This number does not count any visitors who stay with Cordova residents rather than in paid lodging (such as visiting family members).

Seasonal seafood cannery workers: An estimated **930 non-resident seasonal workers** are housed by Cordova's canneries, according to the *The Economic Impact of the Seafood Industry in Southcentral Alaska* [8].

Non-resident commercial fishermen and crew: Also per *The Economic Impact of the Seafood Industry in Southcentral Alaska*: of Cordova's 619 commercial fishermen, 46% are drift gillnetters and 36% are purse seiners; 56% of drift gillnetters and 73% of purse seiners are non-residents of Cordova [9]. Applying these shares:

- Non-resident gillnetters: $619 \times 0.46 \times 0.56 \approx 159$
- Non-resident purse seiners: $619 \times 0.36 \times 0.73 \approx 163$
- **Total: 322 non-resident commercial fishing permit holders.**

This is almost certainly an undercount of seasonal nonresident fishermen. First, the gillnetter/seiner split reflects the number of boats, not individuals, and seine boats typically have 3 crew members/deckhands in addition to the captain/permit holder, the majority of whom come from out of state to work for the summer. Second, a 2026 report, *Envisioning Cordova's Resilient Future*, documents continued fisherman out-migration: the total number of permits has stayed fixed, but a growing share of those permits is now held by non-residents [10]. So even the 56%/73% non-resident shares used above are likely understated for 2025.

Cruise ship day passengers: Per email correspondence with the Cordova Harbormaster, passengers who disembark at the Cordova harbor without staying overnight numbered 506 in 2023, 1,560 in 2024, and **850 in 2025** [11]. This market was not yet developed in 2016 when the 9,000 annual visitor number was sourced.

Total

Combining the 2025 figures — 7,010 non-residents in paid lodging, 930 cannery workers, 322 fishermen and crew, and 850 cruise day passengers — yields **9,112 non-residents present in Cordova in 2025**. Each assumption in this estimate was chosen conservatively for maximum defensibility, so the true number is likely higher than that (as the context above makes clear, the number of visitors has, if anything, grown since 2016). Either way, annual visitors to Cordova are clearly far in excess of 4,000 visitors, and indeed likely $\sim 2X$ that number.

Sources

1. Alaska Visitor Statistics Program VII, *Summer 2016 Visitor Volume Report* (May 2017), Chart 3.11, p. 3-16. Alaska Dept. of Transportation, https://dot.alaska.gov/stwddes/desbridge/assets/grant/eastbridges/a_visitor_report_7.pdf.
2. City of Cordova, *Comprehensive Plan* (2019), p. 55. <https://www.cityofcordova.net/wp-content/uploads/2021/08/2019-Cordova-Comprehensive-Plan.pdf.pdf>

3. Prince William Sound Economic Development District, *Comprehensive Economic Development Strategy* (2021), p. 33.
<https://www.pwsedd.org/wp-content/uploads/2024/11/20210927-PWS-CEDS-Final.pdf>
4. Alaska Visitor Statistics Program VII, *Summer 2016 Visitor Volume Report* (May 2017), Alaska Dept. of Transportation.
https://dot.alaska.gov/stwddes/desbridge/assets/grant/eastbridges/a_visitor_report_7.pdf
5. Alaska Travel Industry Association, *Alaska Visitor Volume, Winter and Full Year 2024-25* (July 2025).
<https://www.alaskatia.org/sites/default/files/2025-10/Alaska%20Visitor%20Volume%20Winter%20and%20Full%20Year%202024-25%207.8.25.pdf>
6. City of Cordova finance department, email correspondence, January 1–December 31, 2025, email to christiana.routon@gmail.com (attached).
7. Posted/quoted room rates, Prince William Sound Motel (<https://www.pwmmotel.com/>) and The Reluctant Fisherman Inn (<https://www.reluctantfisherman.com/>).
8. McKinley Research (published as McDowell Group), *The Economic Impact of the Seafood Industry in Southcentral Alaska* (2015), p. 40.
<https://ucida.org/wp-content/uploads/2016/01/McDowell-SC-Economic-Impact-Seafood-9.24.2015.pdf>
9. McKinley Research (published as McDowell Group), *The Economic Impact of the Seafood Industry in Southcentral Alaska* (2015), pp. 36–38.
10. Prince William Sound Science Center, *Envisioning Cordova's Resilient Future: A Climate and Fisheries Adaptation Plan* (2026), p. 16.
<https://pwssc.org/wp-content/uploads/2026/08/Cordova-CAFA-Final-Report-1.pdf>
11. Cordova Harbormaster, email correspondence regarding cruise ship disembarkations, 2023–2025. Email to christiana.routon@gmail.com (attached).



Christiana Routon <christiana.routon@gmail.com>

Records Request for Public Accommodations Surtax

Thu, Aug 20, 2026 at 10:46 AM

This is the total amount of surtax under public accommodations collected for 2025 Jan 1 thru Dec 31 277409.87 for the year. Monthly this total is 23117.47 a month .

I hope this helps

[Quoted text hidden]



Christiana Routon <christiana.routon@gmail.com>

Cruise passenger numbers

Mon, Aug 17, 2026 at 10:15 AM

Morning Christiana,

Below is the numbers we have from 2023 - 2025

506 in 2023

1560 in 2024

850 in 2025

Tony Schinella

Harbormaster

Cordova Port & Harbor

PO Box 324, [114 Nicholoff Way](#)

[Cordova, Alaska 99574](#)

Main Phone: 907-424-6400

Direct 907-424-6279

Fax: 907-424-6446

Email:

Article 6. Procedures for Public Influence.

Sec. 04.11.470. Objection.

A person may object to an application for issuance, renewal, transfer of location, or transfer to another person of a license, for issuance, renewal, or transfer to another person of a license with one or more endorsements, for issuance of an endorsement, or for issuance of a permit by serving upon the applicant and the board the reasons for the objection. The board shall consider the objections and testimony received at a hearing conducted under AS 04.11.510(b)(2) when it considers the application. An objection and the record of a hearing conducted under AS 04.11.510(b)(2) shall be retained as part of the board's permanent record of its review of the application.

Sec. 04.11.480. Protest.

(a) A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license, issuance, renewal, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the board and the applicant a protest and the reasons for the protest within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and in no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer. The local governing body may protest the continued operation of a license or endorsement during the second year of the biennial license period by sending the board and the licensee a protest and the reasons for the protest by January 31 of the second year of the license. The procedures for action on a protest of continued operation of a license or endorsement are the same as the procedures for action on a protest of a renewal application. The board shall consider a protest and testimony received at a hearing conducted under AS 04.11.510(b)(2) or (4) when it considers the application or continued operation, and the protest and the record of the hearing conducted under AS 04.11.510(b)(2) or (4) shall be kept as part of the board's permanent record of its review. If an application or continued operation is protested, the board shall deny the application or continued operation unless the board finds that the protest is arbitrary, capricious, or unreasonable.

(b) If the permanent residents residing outside of but within two miles of an incorporated city or an established village wish to protest the issuance, renewal, or transfer of a license or a license with one or more endorsements within the city or village, they shall file with the board a petition meeting the requirements of AS 04.11.510(b)(3) requesting a public hearing not later than 30 days after the posting of notice required under AS 04.11.310, or by December 31 of the year application is made for renewal of a license. The board shall consider testimony received at a hearing conducted under AS 04.11.510(b)(3) when it considers the application, and the record of a hearing conducted under AS 04.11.510(b)(3) shall be retained as part of the board's permanent record of its review of the application.

(c) A local governing body may recommend that a license be issued, renewed, relocated, or transferred, or that a license with one or more endorsements be issued, renewed, or transferred to another person, with conditions. The board shall consider recommended conditions and testimony received at a hearing conducted under AS 04.11.510(b)(2) or (4) when it considers the application or continued operation, and the recommended conditions and the record of the hearing conducted under AS 04.11.510(b)(2) or (4) shall be kept as part of the board's permanent record of its review. If the local governing body recommends conditions, the board shall impose the recommended conditions unless the board finds that the recommended conditions are arbitrary, capricious, or unreasonable. If a condition recommended by a local governing body is imposed on a licensee, the local governing body shall assume responsibility for monitoring compliance with the condition, except as otherwise provided by the board.

(d) In addition to the right to protest under (a) of this section, a local governing body may notify the board that the local governing body has determined that a licensee has violated a provision of this title or a condition imposed on the licensee by the board. Unless the board finds that the local governing body's determination is arbitrary, capricious, or unreasonable, the board shall prepare the determination as an accusation against the licensee under AS 44.62.360 and conduct proceedings to resolve the matter as described under AS 04.11.510(c).

(e) If the location or proposed location of a license is within the boundaries of more than one local government, each local governing body may protest the issuance, renewal, relocation, or transfer of a license.

3 AAC 306.060. Protest by local government

(a) Not later than 60 days after the director sends notice of an application for a new marijuana establishment license, a new onsite consumption endorsement, renewal of a marijuana establishment license, renewal of an onsite consumption endorsement, license conversion, endorsement, transfer of a marijuana establishment to another person, or transfer of a marijuana establishment license to another location, a local government with jurisdiction over the location of the proposed licensed premises may protest the application by sending the director and the applicant a written protest and the reasons for the protest. If an application for a transfer of a marijuana establishment license to another location proposes to relocate a licensed establishment within the jurisdiction of a different local government, the local government with jurisdiction over the proposed location may protest the application on the basis of taxes owed to the local government with jurisdiction over the current location of the licensed premises. The director may not accept a protest received after the 60-day period. If the protest is a conditional protest, the board will require the applicant to show, to the board's satisfaction, that the requirements of the local government have been met before the director may issue the marijuana establishment license. If the protest is not a conditional protest, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

(b) A local government may recommend that the board approve an application for a new marijuana establishment license, a new onsite consumption endorsement, renewal of a marijuana establishment license, renewal of an onsite consumption endorsement, license conversion, transfer of a marijuana establishment license to another person, or transfer of a marijuana establishment license to another location subject to a condition. If an application for a transfer of a marijuana establishment license to another location proposes to relocate a licensed establishment within the jurisdiction of a different local government, the local government with jurisdiction over the proposed location may recommend that the board approve the marijuana establishment license subject to a condition that is based on reasons identified by the local government with jurisdiction over the current location, of those reasons are still relevant to the proposed location. The board will impose a condition a local government recommends unless the board finds the recommended condition is arbitrary, capricious, and unreasonable. If the board imposes a condition a local government recommends, the local government shall assume

responsibility for monitoring compliance with the condition unless the board provides otherwise.

(c) If a local government with jurisdiction over the location of the licensed premises determines that a marijuana establishment has violated a provision of AS 17.38, this chapter, or a condition the board has imposed on the licensee, the local government may notify the board. Unless the director finds that the local government's notice is arbitrary, capricious, and unreasonable, the director shall prepare the determination as an accusation against the licensee under AS 44.62.360 and conduct proceedings to resolve the matter as provided under 3 AAC 306.820.

(d) In this section,

(1) “local government” means each local government with jurisdiction over the licensed premises; in case of an application for a transfer of a marijuana establishment license to another location, “local government” means the local government with jurisdiction over the proposed licensed premises;

(2) “conditional protest” means a protest by a local government based on the local government’s requirements that the applicant must meet before licensure, and that the applicant has not yet met but that the local government expects the applicant will be able to meet within a reasonable period of time.

(e) Not later than 60 days after the director sends notice of an application for a transfer of a marijuana establishment license to another location where the local government would be different, the local government with jurisdiction over the current licensed premises may protest the application upon the basis of taxes owed by the licensee to that local government by sending the director and the applicant a written protest and the reasons for the protest. The director may not accept and the board will not consider a protest received under this subsection after the 60-day period. (Eff. 2/21/2016, Register 217; am 12/28/2017, Register 224; am 2/21/2019, Register 229; am 4/11/2019, Register 230; am 5/9/2019, Register 230; am 1/22/2023, Register 245)

3 AAC 306.065. Public participation

A person may object to an application for a new marijuana establishment license, renewal of a marijuana establishment license, license conversion, transfer of a marijuana establishment license to another person, or transfer of a marijuana establishment license to another location by submitting a written statement of reasons for the objection to the board and the applicant not later than 30 days after the director has determined that the application is complete and has given

MAYOR'S REPORT

Date: August 28, 2026

To: Cordova City Council

From: Mayor Kristin Smith

Alaska Marine Highway System: AMHS Director Tornga is meeting with the JAG Shipyard folks on 9/3 and will be asking them if they can shave a month off the planned shipyard repairs for the Aurora. Based on the Cordova School District's (CSD) preferences, we have conveyed to Representative Stutes and Director Tornga that the community would prefer to have ferry service run through 10/16/2026 and resume in mid-January 2027. The CSD submitted a table with its request for specific sailing dates (see attached table).

Housing Supply Accelerator Committee: the group met last week on August 25 to hear from Randy Hughey, Executive Director of the Sitka Land Trust. His presentation emphasized:

- Across the country, property values have escalated beyond average household earnings, making homeownership much harder to attain;
- The community land trust model creates starter homes that *stay* starter homes. At re-sale, only the home sells, not the land beneath it (title to the land is retained by the community land trust). It's important to limit profit-taking at resale to retain the benefit of the grants/subsidies that the land trust garnered to maintain affordability. At re-sale, the seller receives all of what she/he has paid during ownership (principal payments + original downpayment amount) + 25% of increase in appraised value.
- Buyers of community land trust homes must be income eligible (may earn up to 120% of area median income).

A [recording of the presentation](#) is posted on YouTube. I'll be attending the NW Community Land Trust Coalition gathering in Sitka, 9/30 – 10/2 and will share with the HSAC what I learn there. Travel assistance of \$500 is available if someone else would like to attend to!

Other next steps we're taking:

- Reach out to owners of deteriorated properties and inquire about their plans for these properties. *Let me know if you have suggestions for people or properties to add to the mailing list.*
- For the [Rural Professional Housing program](#): Shae Bowman learned that the CTC is planning to apply for funding to add apartments to its North Fill lot warehouse, so as a community we'll support that application and not submit a competing one.

2024 Fisheries Disaster Declaration: after mentioning to Senator Sullivan during his visit on 8/12 that we have not received a response to the Governor's request to for determining the 2024 PWS pink and chum salmon fisheries as disasters, the PWSEDD received a request from NOAA via ADF&G for additional data on the economic impact. Lindsey Hammer prepared a comprehensive

review of the permit holder, labor, wage earnings, and ex-vessel values of those fisheries over several years to document the losses. We're waiting to hear from ADF&G that that analysis has been conveyed to NOAA.

Coming up in Cordova:

Cordova Fungus Festival: Sept. 18- 20

Alaska Outdoor Alliance's Confluence Summit: Sept. 22 – 24

SERVS: Sept. 25 – Oct. 1

Cordova Junior/Senior High School Activities

2026–27 Ferry Sailing Priority Request — Alaska Marine Highway System

Requested Sailings — 2026–27 Season

Volleyball Regionals & All-State Music Festival — November 18 to 22

Date	Day	Route	Purpose
Wed, Nov 18, 2026	Wednesday	CDV → WTR → CDV	Regional Volleyball Tournament at Cordova. Estimated number of travelers: 100+ Cordova Music traveling to All-State Music Festival. Estimated number of travelers: 50+ High School Wrestling traveling to Seward. Estimated number of travelers: 15
Sun, Nov 22, 2026	Sunday	CDV → WTR → CDV	Regional Volleyball Tournament at Cordova. Estimated number of travelers: 100+ Cordova Music traveling to All-State Music Festival. Estimated number of travelers: 50+ High School Wrestling traveling to Seward. Estimated number of travelers: 15

Wrestling State Championships — December 16 to 20

Date	Day	Route	Purpose
Wed, Dec 16, 2026	Wednesday	CDV → WTR → CDV	Wrestling team departs for State Championships in Anchorage. Estimated number of travelers: 10
Sun, Dec 20, 2026	Sunday	CDV → WTR → CDV	Wrestling team returns home from State Championships. Estimated number of travelers: 10

District Cost Savings & Scheduling Rationale

The F/V Aurora’s lay-up date of October 14th would be a significant benefit to the school district, as it would provide at least two additional weekends of ferry travel for our teams ahead of that date. Two upcoming trips in particular would allow us to replace costly air travel with the ferry, generating substantial savings for the district:

Dates	Event	Est. Savings
Oct 1–4, 2026	Cross Country — State Championships @ Anchorage	\$4,000
Oct 7–11, 2026	Volleyball — Conference Play & Season Tournament @ Anchorage	\$11,000
Nov 18–22, 2026	Volleyball Regionals @ Cordova	\$14,000
Nov 18–22, 2026	All-State Music Festival @ Anchorage	\$17,000
Nov 18–22, 2026	High School Wrestling @ Seward	\$5,000
Dec 16–20, 2026	Wrestling State Championships @ Anchorage	\$2,500

Combined, these trips represent an estimated \$53,500 in savings to the Cordova School District compared to the cost of flying our teams.

CITY OF CORDOVA



Samantha Greenwood
City manager

Staff reports

- Pool Update
- Union negotiations are continuing
- Information was sent to the council on the annexation process and the estimated cost. My recommendation is not to move forward in FY27. Due to the known decrease in Quarter 2 sales tax and the lack of fishing this summer, sales tax revenue will be down for the remainder of the quarters; most of the impact of decreased revenue will be known after November 1st, along with the increased fuel and electricity costs. The annexation process can be added to the pending agenda and revisited in FY28.
- Meeting with the school superintendent about the budget process and the school swimming program; we will begin regular meetings to keep communication open.
- Bear Fence RFP closed, and one proposal was received. We are reviewing and discussing with the proposer. We do anticipate needing a special meeting for council approval.
- The finance director provided training on the budget tool in Caselle to all department heads; implementing the tool will make the budget process more efficient.
- Meet with ADOT about the maintenance MOU for the weir. Hopefully, we will have a final by mid-September. The DNR permit is also in the process, and the MOU is a part of that permit.
- Meet with CDFU and others to meet Mike Illenberg, Director of the newly created USDA Office of Seafood.

On Going

- Staff weekly or monthly meetings
- Weekly meeting with Arctic IT
- Weekly meeting with HR and the Finance Director on union negotiations
- Weekly meeting with HR to update/develop City Policies and annual training

Policy priorities

- Remote Work Policy -in progress
- Finalizing Evaluation Policy and updating evaluation forms
- City Vehicle Policy- final and out to employees for signature
- Drug and Alcohol Policy- out to department heads for review

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.

Re: Support for Copper River Brewing Land Lease Request

From Kenneth Jones <jonespropertiesak@gmail.com>

Date Sat 2026-08-01 1:37 PM

To Susan Bourgeois <cityclerk@cityofcordova.net>

August 1, 2026

Cordova City Council
City of Cordova
P.O. Box 1210
Cordova, AK 99574

Re: Support for Copper River Brewing Land Lease Request

Mayor and Members of the City Council,

Jones Properties LLC writes in support of Copper River Brewing's request to lease the approximately 101-square-foot portion of City property for the installation of fuel and propane tanks.

As the owner of a nearby property, and as the former owner and operator of Cordovan Snow Removal, I support this request and recognize that providing an appropriate location for these tanks will assist Copper River Brewing as they transition to their new facility. Supporting local businesses and maintaining economic activity within our community is important, and I appreciate the City's willingness to work with them on a practical solution.

At the same time, I respectfully encourage the City to protect the public's long-term interests by requiring several reasonable safeguards as conditions of approval. Because the tanks will be located adjacent to public infrastructure, utilities, a traveled alley, and an existing storm drain, I believe the following conditions are appropriate:

- Require installation of heavy-duty steel bollards filled with reinforced concrete to protect the tanks and associated equipment from accidental impacts caused by vehicles, delivery traffic, and snow removal equipment.
- Require installation of a highly visible reflective marker, delineator, or safety flag during the winter months to clearly identify the location of the tanks and protective bollards during snow events and periods of reduced visibility

As the former owner and operator of Cordovan Snow Removal, I have extensive firsthand experience operating heavy snow removal equipment throughout downtown Cordova, including in this immediate area. In my opinion, this corner is one of the tighter locations in town for maneuvering large equipment such as loaders, graders, dump trucks, and snowplows. During winter operations, snowbanks, ice, reduced

visibility, and confined turning space significantly increase the potential for accidental contact with fixed objects. Even experienced operators can find this location challenging during heavy snowfall and winter maintenance operations.

For that reason, I strongly encourage the City to require heavy-duty steel bollards filled with reinforced concrete to protect the fuel and propane tanks from accidental impacts caused by snow removal equipment, delivery vehicles, and other traffic. This is a simple and cost-effective measure that will significantly reduce the risk of damage to the tanks and minimize the potential for a fuel or propane release.

I also encourage the City to require that the installation be designed, maintained, and inspected in a manner that minimizes environmental risk and provides safe access for maintenance personnel and emergency responders throughout the life of the facility.

These are practical, common-sense safeguards that will significantly reduce the risk of environmental contamination, protect the adjacent storm drain, public infrastructure, neighboring properties, and the surrounding environment, and help minimize the City's potential liability associated with leasing public property for fuel storage. They will also help prevent accidental damage from vehicles and snow removal equipment while allowing the project to move forward safely.

With these reasonable conditions in place, Jones Properties LLC fully supports Copper River Brewing's lease request and respectfully encourages the City Council to approve the application.

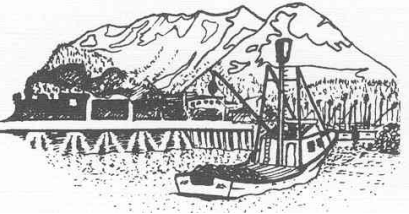
Thank you for your consideration.

Respectfully,

Kenneth B Jones
Owner / Manager
Jones Properties LLC
 - 9073603456

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

CITY OF CORDOVA



August 13, 2026

The Honorable Lisa Murkowski
US Senate
522 Hart Senate Office Building
Washington, D.C. 20510

The Honorable Dan Sullivan
US Senate
706 Hart Senate Office Building
Washington, D.C. 20510

The Honorable Nick Begich III
US House of Representatives
153 Cannon House Office Building
Washington, D.C. 20515

Dear Senator Murkowski, Senator Sullivan, and Representative Begich,

On behalf of the community of Cordova and our commercial fishing fleet, I am writing to request your assistance with review of the 2024 Prince William Sound pink and chum salmon fisheries disaster declaration request.

The near complete failure of sockeye salmon, chinook salmon, and now apparently pink salmon returns for this year, 2026, compels me to urge action on this two-year old declaration. NOAA records available online indicate that the request was received 1/30/2025.

According to the State of Alaska's web site, the guiding principles for use of fisheries disaster funds are "intended to assist fishery participants harmed by the fishery disaster, to improve fishery information used to assess and forecast future fishery performance, and to develop management approaches that mitigate the impacts of future fishery disasters that cannot be prevented."

If these funds are intended to alleviate economic hardship and improve fisheries resource management, are they not well overdue for those purposes? Even once a disaster is declared, the process of developing a "spend plan" and disbursing funds takes many more months.

Anything you and your staff can do to inquire about the review of the 2024 PWS fisheries disaster declaration will be very much appreciated. And of course please let us know if we can do anything further to support you in this effort.

Sincerely,

Kristin T. Smith, Mayor



AGENDA ITEM 12
City Council Meeting Date: 9/2/26
CITY COUNCIL COMMUNICATION FORM

FROM: Samantha Greenwood, City Manager
DATE: 8/14/26
ITEM: Ordinance 1240, second reading, amended from 8/5/26 first reading
ACTION: Raising “other” taxes to 7%, changing “excluding watercraft” to “including watercraft”

☒ Ordinance
☐ Resolution

☐ Motion
☐ Information

I. REQUEST OR ISSUE: To raise the tax rate by 1% for transient lodging, motor vehicle rentals, sales of marijuana, marijuana concentrates, and marijuana products, cigarettes and other tobacco products, and alcoholic beverages. Existing code excludes “watercraft” from motor vehicle rentals; this ordinance removes that exclusion.

II. RECOMMENDED ACTION: Staff has prepared the following motion for City Council to open this agenda item for discussion: “I move to approve ordinance 1240, an ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 5.10.050 to increase the sales tax rate from 13% to 14% for transient lodging, motor vehicle rentals, marijuana, marijuana concentrates, and marijuana products, cigarettes, other tobacco products, and alcoholic beverages, and removing the exclusion of watercraft as motor vehicles subject to this tax.”

III. BACKGROUND: In 2023, the City Council approved a general sales tax increase of 1%, raising the sales tax from 6% to 7%. At that time, the “other” imposed city taxes were not addressed. Then, in 2024, Council approved an entire rewrite of the tax code and still left these “other” taxes at an additional 6% above the 7% general sales tax. Since that time, the city has continued to receive cuts from the State and Federal governments. The City has reacted by reducing operations, not filling positions, and laying off employees to live within the revenue it receives.

As we prepare the FY27 City budget, discussions will focus on how to sustain the City’s infrastructure,

services, programs, and overall operations. Budget discussions often include broadening the tax base. Increasing these “other” taxes, which were not raised in 2023 or 2024, by 1% would help achieve that goal by generating revenue from a wider range of users. These taxes are listed individually in the Code (see Ordinance), and the rates may be adjusted by item.

At the August 5, 2026, Regular Council Meeting, City Council approved this ordinance on first reading but opted to amend it first. Council amended the ordinance by changing the phrase “excluding watercraft” to “including watercraft” after motor vehicle rentals.

IV. FISCAL IMPACTS: It is anticipated that enactment of this ordinance with a 1% increase may generate approximately \$78,000 in revenue. The amount is based on the history of these taxes; marijuana is not included in the estimate. It is difficult to get an accurate estimate for marijuana because, in our research, it is standard practice for cities to combine marijuana revenue with alcohol and tobacco revenues; as is the case for Cordova, we have a revenue line item called MAT taxes (marijuana, alcohol, tobacco).

V. SUMMARY AND ALTERNATIVES: Council can choose to adopt Ordinance 1240 as is or with varying percentages of increases or not adopt it.

**CITY OF CORDOVA, ALASKA
ORDINANCE 1240**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA AMENDING
CORDOVA MUNICIPAL CODE SECTION 5.10.050 TO INCREASE THE SALES TAX RATE
FROM 13% TO 14% ON TRANSIENT LODGING, MOTOR VEHICLE RENTALS, SALES
OF: MARIJUANA, MARIJUANA CONCENTRATES, MARIJUANA PRODUCTS,
CIGARETTES, OTHER TOBACCO PRODUCTS, AND ALCOHOLIC BEVERAGES, AND
REMOVING THE EXCLUSION OF WATERCRAFT AS MOTOR VEHICLES SUBJECT TO
THIS TAX**

WHEREAS, the City of Cordova did not raise the tax rate on transient lodging, motor vehicle rentals, sales of marijuana, marijuana concentrates, marijuana products, cigarettes, other tobacco products, and alcoholic beverages in 2023 when general sales tax was raised by 1% and again in 2024 when an entire re-write of the sales tax code was enacted; and

WHEREAS, the City and School District have endured many Federal and State cuts since 2023 and anticipate these cuts to continue into 2027 and beyond; and

WHEREAS, the City has not filled vacant positions, has laid off employees, and has decreased operating budgets across all department in an effort to live within these decreased revenues; and

WHEREAS, the City anticipates a budget deficit for FY27 due to inflation and an overall poor fishing season that will adversely affect the City's ability to fund infrastructure, services, and programs relied upon by the Cordova community; and

WHEREAS, a small rate increase in these "other" taxes will provide the City some revenue to continue to provide for the community; and

WHEREAS, it is in the City's best interest to remove the exclusion of watercraft as motor vehicles subject to this tax.

NOW, THEREFORE, it is ordained by the Council of the City of Cordova:

Section 1. Cordova Municipal Code Section 5.10.050 "**Imposition—Rate**" is amended to read as follows:

5.10.050 - Imposition—Rate.

A. To the fullest extent permitted by law, a sales tax is hereby levied and assessed on all retail sales and all services, including rentals, within the City unless specifically exempted from taxation under this Chapter.

B. The tax rate added to the sale price shall be:

1. ~~Thirteen~~ **Fourteen** percent on transient lodging

2. ~~Thirteen~~ **Fourteen** percent on motor vehicle rentals, ~~excluding~~ **including** watercraft
3. ~~Thirteen~~ **Fourteen** percent on sales of marijuana, marijuana concentrates, and marijuana products
4. ~~Thirteen~~ **Fourteen** percent on sales of cigarettes and other tobacco products
5. ~~Thirteen~~ **Fourteen** percent on sales of alcoholic beverages
6. Seven percent for all other local and remote sales and services equal to or more than twenty cents.

C. The applicable tax rate shall be added to the sales price. The tax rate shall be added based on the date the property or product was sold or the date the service rendered was received.

Section 2. This ordinance shall take effect on January 1, 2027. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska.

1st reading: August 5, 2026

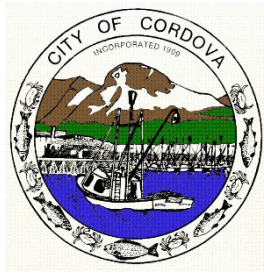
2nd reading and public hearing: September 2, 2026

PASSED AND APPROVED THIS _____ DAY OF _____ 2026.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk



AGENDA ITEM # 13
City Council Meeting Date: 09/02/2026
CITY COUNCIL COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Wednesday, September 02, 2026
ITEM: Ordinance 1241 – Lease with Option to Purchase Lot 2, Block 7, North Fill Development Park - First Reading
NEXT STEP: Decision on Adoption of Ordinance 1241

☒ ORDINANCE
☐ RESOLUTION

☐ INFORMATION
☐ MOTION

I. REQUEST OR ISSUE:

Requested Actions: Decision on the Adoption of Ordinance 1241
Applicant: Prince William Sound Economic Development District (PWSEDD)
Legal Description: Lot 2, Block 7, North Fill Development Park
Area: Approximately 11,534 Square Feet
Zoning: Waterfront Industrial Park 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 1241, an ordinance of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a Lease with Option to Purchase Agreement with the Prince William Sound Economic Development District for Lot 2, Block 7, North Fill Development Park.”

This agreement for the requested property has been negotiated between PWSEDD and the City. It is now before the City Council for their consideration and review. The City Council may approve this agreement as presented, amend it, or choose not to sell the property.

III. FISCAL IMPACTS: The property would become part of the City’s lease revenue, sales tax revenue, and possessory interest tax during the lease period. Upon exercising its option to purchase the property, the City would receive the remaining sale price, and the property would be eligible for property tax collection. The total amount of property tax to be collected will be based on an assessment of the percentage of the property rented out to for-profit entities.

IV. BACKGROUND INFORMATION: The Prince William Sound Economic Development District (PWSEDD) put in a letter of interest for Lot 2, Block 7, North Fill Development Park. This is located in the Waterfront Industrial Park District of Cordova. The lot was created in 1986 when the tidelands area was filled with material to form this lot and is shown on plat 86-6.

Planning Commission's Recommendation

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

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

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

City Council Decision

The request to dispose of this property was heard by the City Council at its regular meeting on Wednesday, November 05, 2025. The Council determined that it is in the best interest of the City to lease or sell the subject property and that the method for land disposal will be a request for proposals. The City Council said it will accept proposals from applicants for a lease or a lease with an option to purchase.

Vote: 7 yea, 0 nay, 0 absent.

Full Video: <https://www.youtube.com/live/bIhZrTwsEK4?si=zq9e5Zk-Oei55rSZ>

Proposal of PWSEDD

PWSEDD submitted a full proposal on February 11, 2026. With the request to purchase the property by a lease with option to purchase. The applicant would like to construct a shared facility for seafood, mariculture, and subsistence processing. The project partners include Copper River/Prince William Sound Marketing Association, Cordova District Fishermen United, and the Native Village of Eyak. This facility would support commercial salmon fishermen, seaweed and oyster farmers, cottage-scale food businesses, and subsistence processing of fish and game. The facility would house fish and mariculture processing, a commercial kitchen, blast-freezing, cold storage, ice supply, and refrigeration van loading. This facility is marine-oriented, and the applicant chose this location for its close proximity to the waterfront.

Fish and Seafood processing are an approved use of this zoning district. The applicant has proposed a structure with an approximate fifty (50) foot setback from the front yard, which is consistent with the zoning requirement of a twenty (20) foot setback. No side yard and no rear yard setback are required. The applicant shows a minimal rear and side yard setback. The proposed structure is shown to be one-story, with the zoning code allowing a maximum of three (3) stories and fifty (50) feet in height. Before this structure could be built, it would need to come before the Planning Commission for a site plan review.

City Council Proposal Review

At the regular meeting of Wednesday, April 01, 2026, in accordance with the Cordova Municipal Code (CMC) 7.40.060 E., the City Council reviewed the proposals before it and the recommendation of the Planning Commission and made a decision to negotiate with PWSEDD for the purchase of this property.

Negotiations for the Lease with Option to Purchase Agreement

The City Staff, City attorney, and PWSEDD Staff have all diligently negotiated in good faith and drafted the contract that is before the City Council today.

The agreement has a development plan with a substantial completion requirement. Substantial completion requires PWSEDD to complete its proposed structure within the five (5) year timeframe set forth in Exhibit B of the Lease with Option to Purchase Agreement. If PWSEDD does not meet the agreed-upon substantial completion of the construction, they will be in breach of the agreement, at which time the City could

terminate the contract and would retain ownership of the property. Exhibit B of the agreement outlines milestones, annual report requirements, and phases of development to be followed. (For the full language, please see the attached Lease with Option to Purchase Agreement with Exhibits A & B.)

Applicable Code:

Chapter 18.33 - WATERFRONT INDUSTRIAL DISTRICT

18.33.010 - Purpose.

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

B. The Waterfront Industrial District may also be referred to as the WI District in this Code.

18.33.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the waterfront industrial district:

A. Marine sales;

H. Cargo handling and marine-oriented staging area;

I. Fish and seafood processing;

J. Warehousing and wholesaling;

18.33.060 - Setbacks.

A. The minimum setbacks in the WI District are as follows:

1. Front yard: 20 Feet.

2. Side yard and rear yard: None.

18.33.080 - Height.

The maximum height of buildings and structures in the WI District is three stories or 50 Feet.

18.33.090 - Off-street parking and loading.

A. Off-street Parking and Loading. The requirements for off-street parking and loading in the waterfront industrial district shall be as set forth in Chapter 18.48 of this code.

18.33.130 - Commission site plan review—Required.

A. Any construction, modification or improvement in the Waterfront Industrial District shall be subject to a site plan review by the Planning Commission under Section 18.42.020 of this Code.

B. No site plan shall be approved for the Waterfront Industrial District unless any exterior siding or roof on any building or structure is finished in earthtone colors as those colors are identified by the Planning Director.

V. LEGAL ISSUES: The Lease with Option to Purchase Agreement with Exhibits A & B has been reviewed by the City's legal counsel.

VI. SUMMARY AND ALTERNATIVES: The City Council now has the negotiated Lease with Option to Purchase 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 1241

B. Lease with Option to Purchase Agreement and Exhibits A & B

**CITY OF CORDOVA, ALASKA
ORDINANCE 1241**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE WITH OPTION TO
PURCHASE AGREEMENT WITH THE PRINCE WILLIAM SOUND ECONOMIC
DEVELOPMENT DISTRICT FOR LOT 2, BLOCK 7, NORTH FILL DEVELOPMENT PARK**

WHEREAS, it is in the City of Cordova's interest to enter into a Lease with Option to Purchase Agreement ("Agreement") of Lot 2, Block 7, North Fill Development ("Property") to the Prince William Sound Economic Development District (Purchaser), for the uses specified in the Agreement; between the City of Cordova, Alaska ("City") and the Prince William Sound Economic Development District attached to this ordinance as Attachment A ("Agreement"); and

WHEREAS, the Prince William Sound Economic Development District submitted a Letter of Interest to purchase Lot 2, Block 7, North Fill Development Park ("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 property tax, and sales tax revenue; and

WHEREAS, disposal of this property would lead towards the development of a new shared seafood, mariculture, and subsistence processing facility, 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 Lease with Option to Purchase Agreement with the Prince William Sound Economic Development District; and

WHEREAS, A Lease with Option to Purchase 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 into an agreement with the Prince William Sound Economic Development District in accordance with the terms in the Lease with Option to Purchase Agreement with Exhibits A & B as attached in Attachment A to this ordinance. The form and content of the Lease with Option to Purchase 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 Lease with Option to Purchase 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 Lease with Option to Purchase 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: September 2, 2026
2nd reading and public hearing:

PASSED AND APPROVED THIS ____ DAY OF _____ 2026.

Kristin Smith, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

CITY OF CORDOVA
Cordova, Alaska

LEASE WITH OPTION TO PURCHASE

This LEASE WITH OPTION TO PURCHASE (“Lease”) is made by and between the CITY OF CORDOVA, a municipal corporation organized and existing under the laws of the State of Alaska (the “City”), and Prince William Sound Economic Development District, an Alaska nonprofit corporation (“Lessee”).

RECITALS

WHEREAS, the City owns that certain unimproved parcel of land in Cordova, Alaska and legally described as Lot 2, Block 7, North Fill Development Park, filed under the official plat thereof, Plat # 86-6, Records of the Cordova Recording District, Third Judicial District, State of Alaska, and also known by Assessor’s Parcel No. 02-060-136 (referred to hereinafter as the “Premises”);

WHEREAS, Lessee desires to lease the Property from the City (the “Premises”) from the City and the City desires to lease the Premises to Lessee, on the terms and conditions set forth herein;

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

1. LEASE OF PREMISES

Subject to the terms and conditions set forth herein, the City leases to Lessee, and Lessee leases from the City, the Premises, which is more particularly described in the legal description, and which is illustrated by the diagram included, in Exhibit A, which Exhibit is attached and incorporated into this Lease.

2. LEASE TERM

The Lease Term will be (10) years, commencing on September XX, 2026 (the “Commencement Date”) and terminating at 11:59 p.m. on September XX, 2036, unless earlier terminated in accordance with the terms of this Lease (sometimes hereinafter referred to as the “Lease Term” or “Term”). The Lease does not provide a lease renewal option.

3. RENT

A. Base Rent. The annual rent for the first five (5) years of the Lease Term will be Eighteen Thousand Dollars and Zero Cents (\$18,000), payable in monthly installments of One Thousand Five Hundred Dollars and Zero Cents (\$1,500) (“Base Rent”). Base Rent is due on the first day of each calendar month during the Lease Term. Base Rent must be paid in lawful money of the United States without abatement, deduction or set-off for any reason whatsoever, at the address set forth in Section 22.E of this Lease, or at any other place the City directs in writing.

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Base Rent shall be paid promptly when due without notice or demand therefore. The parties intend the Base Rent to be absolutely net to the City. All costs, expenses, and obligations of every kind and nature whatsoever in connection with or relating to the Premises shall be the obligation of, and shall be paid by, Lessee.

B. Additional Charges. In addition to the Base Rent, Lessee acknowledges and agrees that Lessee is obligated to pay and will pay, before delinquency and without reimbursement, all costs, expenses, and obligations of every kind and nature whatsoever in connection with or relating to the Premises or the activities conducted on the Premises, including, without limitation, those costs, expenses, and obligations identified in Section 8 and all other sums, costs, expenses, taxes, and other payments that Lessee assumes or agrees to pay under the provisions of this Lease (collectively the "Additional Charges").

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

C. Late Fee. Other Fees. Rent not paid within ten (10) days of the due date shall be assessed a late charge of ten percent (10%) of the delinquent amount; the charge shall be considered liquidated damages and shall be due and payable as Additional Charges. In the event the late charge assessment above exceeds the maximum amount allowable by law, the amount assessed will be adjusted to the maximum amount allowable by law. If any Base Rent payment or other payment made by check, electronic transfer, or similar method is returned, declined, or not honored by the financial institution for any reason, Tenant shall pay a \$35.00 NSF Fee to Landlord. This fee is not intended as a penalty, but is intended to reimburse Landlord for administrative costs, bank charges, and additional handling required due to the returned payment. All such fees are due immediately upon notice from Landlord, and any returned payment shall be treated as unpaid until replaced with certified funds.

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

4. USES AND CONDITION OF PREMISES

A. Authorized Uses. Subject to the terms and conditions of this Lease, Lessee's use of the Premises is limited to constructing and maintaining the project detailed in the site development plan (Exhibit B), and using the constructed buildings and structures as well as the undeveloped land only as specified in the development plan. The Lessee shall give prior written notice to the City of any proposed changes to the site development plan that are in furtherance of its authorized uses, and such changes are subject to City review and approval and any requirements of law. Lessee shall not leave the Premises unoccupied or vacant without the City's prior written consent.

B. Inspections. The City and its authorized representatives and agents shall have the right, but not the obligation, to enter the Premises at any reasonable time to inspect the use and condition of the Premises; to serve, post, or keep posted any notices required or allowed under the provisions of this Lease, including notices of non-responsibility for liens; and to do any act or work necessary for the safety or preservation of the Premises. Except in the event of an emergency, the City will give 48-hours' advance written notice of its intent to inspect the Premises. The City shall not be liable in any manner for any inconvenience, disturbance, loss of business, nuisance, or other damage arising out of the City's entry onto the Premises, except for damage resulting directly from the acts of the City or its authorized representatives or agents.

C. Compliance with Laws. Lessee shall maintain and repair the Premises in compliance with all applicable laws, regulations, ordinances, rules, orders, permits, licenses, and other authorizations. Lessee shall not use or permit the use of the Premises for any purpose prohibited by law or which would cause a cancellation of any insurance policy covering the Premises. Lessee shall not cause or permit any Hazardous Material (as defined in Section 10.B of this Lease) to be brought upon, kept, or used in, on, or about the Premises except for such Hazardous Material as is necessary to conduct Lessee's authorized uses of the Premises. Any such Hazardous Material brought upon, kept, or used in, on, or about the Premises shall be used, kept, stored, and disposed of in a manner that complies with all environmental laws and regulations applicable to Hazardous Material. Lessee shall not cause or allow the release or discharge of any other materials or substances that are known to pose a hazard to the environment or human health.

D. Lessee's Acceptance of Premises. The Premises was previously used as a storage and salvage yard, and on or before the Commencement Date of this Lease the previous tenant removed all vehicles, vessels, Connex storage container(s), trailers, tires, scrap metal, and other debris. Lessee represents, warrants and acknowledges that it has inspected the Premises to its complete satisfaction and is familiar with its condition, and that the City makes no representations or warranties, express or implied, with respect thereto, including, but not limited to, the condition of the Premises (including environmental condition) or its suitability or fitness for any use Lessee may make of the Premises. Lessee accepts the Premises AS IS, WHERE IS, CONDITION WITH ALL FAULTS. No action or inaction by the Council, the City Manager, or any other officer, agent, or employee of the City relating to or in furtherance of the Lease or the Premises shall be deemed to constitute an express or implied representation or warranty that the Premises, or any part thereof, are suitable or usable for any specific purpose whatsoever. Any such action or inaction shall be deemed to be and constitute performance of a discretionary policy and planning function only, and shall be immune and give no right of action as provided in Alaska Statute 9.65.070, or any amendment thereto.

E. Mutual Agreement to Terminate. The City and or Lessee may terminate this Lease for any or no reason by a written mutual agreement of the Parties, which notice must be received at least six (6) months prior to five (5) years from the Commencement Date of this Lease of 11:59 p.m. on **September XX, 2031**. The City will retain all payments made by the Lessee up to the agreed termination date.

5. DEVELOPMENT PLAN AND SUBSTANTIAL COMPLETION

A. Development Plan. The attached conceptual site development plan has been accepted by the Cordova City Council, and is attached to this Lease as Exhibit B. Any proposed material change to the attached site development plan by Lessee will be treated as an amendment to the Lease, requiring the written consent of both parties in accordance with Section 22.B. This Lease does not confer any approval from the City or Cordova Planning Commission regarding the site development plan or substitute for any approval process required in Cordova Municipal Code. Rather it is Lessee'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. Substantial Completion. Lessee must substantially complete construction of the project set forth in the site development plan attached as Exhibit B by **September XX, 2031**, which is five (5) years after the Lease's Commencement Date. As used in this Lease, the term "substantially complete" shall mean the stage of construction when the permanent building(s), whose footprint is outlined in the site development plan, including its structure, façade, windows, roof, heating, and lighting, are sufficiently complete so that Lessee can occupy and use the building and install or cause the installation of all equipment required for the contemplated use thereof, AND Lessee has provided to the City certificates of inspection from certified inspectors showing that the following phase inspections have been performed and that construction meets the codes adopted by the City in Cordova Municipal Code Title 16. The following inspections are the minimum required: (1) Fire & Life Safety Plan Review Approval Letter & Certificate, (2) Foundation Inspection, (3) Framing Inspection, (4) Truss Inspection, (5) HVAC / Mechanical Inspection, (6) Electrical Inspection, (7) Plumbing Inspection, and (8) Final Inspection. Certificates of inspection shall be provided to the City within ten (10) days of receiving each inspection certificate. If Lessee fails to comply with inspection requirements and substantially complete the construction of all phases of the project set forth in the site development plan by **September XX, 2031**, Lessee will be in default of this Lease and the City may terminate the Lease and take any other action detailed in Section 13.

6. REPRESENTATIONS AND WARRANTIES

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

7. ASSIGNMENTS AND SUBLETTING; SUBORDINATION

Lessee shall not assign or otherwise transfer this Lease or any interest herein or sublet the Premises or any portion thereof, or permit the occupancy of any part of the Premises by any other person or entity, without the prior written consent of the City, which consent may be withheld in the City's absolute discretion. This Lease is subject and subordinate to any mortgages or trust deeds now and hereafter made against the Premises by the City and to all renewals, extensions, modifications, consolidations and replacements thereof, and to all advances made or hereafter to be made upon the security thereof, provided that, and as a condition thereto, City shall deliver to Lessee from the holder thereof a subordination non-disturbance and attornment agreement in a commercial reasonable form.

8. OPERATIONS, MAINTENANCE, UTILITIES, TAXES, & ASSESSMENTS

Lessee shall, at Lessee's sole cost and expense, be solely responsible for: (i) maintaining and repairing the Premises and shall not commit or allow any waste upon the Premises; (ii) obtaining any and all permits and approvals necessary for Lessee's use of the Premises; (iii) all utilities and services needed for Lessee's use of the Premises; (iv) all taxes and assessments levied against the Premises, and Lessee agrees to pay all such taxes and assessments when due, including, but not limited to, all utility bills and special assessments levied and unpaid as of the Commencement Date or hereafter levied for public improvements; (v) all licenses, excise fees, and occupation taxes with respect to the business and activities conducted on the Premises; (vi) all real property taxes, personal property taxes, and sales taxes related to the Premises or Lessee's use or occupancy thereof; and (vii) any taxes on the leasehold interest created under this Lease.

9. LIENS

Lessee will suffer no lien or other encumbrance to attach to the Premises, including, without limitation, mechanic's or materialman's liens, sales tax liens under Cordova Municipal Code 5.40.125, or property tax liens under Cordova Municipal Code 5.36.260. During the Lease Term, the City may enter the Premises at reasonable times, with or without prior notice, to post notice(s) of non-responsibility on the Premises. If the City posts any notice of non-responsibility on the Premises, Lessee will ensure that the notice is maintained in a conspicuous place.

10. INDEMNIFICATION

A. General Indemnification. Lessee shall defend, indemnify, and hold the City 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 to Lessee's occupation or use of the Premises or the occupation or use of the Premises by Lessee's employees, agents, servants, customers, contractors, subcontractors, sub-lessees, or invitees, including, but not limited, to all claims and demands arising out of any labor performed, materials furnished, or obligations incurred in connection with any improvements, repairs, or alterations constructed or made on the Premises and the cost of defending against such claims, including reasonable attorneys' fees. In the event that such a lien is recorded against the Premises, Lessee shall, at

Lessee's sole expense within ninety (90) days after being served with written notice thereof, protect the City against said lien by filing a lien release bond or causing the release of such lien.

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

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

As used in this Lease, "Hazardous Material" means any substance which is toxic, ignitable, reactive, or corrosive or which is otherwise 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.

11. INSURANCE

During the term of this Lease the Lessee shall procure and maintain, at Lessee's sole cost and expense, the following policies of insurance with a reputable insurance company or companies satisfactory to the City:

A. Commercial General Liability. Commercial general liability insurance in respect of the Premises and the conduct of Lessee's business and operations, naming the City as an additional insured, with minimum limits of liability of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate;

B. Property Insurance. Property insurance, insuring against loss or damage by fire and such other risks as are customarily included in the broad form of extended coverage, in an amount of coverage not less than the replacement value of the improvements on the Premises, if any, and on such commercially reasonable terms and consistent with the customary commercial coverages in the city of Cordova;

C. Personal Property Insurance. Personal property insurance covering Lessee's trade fixtures, furnishings, equipment, and other items of personal property, as soon as such items are located on the Premises; and

D. Workers' Compensation Insurance. Workers' compensation insurance and other insurance as required by law.

All insurance required under this Lease shall contain an endorsement requiring thirty (30) days' advance written notice to the City before cancellation or change in the coverage, scope, or amount of any policy. Before commencement of the Lease Term, Lessee shall provide the City with proof of the insurance required by this Section 11, and on a yearly basis during the term of this Lease on or before July 1 of any calendar year or upon request by the City.

12. OWNERSHIP AND REMOVAL OF THE FACILITIES

Unless Lessee exercises its Option to purchase (defined in Section 21) (in which case all improvements made by Lessee shall continue to be owned by Lessee), the facilities on the Premises are and shall remain the property of Lessee until the expiration or earlier termination of this Lease. Upon expiration or earlier termination of this Lease, at the option of the City, title to and ownership of the facilities shall automatically pass to, vest in, and belong to the City without further action on the part of either party other than the City's exercise of its option, and without cost or charge to the City. Lessee shall execute and deliver such instruments to the City as the City may reasonably request to reflect the termination of Lessee's interest in this Lease and the facilities and the City's title to and ownership thereof.

In the event the City does not exercise its option provided in the immediately preceding paragraph, upon expiration or earlier termination of this Lease, Lessee shall remove from the Premises, at Lessee's sole expense, all of the facilities or the portion thereof that the City designates must be removed. In such event, Lessee shall, at Lessee's own cost and expense, (i) repair any damage to the Premises caused by the removal, and (ii) return the Premises as near as possible to

its original condition as existed on the Commencement Date. All facilities which are not promptly removed by Lessee pursuant to the City's request and in any event within thirty (30) days of the date of expiration or termination of this Lease may be removed, sold, destroyed or otherwise disposed of in any manner deemed appropriate by the City, all at Lessee's sole expense, and Lessee hereby agrees to pay the City for such expenses.

Notwithstanding any provision to the contrary in this Lease, all petroleum, fuel, or chemical storage tanks installed in or on the Premises during the Lease Term will remain Lessee's property and upon expiration or earlier termination of this Lease, Lessee shall remove these items and all contaminated soil and other material from the Premises, at Lessee's sole expense.

13. DEFAULT AND REMEDIES

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

i. The failure to make payment when due of any Base Rent, Additional Charges, or of any other sum herein specified to be paid by the Lessee if such failure is not cured within ten (10) days after written notice has been given to Lessee;

ii. The failure to pay any taxes or assessments due from the Lessee to the City and in any way related to this Lease, the Premises, any improvements, or the Lessee's activities or business conducted thereon, including, but not limited to, any real property, personal property, or sales tax if such failure is not cured within thirty (30) days after written notice has been given to Lessee;

iii. Lessee's failure to substantially complete the site development plan, including the timely submission of certificates of inspection from certified inspectors as required by Section 5;

iv. An assignment for the benefit of Lessee's creditors or the filing of a voluntary or involuntary petition by or against Lessee under any law for the purpose of adjudicating Lessee a bankrupt; or for extending the time for payment, adjustment, or satisfaction of Lessee's liabilities; or for reorganization, dissolution, or arrangement on account of or to prevent bankruptcy or insolvency, unless the assignment or proceeding, and all consequent orders, adjudications, custodies, and supervision are dismissed, vacated, or otherwise permanently stated or terminated within thirty (30) days after the assignment, filing, or other initial event;

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

vi. The abandonment or vacation of the Premises continues for a period of three (3) months of any consecutive four (4) month period during the Lease Term; notwithstanding the foregoing, leaving the Premises vacant pending development of improvements shall not be deemed abandonment;

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

viii. The breach or violation of any statutes, laws, regulations, rules, or ordinances of any kind applicable to Lessee's use or occupancy of the Premises if such breach or violation continues for a period of thirty (30) days or longer; or

ix. The failure to observe or perform any covenant, promise, agreement, obligation, or condition set forth in this Lease, other than the payment of rent, if such failure is not cured within thirty (30) days after written notice has been given to Lessee, or if the default is of a nature that it cannot be cured within thirty (30) days, then a cure is commenced within thirty (30) days and diligently prosecuted until completion, weather and *force majeure* permitting. Notices given under this subsection shall specify the alleged breach and the applicable Lease provision and demand that the Lessee perform according to the terms of the Lease. No such notice shall be deemed a forfeiture or termination of this Lease unless the City expressly elects so in the notice.

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

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

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

iii. Declare this Lease terminated;

iv. Recover, whether this Lease is terminated or not, reasonable attorneys' fees and all other expenses incurred by the City by reason of the default or breach by Lessee, less any rents received in mitigation of Tenant's default (but City is not under any duty to relet Premises);

v. Recover an amount to be due immediately upon breach equal to the sum of all Base Rent, Additional Charges, and other payments for which Lessee is obligated under the Lease;

vi. Recover the costs of performing any duty of Lessee in this Lease; or

vii. Collect any and all rents due or to become due from subtenants or other occupants of the Premises

14. SUBSIDENCE

The City shall not be responsible for any washout, subsidence, avulsion, settling, or reliction to the Premises or for any injury caused thereby to Lessee's, any sub-lessee's, or any other person's property. The City is not obligated to replace, refill, or improve any part of the Premises during Lessee's occupancy in the event of a washout, subsidence, avulsion, settling, or reliction.

15. VACATION BY LESSEE

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

16. RESERVATION OF RIGHTS

The City reserves the right to designate and grant rights-of-way and utility easements across the Premises without compensating Lessee or any other party, including the right of ingress and egress to and from the Premises for the construction, operation, and maintenance of utilities and access, provided that Lessee shall be compensated for the taking or destruction of any improvements on the Premises, and provided further that the City's designation will not unreasonably interfere with Lessee's improvements or use of the Premises. Lessee shall be responsible for requesting a rental adjustment to reflect any reduction in the value of the Premises.

17. SIGNS

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

damage or injury to the Premises, and correct any unsightly conditions caused by the maintenance or removal of said signs.

18. HOLDING OVER

If Lessee, with the City's written consent, remains in possession of the Premises after the expiration or termination of the Lease for any cause, or after the date in any notice given by the City to Lessee terminating this Lease, such holding over shall be deemed a tenancy from month to month at the same Base Rent applicable immediately prior to such expiration or termination, subject to adjustment in accordance with Cordova Municipal Code 5.22.090.C, or such successor provision of the code then in effect, and shall be terminable on thirty (30) days' written notice given at any time by either party. All other provisions of this Lease, except those pertaining to term, rent, and purchase option, shall apply to the month-to-month tenancy. If Lessee holds over without the City's express written consent, Lessee is deemed to be a tenant at sufferance and may be removed through a forcible entry and detainer proceeding without service on Lessee of a notice to quit.

19. EMINENT DOMAIN

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

- A. Total Taking. If the Premises are totally taken by condemnation, this Lease shall terminate;
- B. Partial Taking. If the Premises are partially taken by condemnation, then this Lease shall continue and the rent as specified in Section 3 above shall be abated in a proportion equal to the ratio that the portion of the Premises taken bears to the total Premises leased hereunder; and
- C. Award. Upon condemnation, the parties shall share in the award to the extent that their interests, respectively, are depreciated, damaged, or destroyed by the condemnation.

20. COSTS

Lessee shall be liable to and shall pay the City for the fees and costs incurred by the City in connection with the negotiation, drafting, preparation, operation, and enforcement of this Lease, including, without limitation, attorneys' fees and costs incurred by the City. All outstanding fees and costs shall be paid in full no later than the time of the City's execution of this Lease.

21. BUYER'S OPTION TO PURCHASE

- A. Option. The City hereby grants to Lessee an option (the "Option") to purchase the Premises upon the terms and conditions stated in this Lease.
- B. Option Period. The Option will commence upon the Commencement Date of this Lease and terminate the date the Lease terminates (the "Option Period"). If Lessee fails to exercise

the Option during the Option Period, neither party shall have any further rights or claims against the other party by reason of the Option.

C. Exercise of Option. To exercise the Option, Lessee must provide written notice ("Notice of Exercise of Option") to the City, delivered or mailed by certified or registered mail, return receipt requested, to the City's address set forth in Section 22.E, at least sixty (60) days prior to the date Lessee intends to exercise the Option.

D. Conditions to Exercise Option. Lessee can only exercise the Option if all of the following conditions are satisfied: (i) no default exists or is continuing under this Lease and (ii) the building as described in the site development plan attached as Exhibit B is substantially completed as defined in section 5.B including the submission of all certificates of inspection from certified inspectors.

E. Purchase Price. Lessee shall have the right to purchase the Premises for \$180,000.00 ("Purchase Price") until the fifth anniversary of the Commencement Date. If Lessee exercises its Option to purchase the Premises after the fifth (5) anniversary of the Commencement Date, the Purchase Price will be adjusted to the current fair market value, as reasonably determined by the City, excluding all improvements completed by Lessee under this Lease. In the event that Lessee exercises the Option on or before September XX, 2031, the payment due at Closing to the City ("Closing Payment") will equal the Purchase Price reduced by all Base Rent payments paid by Lessee to the City under this Lease. In the event that Lessee exercises the Option after September XX, 2031, the Closing Payment will equal the Purchase Price, and the Closing Payment will not be reduced by any Base Rent payments paid by Lessee to the City under this Lease.

F. Closing Date. The Closing must occur on a date (the "Closing Date") mutually agreed upon by the parties, but must be within sixty (60) days after the exercise of the Option.

G. Closing. At Closing, the City shall deliver a quitclaim deed, subject to matters of record, including those matters that have arisen out of Lessee's use and occupancy of the Premises, in recordable form, transferring marketable title (subject to Lessee's reasonable approval) and Lessee shall execute and deliver to the City the Closing Payment in full, in immediately available funds. This Lease will terminate upon the Closing of Lessee's purchase of the Premises. All costs and fees (including attorneys' fees) associated with the negotiation, drafting, preparation, and enforcement of a purchase and sale agreement and related documents, the closing of the transaction, and the termination of the leasehold interest in the Premises, including, but not limited to, environmental assessments, escrow fees, recording fees, and title insurance costs and search fees, will be paid by Lessee.

H. Cooperation for Consummating the Option. If Lessee exercises the Option, the City and Lessee each covenant and agree to sign, execute, and deliver, or cause to be signed, executed, and delivered, and to do or make, or cause to be done or made, upon the written request of the other party, any and all agreements, instruments, papers, deeds, acts, or things, supplemental, confirmatory, or otherwise, as may be reasonably required by either party hereto for the purpose of or in connection with consummating the Option.

I. City's Right of First Refusal. In the event Lessee exercises its Option and subsequently determines to sell or otherwise dispose of the Premises, the City shall have a continuous and exclusive right of first refusal to purchase the Premises. The parties must either include notice of the City's right of first refusal in the deed transferring the Premises to the Lessee, or execute a separate document acceptable to the City and in a recordable form ensuring the City's right of first refusal hereunder. The document must be recorded contemporaneously with the recording of the deed. The City's right of first refusal to purchase the Premises must contain at least the following minimum terms and conditions (and such other terms as may be reasonably or customarily requested by the City):

i. Lessee may accept an offer for the sale or other disposition of the Premises only if it is made subject to the City's right of first refusal herein. Upon acceptance of an offer for the sale, disposition, conveyance, or transfer from a third party (the "Purchase Offer"), Lessee will present a copy of the Purchase Offer and acceptance to the City by written notice at the address set forth in Section 22.E. The City will then have sixty (60) days to either agree to purchase the Premises on the same terms and conditions set forth in the Purchase Offer, or decline to exercise its right of first refusal. The City shall give written notice of its decision to exercise or decline to exercise its right of first refusal to Lessee at the address set forth in Section 22.E no later than sixty (60) days after being presented with a copy of the Purchase Offer.

ii. If the City declines to exercise its right of first refusal, Lessee may then sell or otherwise dispose of the Premises 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, then any interest of the City in and to the Premises shall cease and be of no further force and effect and the City shall provide in recordable form a release of its right of first refusal at the closing of the sale to the third party. If the sale or other disposition is not completed on the terms and conditions in the Purchase Offer, then the City will continue to have its exclusive right of first refusal under the procedures outlined above in this Section, before Lessee may convey or transfer its interest in the Premises to a third party.

22. MISCELLANEOUS

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

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

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

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

in this Lease, nor any acts of the parties shall be deemed to create any relationship between the City and Lessee other than the relationship of lessee and lessor.

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

TO CITY:

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

TO LESSEE:

Prince William Sound Economic Development District
Attn: Executive Director
P.O. Box 1059
Cordova, Alaska 99574

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

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

G. No Waiver of Breach. No waiver of any provision hereof shall be effective unless made in writing and signed by the waiving party. No failure by the City to insist upon the strict performance of any term, covenant, or condition of this Lease, or to exercise any right or remedy upon a breach thereof, shall constitute a waiver of any such breach or of such term, covenant, or condition. No waiver of any breach shall modify, effect or alter this Lease, but each and every term, covenant, and condition of this Lease shall continue in full force and effect with respect to any other existing or subsequent breach.

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

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

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

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

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

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

N. Exhibits. Exhibits A and B to this Lease are specifically incorporated into the Lease.

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

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

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

R. Attorneys' Fees. In the event that any suit or action is brought to enforce this Lease or any term or provision hereof, the parties agree that the prevailing party shall recover all attorneys' fees, costs, and expenses incurred in connection with such suit or action to the maximum extent allowed by law.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed as of the Commencement Date.

CITY:

CITY OF CORDOVA

By: _____
Samantha Greenwood

Its: City Manager

LESSEE:

**PRINCE WILLIAM SOUND ECONOMIC
DEVELOPMENT DISTRICT**

By: _____
Kristin Smith

Its: Executive Director

DRAFT

Exhibit A

Leased Premises

Legal Description: Lot 2, Block 7, North Fill Development Park, filed under the official plat thereof, Plat # 86-6, Records of the Cordova Recording District, Third Judicial District, State of Alaska, and also known by Assessor's Parcel No. 02-060-136

Diagram Depicting Premises:

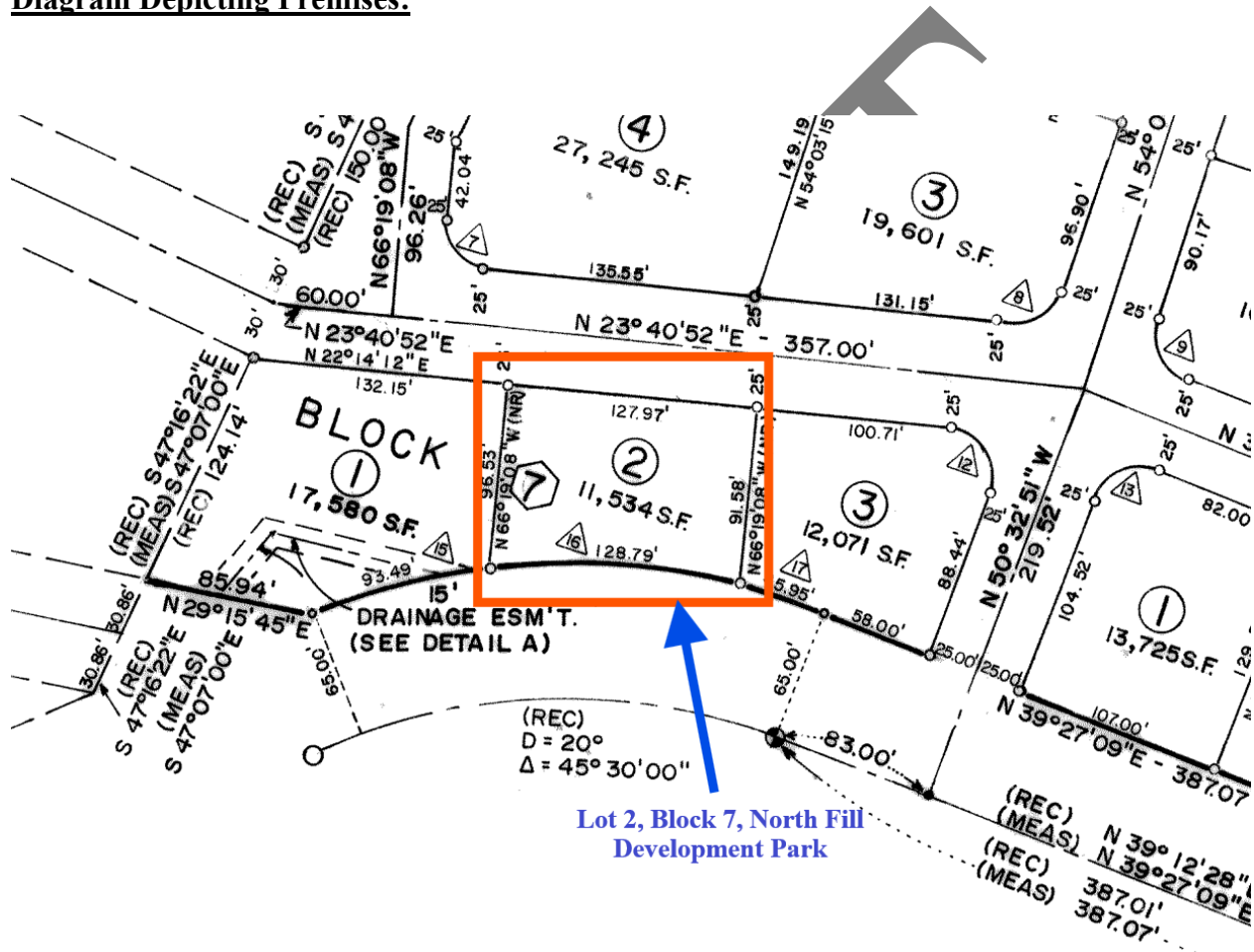


Exhibit B
(Site Development Plan)

This Attached Exhibit B contains the site development plan of the Lessee, which consists of the following Section: (1) Site Development Milestones; (2) Development Timeline; (3) Development Plan Narrative; (4) Development Plan Phase I - Conceptual Plan; (5) Development Plan Phase II - Conceptual Plan.

1. Site Development Milestones

This timeline will commence when the lease with option to purchase is signed. Prince William Sound Economic Development District (PWSEDD) will provide an annual report for years 1-5. All required plans, reports and deliverables will be sent to the City Manager and City Planner for review and approval.

Phase 1: Years 1 & 2

- Year 1

PWSEDD will begin applying for grants.

PWSEDD will notify the City when grant applications have been submitted, award dates, and if awarded or not awarded.

- Year 2

A management plan will be submitted for a nonprofit shared processing facility. This will be a formalized operational blueprint outlining how multiple mission-driven organizations will collaboratively use, fund, and maintain a shared physical space. It ensures equitable access, defines financial responsibilities, and promotes a safe, collaborative environment. Purchase ice machine, cold-storage trailers/vans and modular loading ramp and dock, which are depicted in the Development Plan Phase I – Conceptual Plan (all improvements are subject to City and other approvals). The Phase I improvements are intended to be temporary and replaced by later Phase II improvements.

Phase 2: Years 2-5

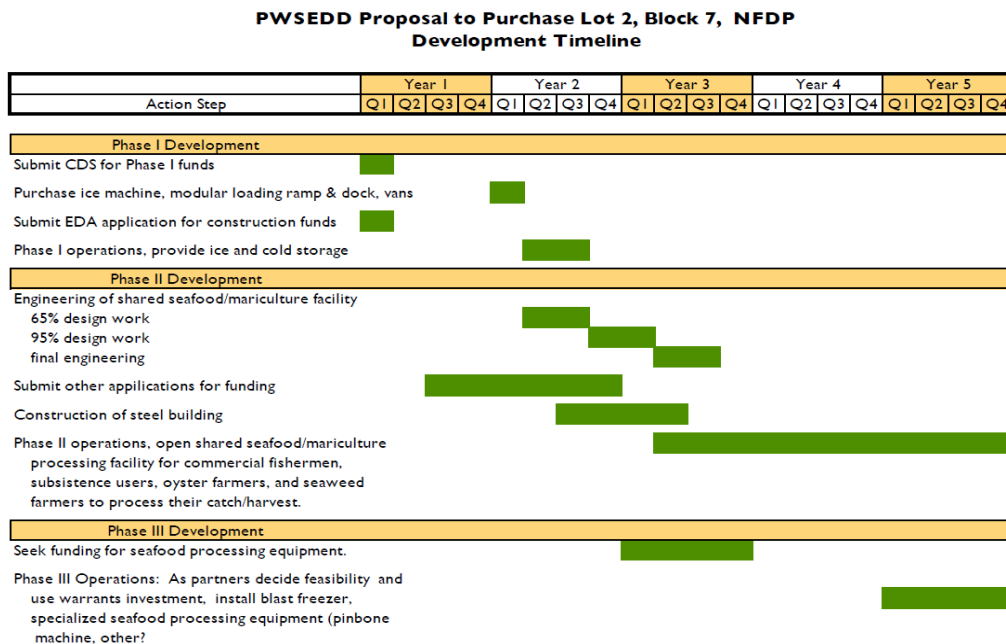
- Funding updates
- Engineering and construction updates; complete construction of permanent building(s) and related improvements depicted in the Development Plan Phase II – Conceptual Plan (all improvements are subject to City and other approvals).

Phase 3: Years 3-5

- Determined needs for the seafood, mariculture, and subsistence processing facility.

- Funding updates for the seafood processing equipment.
- Number and types of entities using the facility.

2. Development Timeline



3. Development Plan Narrative

SUBSTRUCTURE:

- Foundations: Reinforces concrete spread footings and foundation walls. Building to be raised to allow truck dock access.
- Slab on Grade: Reinforced concrete slabs designed for storage loading. Insulation under slab at freezers and coolers.

SUPERSTRUCTURE:

- Pre-Engineered Metal Building with frames to clear span the building: Steel purlins to support the roof assembly and steel girts to support the wall assembly.

EXTERIOR CLOSURE:

- Exterior Walls: Insulated metal panels.
- Exterior Doors and Windows:
 - Personnel Doors: Painted galvanized steel painted hollow metal doors and frames.
 - Overhead Doors: Either insulated metal sectional overhead or metal coiling doors.

- Windows: Vinyl awning and fixed windows with insulating glazing.

ROOF SYSTEMS:

- Roofing: Insulated metal panels.

INTERIOR CONSTRUCTION:

- Partitions and Doors: Steel studs with gypsum wallboard. Painted galvanized hollow metal doors and frames with stainless steel hardware.
- Interior Finishes:
 - Floors: Sealed concrete.
 - Walls: Painted gypsum wallboard. Fiberglass Reinforced Plastic wainscot in processing and restrooms.
 - Ceilings: Suspended acoustical panels in office, breakroom, and restrooms.

MECHANICAL:

- Plumbing: Water and Sewer to serve the processing, restrooms, and breakroom with hose bibs at the exterior of the building for cleaning and maintenance.
- HVAC: Type and location of units and energy source to be determined.
- Fire Protection: To be determined.

ELECTRICAL:

- Service and Distribution: Size and location of service to be determined.
- Lighting and Power: LED lighting throughout including at the exterior doors. Moisture resistant lighting in processing and refrigeration units. Power to serve processing equipment and refrigeration compressors and for general use throughout the building.

EQUIPMENT:

- Refrigeration: Prefabricated insulated wall and ceiling panels with doors to allow access by forklifts, assembled on-site. Compressors located as required.
- Processing Equipment: Described below.

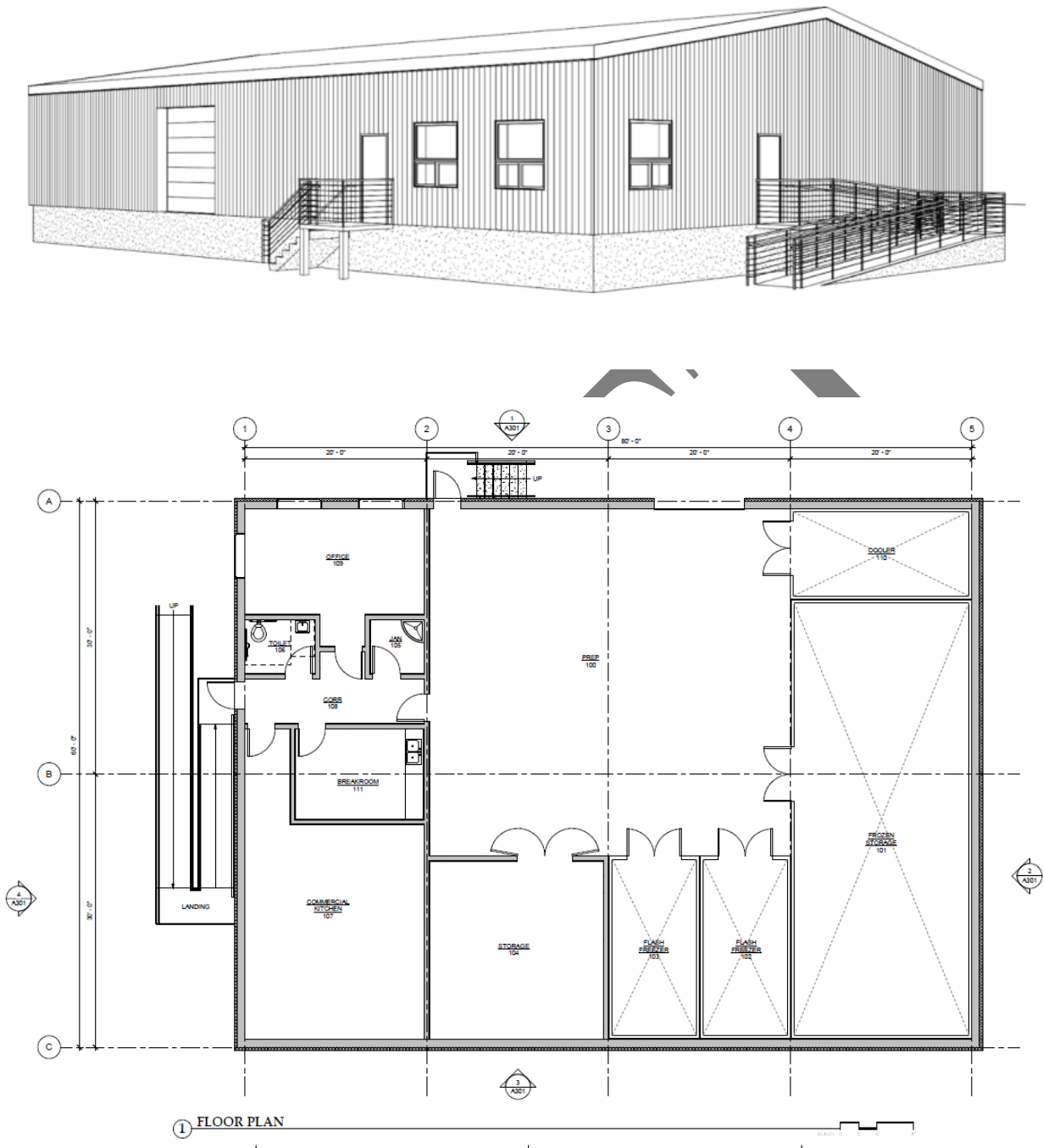
ROM cost estimates for each of these facility components (except equipment costs) are made on a per square foot basis, as detailed in Table 3 and have a total direct cost of about \$1.5 million.

4. **Development Plan Phase I Conceptual Drawing***



*Detailed reports, drawings, specifications and plans for temporary improvements to be provided according to schedule.

5. Development Plan Phase II Conceptual Drawing*



*Detailed reports, drawings, specifications and plans for final improvements to be provided according to schedule.



City Council of the City of Cordova, Alaska

Pending Agenda

September 2, 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, <u>Resolution 12-24-39</u> , is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action
2) Staff quarterly reports will be in the following packets: 10/21/2026 1/20/2027 4/21/2027 7/21/2027
3) Joint City Council and School Board Meetings - twice per year, May & October before Council mtg in May 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
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



photo by Wendy Ranney

D.

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

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



City Council of the City of Cordova, Alaska
Pending Agenda
September 2, 2026 Regular Council Meeting

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

1) Cordova Fisheries Committee:	1- Kory Blake	4- Trae Lohse	7- John Williams
auth res 10-24-32 approved Oct 2, 2024	2- Rod Jensen	5- Tyler Dillon	
committee appointed 3/5/25	3- Kelsey Hayden	6- Jerry McCune	
set mtg schedule:	quarterly, last Tuesday Jan, Apr, July, Oct		
subject to change	next meeting Tuesday, Oct 27, 1pm		
		<u>term expires</u>	<u>term expires</u>
2) Cordova Trails Committee:	1-Elizabeth Senear	11/30/2026	2-Toni Godes 11/30/2027
re-auth res 03-26-16 app 3/18/26	3-Dave Zastrow	11/30/2026	4-Ryan Schuetze 11/30/2028
re-auth res 11-18-29 app 11/7/18	5-Stormy Haught	11/30/2028	6-Michelle Hahn 11/30/2027
auth res 11-09-65 app 12/2/09	7-Tyler Tulloch	11/30/2029	
3) Housing Supply Accelerator Committee			
auth res 03-26-10 approved 3/4/26	1- Sheldon Barnes	4- Ken Jones	7- Nicole Songer
appointments made 05-06-26	2- Shae Bowman	5- Sheridan Joyce	
	3- Barb Jewell	6- Diana Riedel	
meeting schedule flexible, aiming for monthly			
mtgs to date: 6/16/26, 7/28/26, 8/25/26, next meeting scheduled for Sept 29, 7pm			

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

1) Prince William Sound Regional Citizens Advisory Council		
David Janka	re-appointed March 2026	2 year term until April 2028
	appointed March 2024	
2) Prince William Sound Aquaculture Corporation Board of Directors		
David Phillips	appointed July 2026	3 year term until Oct 2027
3) Alaska Mariculture Alliance		
Sean Den Adel	appointed March 2024	no specific term

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

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

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

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

Port and Harbor

North Harbor Efficiency and Safety

Stabilize Breakwater Ave through sheet piling to create usable uplands for industrial commercial, walking corridor and parking

Improve pedestrian safety by creating a sidewalk and boardwalk system to navigate between the north and south harbors.

Provide additional cranes, laydown areas, and in-harbor fuel services

Waste Oil Equipment /Maintenance Building

Shipyard Expansion

Three-Stage Dock

Public Works

Water Infrastructure

Booster station at Murchison tank to improve water delivery during peak flow

Permanent siphon at Crater Lake to improve water delivery during peak flow

Upgrade pump stations and equipment

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

Replacement and relocation of Morpac tank

Water Equipment

Vac truck

Backhoe

Sewer Infrastructure

Replacement/upgrade of wastewater plant and SCADA

Replacement/upgrade of all lift stations

Replacement of force main in Odiak Slough

Upgrade pipe infrastructure

Sewer Equipment

Dump truck

Backhoe

Streets Infrastructure

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

Lake Ave. hillside

Evaluation of existing storm drain systems

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

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

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

Public Safety

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

Parks and Recreation

Pool Infrastructure Code and ADA Compliance
 Door and siding replacements and CMU joint repairs
 Replace pool cover
 Replace pool roof
 Replace/upgrade HVAC and ventilation system
 Replace electrical distribution system
 ADA compliance and parking area re-grade
 Bidarki Recreation Center
 Renovate and add ADA access
 Structural repair
 Code and ADA compliance
 Facility improvements
 Eyak Lake Skater's Cabin
 Demolish and replace
 Parks
 Playground renovations
 Replacement of playground equipment at Noel Pallas Children's Memorial
 Playground
 Upgrade Restrooms/Buildings/Structures
 Ballfield/Cordova Municipal Park Restroom/Concession Stand – code and ADA
 compliance
 Fleming Spit restroom replacement
 Odiak Pond boardwalk and gazebo – code and ADA compliance
 Odiak Camper Park restrooms/facility improvements – code and ADA compliance.

Parks maintenance shop facility improvements – code compliance
Ski Hill Improvements

Land Development

Housing
Improve existing unimproved ROW's
Cold storage
Harbor basin expansion

and;

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

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

PASSED AND APPROVED THIS 18th DAY OF DECEMBER 2024



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

September 2026

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3	4	
			August 21-September 7			
			6:45 Council Public Hearing 7:00 Council reg mtg CCAB			
6	7	8	9	10	11	12
	CSD Labor Day Holiday Sept 7 City Hall Closed Labor Day Holiday 9/7		 PATRIOTS  SEAHAWKS			
		6:30 P&Z CCAB	6:00 Harbor Cms CCAB 7:00 Sch Bd HSL			
13	14	15	16	17	18	
		5:30 CTC Board CCER				
			7:00 Council reg mtg CCAB			
20	21	22	23	24	25	26
			 Alaska Outdoor ALLIANCE Confluence Summit Sept 22-24			 2026 Cordova FUNGUS FESTIVAL September 18th-20th
						8/18-20
						Copper River Rally VBall 9/25-26
						
27	28	29	30	1	2	3
		6:00 P&R CCM				
		7:00 Housing Supply Accelerator Committee	6:00 CEC Board Mtg CCER	12:00 Hosp Svc Bd HCR		
4	5	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

October 2026

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29 	30 	1	2	3
4	5	6	7	8	9	10
11	12  CSD Indigenous Persons Day Holiday Oct 12	13	14 7:00 Council reg mtg CCAB	15	16	17
18	19  Alaska Day Holiday City Hall Offices Closed	20 6:30 P&Z CCAB	21 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	22	23	24
25	26	27 5:30 CTC Board CCER	28 7:00 Council reg mtg CCAB	29	30	31 
1	2	3 6:00 P&R CCM 7:00 Housing Supply Accelerator Committee	4 6:00 CEC Board Mtg CCER	5 12:00 Hosp Svc Bd HCR	6	7
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:	Kristin Smith	March 4, 2025	March-28
3 years	Mayor@cityofcordova.net		
Council members:			
3 years	Debra Adams	March 4, 2025	March-28
	CouncilSeatA@cityofcordova.net		
3 years	Lee Collins	March 4, 2026	March-29
	CouncilSeatB@cityofcordova.net		
3 years	Kasey Kinsman, Vice Mayor	March 3, 2026 March 7, 2023	March-29
	CouncilSeatC@cityofcordova.net		
3 years	Wendy Ranney	March 5, 2024 July 5, 2023	March-27
	CouncilSeatD@cityofcordova.net		
3 years	David Zastrow	March 5, 2024	March-27
	CouncilSeatE@cityofcordova.net		
3 years	Aaron Hansen	March 4, 2025	March-28
	CouncilSeatF@cityofcordova.net		
3 years	Mike Mickelson	March 4, 2025	March-28
	CouncilSeatG@cityofcordova.net		

Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	Malani Towle	March 3, 2026	March-29
	mtowle@cordovasd.org		
3 years	Kate Trudeau	March 4, 2025	March-28
	ktrudeau@cordovasd.org		
3 years	Henk Kruithof, president	March 5, 2024 March 2, 2021	March-27
	hkruithof@cordovasd.org		
3 years	Emma Merritt	March 4, 2025	March-28
	emerritt@cordovasd.org		
3 years	Peter Hoepfner	Mar 5, 2024, Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-27
	phoepfner@cordovasd.org		

seat up for re-election in Mar '27	vacant
board/commission chair/vice	
seat up for re-appt in Nov '26	

(updated 7-16-26)

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 3, 2026 March 7, 2023 March 3, 2020	March-29
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	vacant		November-27
3 years	Sean Den Adel	Dec '23	November-26

seat up for re-election in Mar '27	vacant
board/commission chair	
seat up for re-appt in Nov '25	

(updated 7-16-26)

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 Kruithof	Dec '23	November-26

Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	Kelsey Hayden	Dec '24	November-27
3 years	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	vacant, Planning Commission member		app't'd by PC	November-28
3 years	Cathy Sherman, professional member	Dec '25		November-28
3 years			app't'd by NVE	November-28
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 '27	vacant
board/commission chair	need to be re-appt'd by other
seat up for re-appt in Nov '26	

(updated 7-16-26)