

Chairman

Robert Beedle- Council Rep.

Vice-Chairman

Greg LoForte

Commission Members

Brent Davis

Mike Adams

Max Wiese



HARBOR COMMISSION REGULAR MEETING

4/13/2011 7:00:00 PM

CITY HALL CONFERENCE ROOM

Harbormaster

Dale Muma

Secretary

Charlie Branch

AGENDA

A. CALL TO ORDER

B. ROLL CALL

Brent Davis, Greg LoForte, Robert Beedle, Mike Adams, Max Wiese

C. APPROVAL OF AGENDA

D. COMMUNICATIONS BY VISITORS

E. APPROVAL OF MINUTES

1. Regular meeting of 3/9/11

F. HARBORMASTER'S REPORT

G. CORRESPONDENCE

H. OLD BUSINESS - None

I. NEW BUSINESS

1. Samson Land Swap (presented as information only)
2. Chugach Corp. Lot Trade/Sale/Lease (presented as information only)
3. City Land Disposal Maps
4. Trailer Parking Review

J. AUDIENCE PARTICIPATION

K. COMMISSION COMMENTS

L. ADJOURNMENT

Harbor Commission Regular Meeting
Wednesday, March 9, 2011 at 7:00 P.M
City Hall Conference Room

- A. Call To Order. The meeting was called to order by Robert Beedle at 7:00 P.M.
- B. Roll Call. In attendance: Robert Beedle, Brent Davis, Greg LoForte, Max Wiese, Harbormaster Dale Muma, City Manager Mark Lynch, Recording Secretary Charlie Branch and one visitor. Excused absent: Mike Adams.
- C. Approval of Agenda. M/Davis, S/LoForte, V/Unanimous to approve the agenda.
- D. Election of Officers. M/LoForte, S/Davis, V/Unanimous to elect Robert Beedle as Chairman. M/Beedle, S/Davis, V/Unanimous to elect Greg LoForte as Vice Chairman.
- E. Communications by Visitors. None presented.
- F. Approval of Minutes. M/Davis, S/LoForte, V/Unanimous to approve the minutes of February 22, 2010 and February 28, 2011.
- G. Harbormaster's Report. Harbormaster Muma reported that the decision on removal of the LCU Sound Developer rests with the USCG Commandant, the Old Harbor loading dock crane will be installed next month, harbor rates will be scheduled for review in August or September. City Manager Lynch joined in discussion of vehicle parking and related problems. Breakwater expansion has been designed and permitted, however funding through the U.S. Army Corps of Engineers (USACE) would require a \$0.5 million feasibility study, while funding through other agencies would not require this expenditure on the \$5 million construction project. Jennifer Gibbins observed that the Harbor Commission could be most helpful in moving this project forward.
- H. Correspondence. None presented.
- I. Old Business.
 - 1. Report: Planning for Alaska's Regional Ports and Harbors – Discussion and comments. Harbormaster Muma requested comments by e-mail, which would be collated and forwarded to City Council.
- J. New Business.
 - 1. Review of Harbor Commission Bylaws. (Postponed to future meeting.)
 - 2. Review of Corodova Municipal Code 11.08.020 Harbor Commission. (Postponed to future meeting.)
 - 3. Disposal of City Property. M/Beedle, S/Davis, V/Unanimous to recommend that City Council retain Lots 3 and 5, Block 2 of South Fill Development Park.
 - 4. Meeting Agenda Items. City Manager Lynch noted the following items: Ocean Dock Fill, Shipyard Building, South Fill Expansion, and Long-Term Storage. Harbormaster Muma : Acquisition of Chugach Corporation's lot on the Ocean Dock Subdivision, and Planning & Zoning's land disposal map review. Loforte: Trailer parking facilities and North Fill launch ramp improvements.
- K. Audience Participation. Jennifer Gibbins noted that parking will be available when the City Hall building is demolished. She is excited that the Commission has a calendar.
- L. Commission Comments. Lauded Harbormaster and staff for their efforts.
- M. Adjournment. M/Davis, S/LoForte, V/Unanimous to adjourn at 9:16 P.M.

DRAFT 14 March 2011

HARBORMASTER'S REPORT

APRIL 2011

1. Financial Report

Total Accounts Receivable Aged on 3/24/11				
Current	1 - 30 Days	31 - 60 Days	Over 60 Days	Balance
142,587.00	0.00	0.00	0.00	142,587.00

Age Through

This report shows no history of past due balances because we have none. During our hard drive crash last November we lost that information. During the process of bringing our customer account information back into use, all we had available was the last known balance at the end of October 2010. We just got this system back in operation within the last couple of weeks allowing Charlie to complete invoicing and mailing statements which we have not been able to do since last fall. The balance is typical for this time of year as we have a large collectible beginning in July each year. We bill out approximately \$600,000 annually for slip rent, and invoice for approximately \$75,000-\$80,000 each year for monthly and daily moorage as well. I usually work on collection of these past due accounts on a regular basis but have not been able to do so as the information for customers has not been available. Now that our system is up and working again I will continue to work on collections.

2. The following is an update on harbor related funding requests from our lobbyist at the federal level.

Breakwater Extension Project

I also discussed this project with delegation staff. Bearing in mind that there are no earmarked federal funds this year, I am pursuing WRDA (Water Resources Development Act) authorization for this breakwater project. As you may recall, such projects have to be legislatively authorized first in a WRDA bill. Once that authorization language is law, we can pursue funding to move the project forward. Arne just informed me today that Murkowski's office will formally request authorizing language for the Cordova project in a possible Senate WRDA bill this year. Once that formal request is submitted to the Senate Environment & Public Works (EPW) Committee (they are due by late April and may not be submitted until then), I'll follow up with EPW committee staff regarding this project. Further, Arne informed me that the WRDA bill might not move in the Senate

this year due to concerns about earmarks. We'll have to see. Of course, I'll continue to monitor this.

Scott informed me that the House Transportation & Infrastructure Committee is not asking members to submit requests for the House version of the WRDA bill. That might change later this year.

One thing that would be helpful is if you could email me photos of the wave action/damage sustained in the harbor due to the existing breakwater.

Also, it would be very helpful if you could provide me with a copy of a city council resolution supporting this project. Once I have that, I can forward this on to the delegation staff. Also, last year, the Native Village of Eyak, the Copper River Watershed Project and the Prince William Sound Science Center all sent letters to the City or the delegation supporting this project. If you could get them to send similar letters this year (and provide me with copies), that will help with this project.

Shipyard Building

Arne and Jeremy suggested pursuing competitively awarded grant funding from USDA-Rural Development (RD) and the U.S. Department of Commerce's Economic Development Administration (EDA). Bernie Richert at EDA likes waterfront projects, in particular.

Shipyard Fill

Arne thought that this would be a tougher project for which to obtain funding. However, he suggested that USDA-RD, EDA and the Denali Commission might be options.

However, he mentioned that Denali is not able to fund projects in excess of \$1 million.

He also asked if the City has its own fill for this project. Does the city have its own fill?

I was not sure.

North Fill Boat Ramp Improvements

Arne mentioned that there might be grant funding available from the Dingell-Johnson Program (Federal Aid in Sport Fish Restoration Act). This program uses federal excise tax funds on sport fishery-related items to provide funds to states for use on sport fishery projects. I believe that John mentioned this program during one of our previous conference calls. I recall that he is looking into this. EDA, USDA-RD and Denali might also be sources of competitively awarded grant funding.

Federal Project Priorities Update (email from city's lobbyist)

Jim and Mark,

To continue my meetings with Congressional delegation staff last week, I met with Senator Begich's staff yesterday and today to discuss the City's four federal project priorities, particularly the harbor breakwater project.

With respect to the project requests overall, I met with Liz Brinkerhoff-Nottberg. She handles all of the project requests that come into Senator Begich's office. She recommended that we speak with Claire Boersma in the senator's Anchorage office. She is the grants staffer in that office. If you like, I can arrange a conference call where we can all discuss Cordova's federal priorities. Otherwise, I will be happy to give her a call to discuss these projects further. Also, if you like, I can set up calls with federal agency officials in Alaska to discuss possible sources of funding for these projects. Please let me know how you would like to proceed.

Today, I met with James Feldman, who handles Army Corps of Engineers and Denali Commission issues for the senator. With respect to the projects overall, he said that he would discuss them with one of his contacts at the Denali Commission. I'll follow up with him on this in a week or two and will let you know what I find out. I asked him about including legislative authorization for the harbor breakwater in a possible WRDA (Water Resources Development Act) bill this year. He appreciated our early WRDA project submission and noted that they will be sending out WRDA request forms to communities within the next week or two. He was not sure when the senator will decide which projects he will submit to the Senate Environment and Public Works Committee for possible inclusion in a WRDA bill. He must submit them by April 29, so we'll know more by then.

Please let me know if you have any questions.

--

Nathan Butzlaff
Director
Jefferson Consulting Group
1401 K Street, NW
Suite 900
Washington, DC 20005
(202) 558-5988
(202) 626-8578 (FAX)

3. I have attached to this report a copy of the **Introduction to Robert's Rules of Order** for your information. Please familiarize yourself with these basic rules to observe and follow during the Harbor Commission meeting process.

4. Greg LoForte will be unavailable to attend this meeting in person, but will be attending via telephone.

5. Do we want to schedule a meeting for the months of June and July or is the membership going to be too busy? At an earlier meeting, it was mentioned that we may want to forego a meeting during these months and begin again in August.

6. As I mentioned at our last meeting, I will be out of town on vacation during this meeting. Charlie will be there to take minutes.

Introduction to Robert's Rules of Order

1. What is Parliamentary Procedure?
 2. Why is Parliamentary Procedure Important?
 3. Example of the Order of Business
 4. Motions
 5. Types of Motions
 6. How are Motions Presented?
 7. Voting on a Motion
-

What Is Parliamentary Procedure?

It is a set of rules for conduct at meetings, that allows everyone to be heard and to make decisions without confusion.

Why is Parliamentary Procedure Important?

Because it's a time tested method of conducting business at meetings and public gatherings. It can be adapted to fit the needs of any organization. Today, Robert's Rules of Order newly revised is the basic handbook of operation for most clubs, organizations and other groups. So it's important that everyone know these basic rules!

Organizations using parliamentary procedure usually follow a fixed order of business.

Below is a typical example:

1. Call to order.
2. Roll call of members present.
3. Reading of minutes of last meeting.
4. Officers reports.
5. Committee reports.
6. Special orders --- Important business previously designated for consideration at this meeting.
7. Unfinished business.
8. New business.
9. Announcements.
10. Adjournment.

The method used by members to express themselves is in the form of moving motions.

A motion is a proposal that the entire membership take action or a stand on an issue.

Individual members can:

1. Call to order.
2. Second motions.
3. Debate motions.
4. Vote on motions.

There are four Basic Types of Motions:

1. Main Motions: The purpose of a main motion is to introduce items to the

membership for their consideration. They cannot be made when any other motion is on the floor, and yield to privileged, subsidiary, and incidental motions.

2. Subsidiary Motions: Their purpose is to change or affect how a main motion is handled, and is voted on before a main motion.
3. Privileged Motions: Their purpose is to bring up items that are urgent about special or important matters unrelated to pending business.
4. Incidental Motions: Their purpose is to provide a means of questioning procedure concerning other motions and must be considered before the other motion.

How are Motions Presented?

1. Obtaining the floor
 - a. Wait until the last speaker has finished.
 - b. Rise and address the Chairman by saying, "Mr. Chairman, or Mr. President."
 - c. Wait until the Chairman recognizes you.
2. Make Your Motion
 - a. Speak in a clear and concise manner.
 - b. Always state a motion affirmatively. Say, "I move that we ..." rather than, "I move that we do not ...".
 - c. Avoid personalities and stay on your subject.
3. Wait for Someone to Second Your Motion
4. Another member will second your motion or the Chairman will call for a second.
5. If there is no second to your motion it is lost.
6. The Chairman States Your Motion
 - a. The Chairman will say, "it has been moved and seconded that we ..." Thus placing your motion before the membership for consideration and action.
 - b. The membership then either debates your motion, or may move directly to a vote.
 - c. Once your motion is presented to the membership by the chairman it becomes "assembly property", and cannot be changed by you without the consent of the members.
7. Expanding on Your Motion
 - a. The time for you to speak in favor of your motion is at this point in time, rather than at the time you present it.
 - b. The mover is always allowed to speak first.
 - c. All comments and debate must be directed to the chairman.
 - d. Keep to the time limit for speaking that has been established.
 - e. The mover may speak again only after other speakers are finished, unless called upon by the Chairman.
8. Putting the Question to the Membership
 - a. The Chairman asks, "Are you ready to vote on the question?"
 - b. If there is no more discussion, a vote is taken.
 - c. On a motion to move the previous question may be adapted.

Voting on a Motion:

The method of vote on any motion depends on the situation and the by-laws of policy of your organization. There are five methods used to vote by most organizations, they are:

1. By Voice -- The Chairman asks those in favor to say, "aye", those opposed to say "no". Any member may move for a exact count.
2. By Roll Call -- Each member answers "yes" or "no" as his name is called. This method is used when a record of each person's vote is required.
3. By General Consent -- When a motion is not likely to be opposed, the Chairman says, "if there is no objection ...". The membership shows agreement by their silence, however if one member says, "I object," the item must be put to a vote.
4. By Division -- This is a slight verification of a voice vote. It does not require a count unless the chairman so desires. Members raise their hands or stand.
5. By Ballot -- Members write their vote on a slip of paper, this method is used when secrecy is desired.

There are two other motions that are commonly used that relate to voting.

1. Motion to Table -- This motion is often used in the attempt to "kill" a motion. The option is always present, however, to "take from the table", for reconsideration by the membership.
2. Motion to Postpone Indefinitely -- This is often used as a means of parliamentary strategy and allows opponents of motion to test their strength without an actual vote being taken. Also, debate is once again open on the main motion.

Parliamentary Procedure is the best way to get things done at your meetings. But, it will only work if you use it properly.

1. Allow motions that are in order.
2. Have members obtain the floor properly.
3. Speak clearly and concisely.
4. Obey the rules of debate.

Most importantly, *BE COURTEOUS*.

MEMO

DATE: March 25, 2011

TO: Harbor Commission

FROM: Harbormaster Muma

RE: Samson Tug & Barge Land Swap

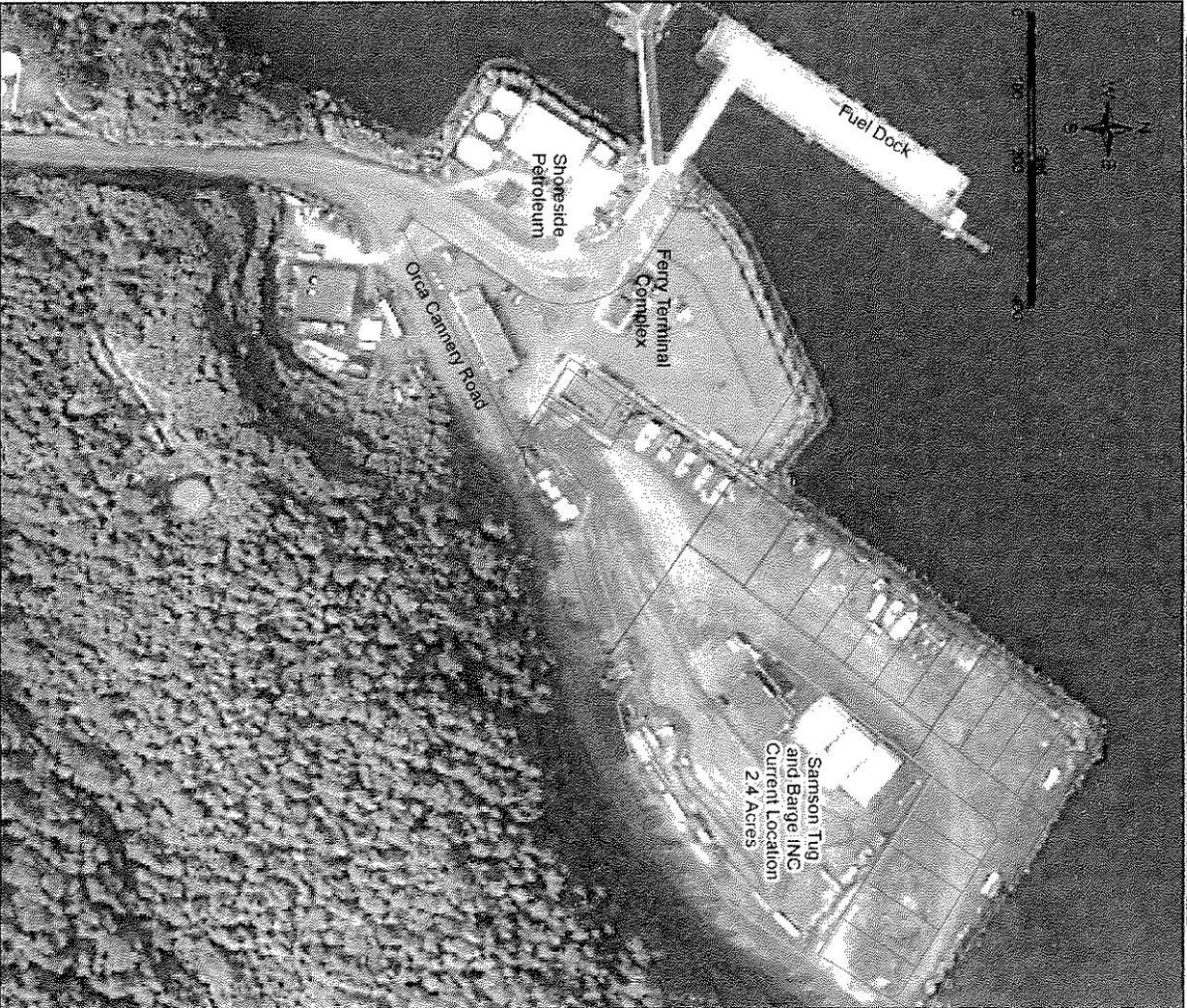
In an effort to better utilize the boat haulout facility and the surrounding property, the City has been negotiating with Samson Tug & Barge to trade their existing property for neighboring property to the south. This trade would allow the city to operate by consolidating the facility at the north end of the Ocean Dock Subdivision while Samson would occupy the south end. Currently, Samson lies in the middle of the Ocean Dock Subdivision with the boat haulout facility surrounding Samson's operation.

The city has provided Samson with four scenarios for a trade (see the attached trade options #1-4). In recent conversations with the Samson's Cordova agent, it was reported that Samson prefers option #2 offering 2.43 acres. They prefer this option for two reasons. First and most obvious it allows for comparable acreage to their existing location. Secondly, this option will not require them to move their existing office and all related utilities. Option #3 also would allow them to not have to move their existing office location. Although the local agent passed this information to me, I don't believe that Samson has officially contacted the city yet.

As the haulout facility manager, my staff and I would prefer options #1, #3 or #4, however any of these options is an improvement to the current layout of the facility.

This information is being provided to you for discussion as well as to keep you up to date on negotiations with Samson. No action is necessary by the Harbor Commission at this time.

Samson Tug and Barge Inc.
Current Location
Approximately 2.4 Acres





Samson Tug and Barge Inc.
Squared Off Potential Site
Approximately 2.10 Acres



Samson Tug and Barge Inc.
Potential Site
Approximately 2.43 Acres

#2

Samson Tug and Barge Inc.
Potential Site Approximately
Approximately 2.4 Acres



Samson Tug and Barge Inc.
Potential Site Approximately
Approximately 1.4 Acres



MEMO

DATE: March 29, 2011

TO: Harbor Commission

FROM: Harbormaster Muma

RE: Chugach Lot @ Ocean Dock Subdivision

Beginning last summer I have been in contact with the Planning Dept. and Chugach Alaska Corporation regarding Lot 12, Block 2 of the Ocean Dock Subdivision to begin talks regarding the sale or lease of this property for use as part of the boat haulout facility. Originally, this lot belonged to the city but was traded for additional land at the 17 mile landfill. With the completion of the travel lift facility, I thought that this lot should be a part of the haulout facility because of its location.

I contacted David Phillips of the Chugach Corporation last fall to let him know of the city's wishes to purchase the property back. At that time I was told that the Chugach Corporation is reluctant to sell back lands acquired as part of the lands act. He said he would take our request to the fall board meeting for their recommendation. The Chugach board voted not to sell but was willing to lease. I reported this to the City Council but they wanted to exhaust all possibilities of a deal to buy back the lot.

The mayor and council have been in negotiations with Chugach and have reached the point where Chugach may be willing to trade for the lot as they did originally. They are currently looking at potential trades for the Ocean Dock lot.

I have attached a few emails for background information. Again, this is being provided for discussion and information only. No action is required by the Harbor Commission at this time.

Dale Muma

From: Dale Muma
Sent: Thursday, July 08, 2010 9:56 AM
To: Anne Cervenka(planning@cityofcordova.net)
Subject: Land Value

Anne,

I am trying to find out what the value of a lot would be for negotiation purposes. Years ago Chugach traded some landfill land for a city lot which happens to be in the middle of our boat haulout area. We would like to get it back to use as part of our facility. I realize that Chugach can sell it for whatever they want but for my purpose I would like to know the current value if the city were to sell a lot in the same area with the same dimensions. It is Lot 12, Block 2 of the Ocean Dock Subdivision. It is 125'x 75'. Can you tell me what the value of this size lot currently is?

Dale R. Muma
Harbormaster/Port Director
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400
Fax: 907-424-6446
Email: harbor@cityofcordova.net

Dale Muma

From: Faith Wheeler-Jeppson
Sent: Monday, July 19, 2010 3:25 PM
To: Dale Muma
Subject: RE: Land Value

Dale,

Typically if it were the City we would have an appraisal done what we do have is the assessed value of the Chugach lot which is \$40,400.

I can give you a comparable price by giving you the appraised value from the lots down on the SFDP and NFDP that were recently done.....for the City:

Chris Bourgeois	\$56,000
CamTu	\$60,000
Coastal Outfitters	\$60,000
Facility Contractors	\$73,000

If you need the square footage of the lots for comparison please let me know.

Faith

From: Dale Muma
Sent: Monday, July 19, 2010 3:10 PM
To: Faith Wheeler-Jeppson
Subject: FW: Land Value

Faith,

Can you help me with this request below or is there someone else I should ask?

Dale R. Muma
Harbormaster/Port Director
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400
Fax: 907-424-6446
Email: harbor@cityofcordova.net

From: Dale Muma
Sent: Thursday, July 08, 2010 9:56 AM
To: Anne Cervenka(planning@cityofcordova.net)
Subject: Land Value

3/29/2011

Dale Muma

From: David Phillips [dphillips@chugach-ak.com]
Sent: Thursday, September 02, 2010 11:36 AM
To: Dale Muma
Subject: RE: Lot 12, Block 2 Ocean Dock Subdivision

Dale,

Thank you for sending this over. I will make sure the Board understands the City's preference to purchase.

Thanks again,

Dave Phillips, Manager
Lands and Resources
Chugach Alaska Corporation
Phone: (907) 261-0345
Email: dphillips@chugach-ak.com

From: Dale Muma [mailto:Harbor@cityofcordova.net]
Sent: Thursday, September 02, 2010 11:22 AM
To: David Phillips
Cc: citymanager@cityofcordova.net
Subject: Lot 12, Block 2 Ocean Dock Subdivision

David,

As per our conversation earlier, the City of Cordova is interested in Lot 12, Block 2, which is owned by the Chugach Corp., of the Ocean Dock Subdivision to utilize as part of our newly constructed Boat Haulout Facility. Please refer to the attached drawing which shows the relationship of this Lot to the City owned boat haulout facility and adjacent city-owned lands. This lot would be utilized for vessel storage/maintenance. The land available for vessel storage and maintenance is limited and the city is hoping to add this lot to what is currently in use. You mentioned that the Chugach Corp. is reluctant to sell any land acquired through the lands act. I can't speak for the city; however, I believe this is the option they would prefer. I am sure the city council would consider a lease agreement, which as you mentioned is the Chugach Corporation's preferred choice.

Please present this request to your board for their consideration. If you need any further details, please don't hesitate to contact me.

Dale R. Muma
Harbormaster/Port Director
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400
Fax: 907-424-6446
Email: harbor@cityofcordova.net

3/29/2011

Dale Muma

From: Sam Greenwood
Sent: Thursday, January 27, 2011 12:44 PM
To: Mark Lynch; Dale Muma; Holly Wells (hwells@BHB.com)
Subject: RE: Chugach Lot
Attachments: (No Name).vcf

I had talked with David Phillips (same person Dale was talking with) who said that I could bring proposal forward for purchasing and/or trading the lot and it would be reviewed at the March meeting. He basically said that anything could be possible but that they had stated in the past they were not interested in selling. He could not say one way or the other if the board would be interested in selling or trading at this point in time.

I thought when we talked last that the lease was moving forward with the lawyer, because we were not sure of the outcome of the board meeting and felt it was import to have something in place so that we could use the lot as soon as possible. With the lack of interest in selling the property in the past and without some input from Chugach on rather or not they would be interested in trading, it seems to me and I could be wrong, it would be in our best interest to get a lease in place so that it would be available for summer. Dale—the sooner we can the lot to a point where we can use the better right? So maybe short term only if we can state or make sure Chugach understands that if the sell or trade doesn't work we could we would like to be in a long term lease situation or can we just have a clause that would allow us to purchase or trade in the lease?

I sent an email to David Phillips to check and see when the board meeting is in March to see what kind of time frame we would have to get a lease in place if the board is not interested in the sale or trade options. Has the lease reviewed by Holly?

I will forward David's reply when I get it. He is usually a quick responder so I don't think it will be too long. Sam

From: Mark Lynch
Sent: Thursday, January 27, 2011 10:18 AM
To: Dale Muma; Sam Greenwood; Holly Wells (hwells@BHB.com)
Cc: Mark Lynch (citymanager@cityofcordova.net)
Subject: RE: Chugach Lot

Sam had contact with an attorney (I think?) at Chugach who said they might be willing to sell, and the Mayor wanted all our focus on buying. I had our attorney hold off on the lease until we know something about the purchase, but as I recall that won't be until March (right Sam?). Jim didn't think we were in a big hurry, and Holly is concerned that doing a long term lease might hurt our ability to purchase. Would we want to consider a short term lease? Like 3 or 6 months? Let me know.

Thanks,

Mark

From: Dale Muma
Sent: Thu 1/27/2011 9:43 AM
To: Sam Greenwood
Cc: Mark Lynch (citymanager@cityofcordova.net)
Subject: RE: Chugach Lot

3/24/2011

Sam,

Unless they have changed their mind, Dave Phillips said they were not interested in selling. I am not sure how they would feel regarding a trade. I do think that we should pursue the lease arrangement until something else can be worked out.

Dale R. Muma
Harbormaster/Port Director
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400
Fax: 907-424-6446
Email: harbor@cityofcordova.net

From: Sam Greenwood
Sent: Thursday, January 27, 2011 9:39 AM
To: Dale Muma
Cc: Mark Lynch
Subject: RE: Chugach Lot

Dale

I am not sure where the lease is at, last I heard it was the lawyers. Mark do you know? I know we talked about continuing with the lease even though we would be trying to purchase or trade for the lot because we didn't want to have to start the lease process in April if the board wasn't interested in the sell/trade proposal. I need to get a proposal into Chugach for Dave Phillips to present to their board meeting in March to see if they would

3/24/2011

be interested in selling or trading lots.

From: Dale Muma
Sent: Thursday, January 27, 2011 9:22 AM
To: Mark Lynch (citymanager@cityofcordova.net); Sam Greenwood
Subject: Chugach Lot

Good Morning,

Is there anything new regarding the lease, purchase or trade for the Chugach lot in the boat haulout area? This is a lot we could really use.

Dale R. Muma
Harbormaster/Port Director
City of Cordova
PO Box 1210
Cordova, Alaska 99574
Phone: 907-424-6400
Fax: 907-424-6446
Email: harbor@cityofcordova.net

3/24/2011

MEMO

DATE: March 30, 2011

TO: Harbor Commission

FROM: Harbormaster Muma

RE: Land Disposal Maps

Attached you will find the City's land disposal maps which show properties/land that are available. The maps provided for you in this packet are those related to and in the vicinity of the harbor area. The Planning Department has asked that you look at these maps and provide any input that you may have concerning those lands that are or may be associated with harbor issues. Please see the attached email from Sam Greenwood regarding her request for your review of these maps.

I will forward your comments, if any, to the Planning Department for their review.

Dale Muma

From: Sam Greenwood
Sent: Wednesday, March 30, 2011 4:08 PM
To: Dale Muma (harbor@cityofcordova.net)
Subject: maps

Dale

I still working on the maps I will get something to you shortly. When they review the maps if they disagree with how the lot is currently designated (not available or available) then I would like there rational for changing it and what they would want the lot changed to. Any general comments about the area and use of city lots in that area would be good too.

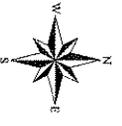
Samantha Greenwood
City Planner
City of Cordova
PO Box 1210
Fax 907-424-6000
Phone 907-424-6233

3/31/2011

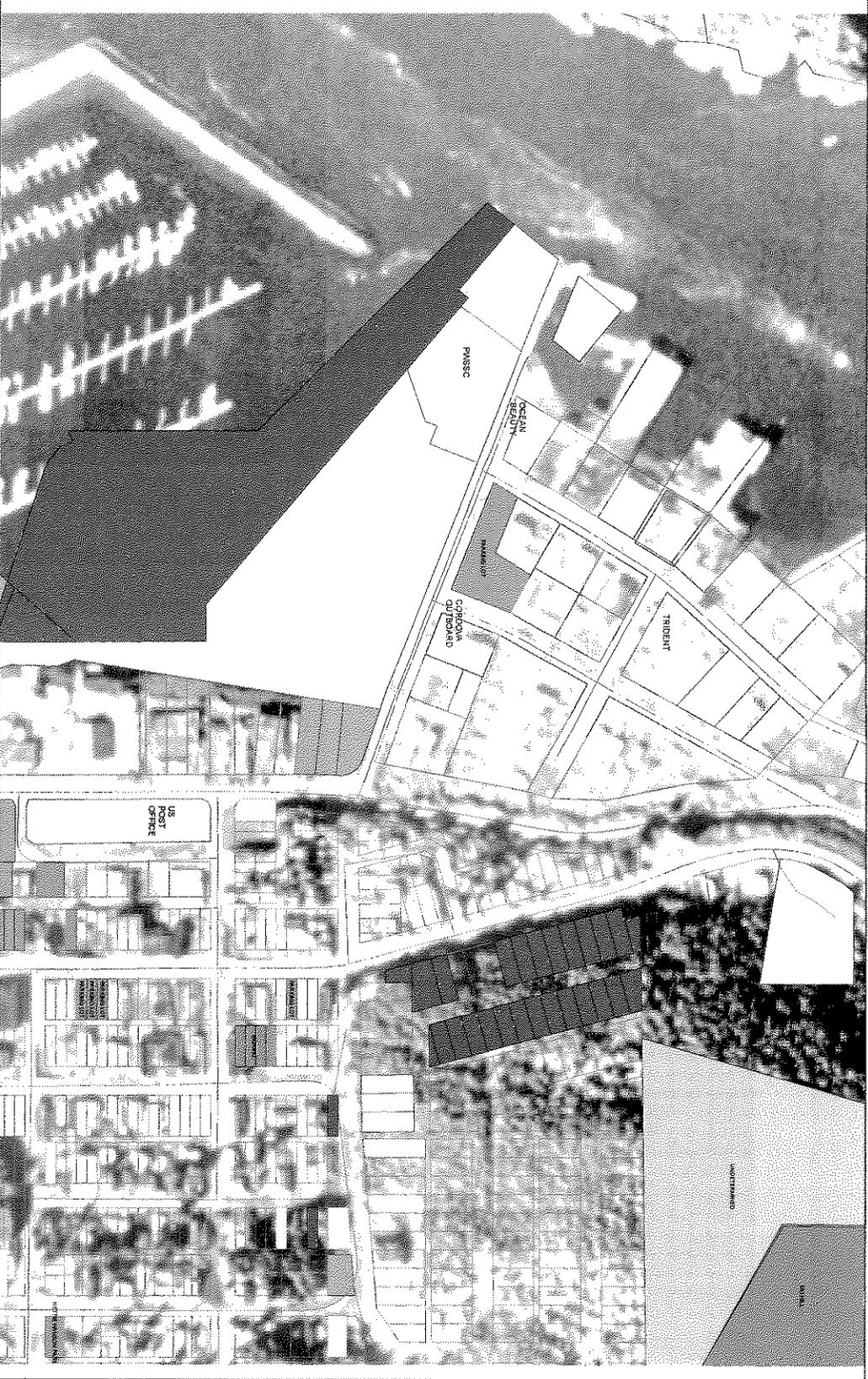
TIDEWATER DEVELOPEMNT PARK & CORDOVA INDUSTRIAL PARK

DRAFT

City Properties	
[White Box]	AVAILABLE
[Dark Grey Box]	NOT AVAILABLE
[Light Grey Box]	LEASED
[Medium Grey Box]	SNOW DUMP
[White Box]	UNDETERMINED
Land Owners	
[Dark Grey Box]	CITY
[Medium Grey Box]	FEDERAL
[Light Grey Box]	NATIVE CORPORATION
[White Box]	PRIVATE
[Dark Grey Box]	STATE OF AK
[Medium Grey Box]	US COAST GUARD
Subdivision	
[Dark Grey Box]	Cordova Industrial Park
[Medium Grey Box]	Tidewater Development Park



Note: All proposals for lease or sale are subject to City Council review and approval



This map is for information purposes only. All measurements are approximate. It is not intended as a survey.



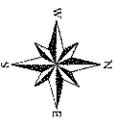
This map created by
Pine City Dept.
MANCH 23, 2011

OCEAN DOCK AREA

DRIFT

City Properties	
Status	
[Pattern]	AVAILABLE
[Pattern]	NOT AVAILABLE
[Pattern]	LEASED
[Pattern]	SHOW OWN
[Pattern]	UNDEVELOPED
Land Owners	
[Pattern]	FEDERAL
[Pattern]	CITY
[Pattern]	NATIVE CORPORATION
[Pattern]	PRIVATE
[Pattern]	STATE OF AK
[Pattern]	US COAST GUARD

Note: All proposals for lease or sale are subject to City Council review and approval



This map is for illustration purposes only. All distances are approximate. It is not intended as a survey.

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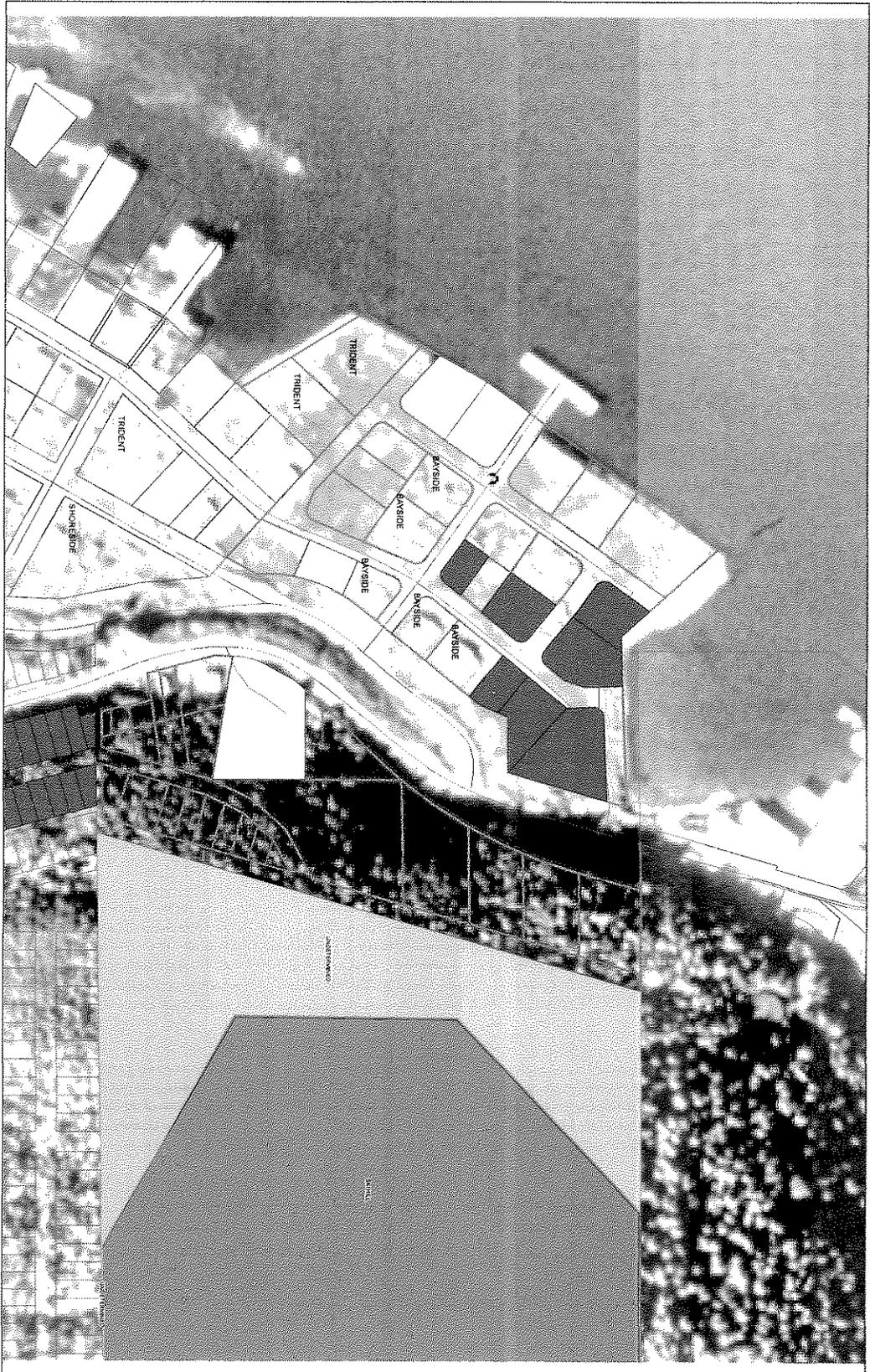
This map created by City of Anchorage Planning Dept. March 29, 2011

NORTH FILL DEVELOPMENT PARK AREA

DRAFT

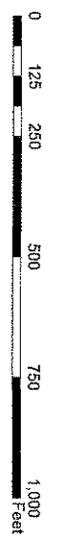
City Properties	
	AVAILABLE
	NOT AVAILABLE
	LEASED
	SNOW DUMP
	UNDETERMINED
Land Owners	
	CITY
	FEDERAL
	NATIVE CORPORATION
	PRIVATE
	STATE OF AK
	US COAST GUARD
Subdivision	
	North Fill Development Park
	Cordova Industrial Park

Note: All proposals for lease or sale are subject to City Council review and approval



This map is for illustration purposes only. All measurements are approximate. It is not intended as a survey.

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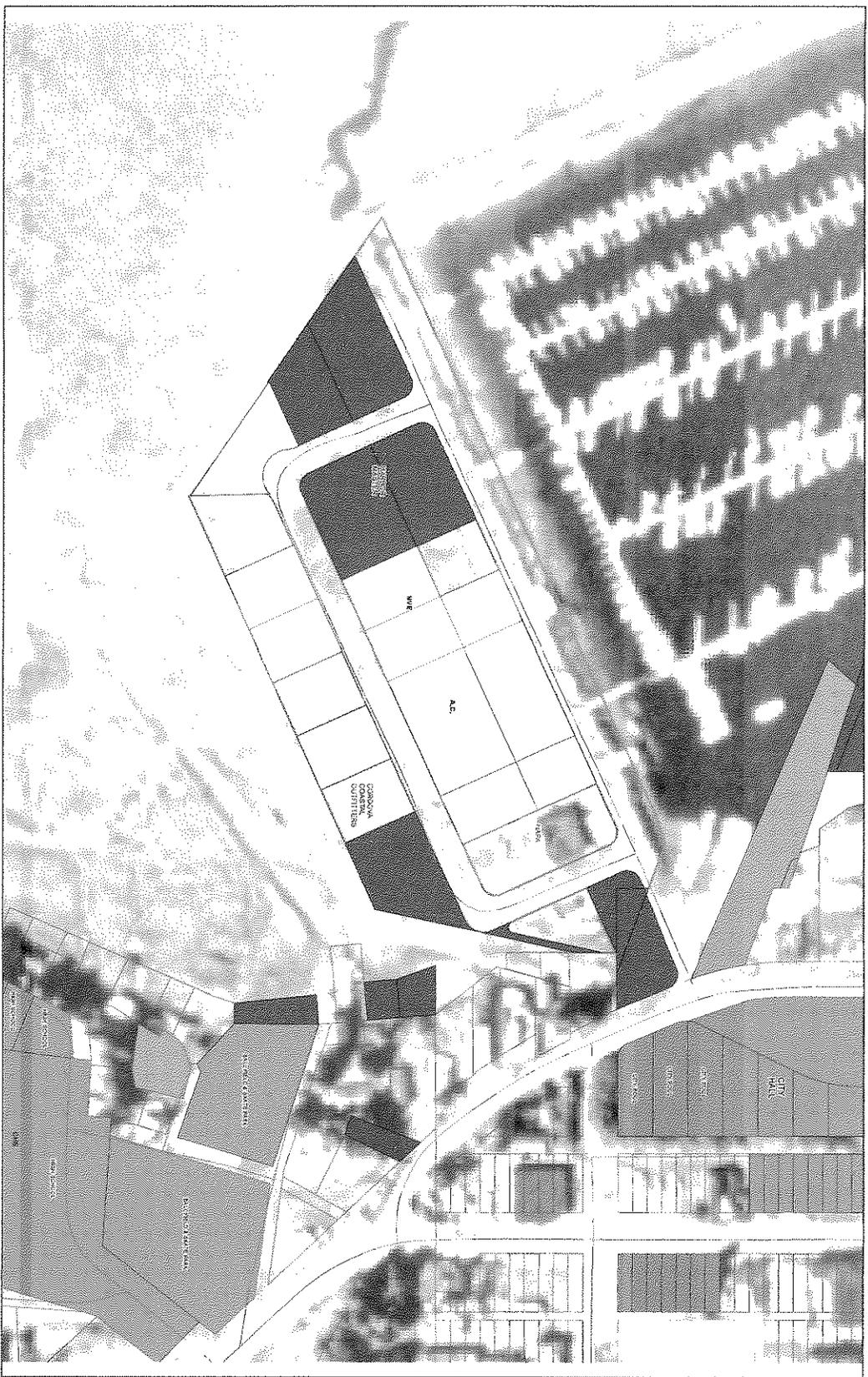
This map created by City of Cordova
MARCH 23, 2011

SOUTHFILL DEVELOPMENT PARK

DRAFT

City Properties	
State	AMAL AIR F
	NOT AVAILABLE
	LEASED
	SNOW DUMP
	UNCL. TERMINED
Land Owners	
	CITY
	FEDERAL
	MAINE CORPORATION
	PRIVATE
	STATE OF AK
	US COAST GUARD
Subdivision	
	SOUTHFILL

Note: All proposals for lease or sale are subject to City Council review and approval



This map is for illustration purposes only. All distances are approximate and not intended as a survey.

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This map created by City of Corvallis MARCH 23, 2011

MEMO

DATE: March 30, 2011

TO: Harbor Commission

FROM: Harbormaster Muma

RE: Trailer Parking Status

At our last meeting, the issue of trailer parking status and current land use for trailer parking was suggested as an agenda item for this meeting.

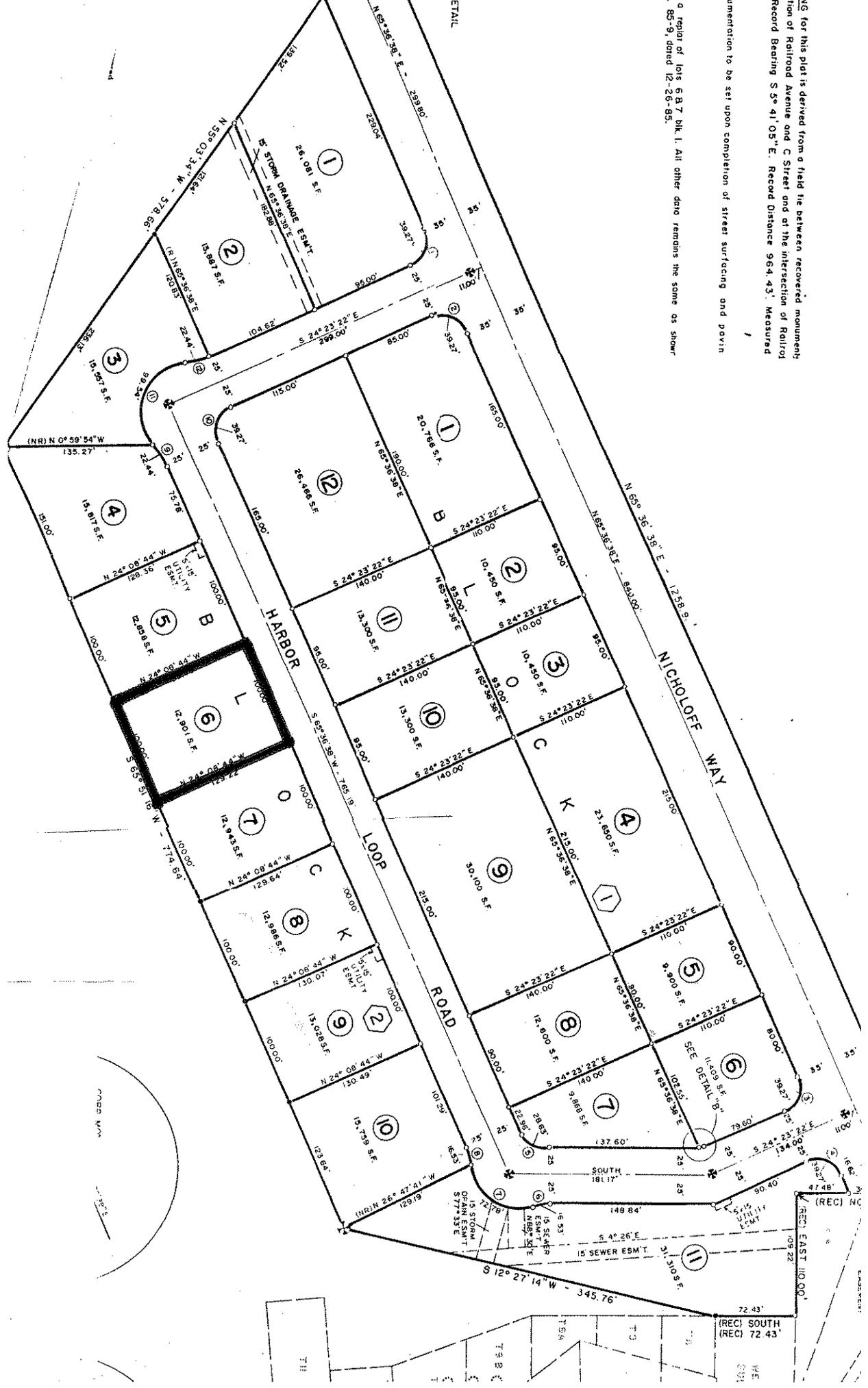
I have attached maps of the north and south fill areas which show all lots currently available for trailer parking. The only lot available on the South Fill is Lot 6, Block 2. Last year this lot provided 11 spaces used for trailer parking. It has been suggested by city staff that this lot will most likely be used for 72 hour trailer parking during the upcoming season. It appears that there will be no assigned trailer parking on the South Fill in 2011. There is one lot available on the North Fill for assigned trailer parking for 2011. This is Lot 3, Block 5 which was used for the same purpose in 2010. There are approximately 15 spaces available on this lot.

In an effort to provide trailer parking areas for boaters, the city has advertised locally to encourage private land owners to make their property available. They have asked that private property owners interested in providing parking contact the city who in turn will develop a list that will be made available to trailer owners. As of 3/30/11, there has been no response to this request by the City.

If you look again at the city land disposal maps, you can see that there are no lots available on the North Fill, South Fill, or Ocean Dock Subdivision that could be used for trailer parking. If you have ideas or suggestions for trailer parking, and if you feel that trailer parking should be provided, now might be the time to discuss those and submit a recommendation to the City Manager who is the parking authority for the city.

SOUTH COUSTAINMENT AREA

For this plat is derived from a field tie between recovered monument of Railroad Avenue and C Street and at the intersection of Railroad Record Bearing S 5° 41' 05" E, Record Distance 964.43'. Measured information to be set upon completion of street surfacing and paving.



0. A portion of lots 6 & 7 blk. 1. All other data remains the same as shown 65-9, dated 12-28-85.

NORTH CONTAINMENT AREA

Current Map

