

**CITY OF VALDEZ
APPLICATION FOR LEASE OF CITY OWNED LAND**

Application Fee: \$50.00 (Non-refundable)

FEE WAIVED FOR 2017 PER RES# 12-72

This form is to be completed by an individual or an organization proposing to lease City-owned land. Complete in full and to the best of your knowledge. Please explain any omissions and use additional pages where appropriate. If requested, proprietary and financial information of applicants that is so marked will be kept confidential.

The completed application shall be returned to the Valdez Community & Economic Development Department located in City Hall along with the Application fee.

A deposit of \$3,000 will be required prior to the City initiating any required appraisal or land survey. The deposit will be used to offset the cost of the appraisal and land survey. If additional funds are necessary, the applicant will be billed as part of the lease. If there is a balance, it will be applied to the first year's lease payment. This deposit will be the cumulative amount of any required appraisal, land survey or Phase I environmental analysis according to the following schedule:

- * If a survey and/or appraisal are required: \$3,000
- * If a Phase I Environmental Analysis only is required: \$3,000
- * If a survey or appraisal and Environmental Analysis are required: \$5,000
(Required on all industrial land)

1. Name of Individual Completing Application Form:

Name: Ken Laras Phone: 907-255-2164
Daytime/ Message

Mailing Address: PO ~~3689~~ 1021

2. If other individual(s) or an organization(s) will be a party to this application, indicate below. Attach additional pages as needed:

a) Name Valdez Motor Sports Club Phone: 907-255-2164

Mailing Address PO 3689

Relationship to other applicant(s) President
b) Organization's name Valdez Motor Sports Club
Address PO Box 3689
Primary Contact: Ken Laves
Title: President
Daytime Phone #: 907-255-2164

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____ Business Corporation _____
General Partnership _____ Non-Profit Corporation _____
Limited Partnership _____ Non-Profit Association _____
Other _____

If non-profit, has IRS Tax Exempt Status been obtained? Yes _____ No
If yes, attach letter of determination.

Note: Please submit, as appropriate, the following items with this application:

1. Current Alaska business license;
2. Designation of signatory authority to act for organization of other individuals;
3. Certificate and articles of incorporation;
4. Partnership agreement and amendments;
5. Charter/by-laws for non-profits;
6. Most recent annual financial statement;

4. Legal Description AFFECTED BY APPLICATION:

Located in Township _____ Range _____ Section _____ Meridian _____

Lot/ Block/ Tract/ Subd. _____ Plat # _____

Other Description USS 439 (pipe yard), Valdez recording district, 3rd judicial district

Tax # _____ No. of Acres 10

5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER DESCRIPTION AND A SITE PLAN (the description should include the use; value and nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

See attached

6. WHAT IS THE TERM OF THE LEASE DESIRED?

5 years with two 5 year extensions

7. IF THE REQUEST FOR A LEASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION.

see attached

8. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE CITY" TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.

see attached

9. CURRENT STATUS OF LAND. DESCRIBE ANY EXISTING IMPROVEMENTS, PROVIDE PHOTOGRAPHS IF POSSIBLE.

see attached

10. HAS APPLICANT PREVIOUSLY PURCHASED OR LEASED CITY LAND OR RESOURCES? YES NO. IF YES, PROVIDE LEGAL DESCRIPTION, TYPE OR PURCHASE OR LEASE, AND STATUS.

We have leased the pipeyard for at least 20 years.

11. IF APPLICANT IS A BUSINESS OPERATION, LIST PRESENT BUSINESS ACTIVITIES.

12. IF REQUIRED, ARE YOU PREPARED TO SPEND FUNDS FOR THE FOLLOWING:

- | YES | NO | |
|---------------|-----------------------------------|---|
| <u> </u> | <u>X</u> | a) Performance bond |
| <u> </u> | <u>X</u> | b) Damage deposit |
| <u>X</u> | <u> </u> | c) General liability insurance |
| <u> </u> | <u>X</u> | d) Worker's compensation insurance |
| <u> </u> | <u>X</u> | e) Survey and platting |
| <u> </u> | <u>X</u> | f) Appraisal fee |
| <u> </u> | <u>X</u> | g) Closing fees, which may include title insurance, document preparation, escrow closing, and recording |
| <u>X</u> | <u> </u> | h) Any federal, state and local permits required |
| <u>X</u> | <u>X</u> <i>KML</i> | i) Maintenance costs (present or future) |

13. LIST THREE (3) CREDIT OR BUSINESS REFERENCES:

| Name | Address | Phone # |
|----------------------------------|---------|---------------------|
| <u>Seed Media</u> | | <u>907-200-2012</u> |
| <u>Arts Design</u> | | <u>907-835-4205</u> |
| <u>Petro Management Services</u> | | <u>907-835-8990</u> |

14. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS?

NO

15. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OF LIEN? _____ YES KML **(NO)** IF YES, EXPLAIN:

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT
FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION.
ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, Ken Lores
(Individual Name)

I, _____
(Individual Name)

I, Ken Lores On Behalf of Valdez Motorsports Club
(Representative's Name) (Organization's Name)

Po 3689
(Address)

Valdez, Alaska 99686
(City, State) (Zip)

do hereby swear and affirm for myself as applicant or as representative for the organization noted above that:

The Applicant is a citizen of the United States, over the age of nineteen;
and

If a group, association or corporation, is authorized to conduct business
Under the laws of the State of Alaska; and

Has not failed to pay a deposit or payment due the City in relation to
City-owned real property in the previous five (5) years; and

Is not currently in breach or default on any contract or lease for real
Property transactions in which the City has an interest; and

Has not failed to perform under or is not in default of a contract with the
City; and

Is not delinquent in any tax payment to the City.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
TO MY KNOWLEDGE.

[Signature] 9/29/2019
Applicant Signature Date

Applicant Signature Date

Ken Lores
Print Name

Print Name

Valdez Motor Sports Club 2019 Lease Application

To whom it may concern,

The Valdez Motor Sports Club also known as the Valdez Snowmachine Club will be referred to as the VSC below. As a Non-profit the VSC is comprised of volunteer members whom collectively host events and activities that further our efforts to positively represent motorsports in the Valdez area and the State of Alaska. The VSC is dedicated to promoting and advocating for snowmachine use and activity along with practicing safe riding and avalanche awareness. We maintain a Search and Rescue trailer that is ready to go at a moment's notice. We have successfully rescued a number of people over the years and stand ready to be called upon today, if necessary. We also encourage family trail riding and host two very well respected races each year. For almost 20 years the VSC has leased the Valdez Pipeyard for our events. We have proven ourselves to be good stewards of the land and relationship and hope to continue and increase the benefit our community sees from it.

The numbers below reference the questions from the application.

5. To develop, operate and maintain a **Motor Sports facility** for our own use. Including the placement or storage of a connex, Control tower (in place), portable restrooms, dumpsters, timing shack and various vendors and their temporary stands or food carts for the duration of our events.

(7-9) The VSC hosts two well-known competitive events as well as several smaller activities in the Valdez area. One of our events is the Valdez Mayor's cup which has traditionally started and finished in the Valdez pipe-yard. We bring racers from all of the state and occasionally out of state to participate in this event. This has provided a proven economic boost to the community as well a popular spectator opportunity during a slower time of year. The VSC is able to operate as leanly as it does by minimizing overheads and focusing on putting every dollar we bring in towards enhancing our events and capabilities that benefit our members and community. We feel fees and taxes normally applied to a lease are not a productive use of our limited income and are hoping that given the social and economic benefits our events provide that the stewards of city property will agree.

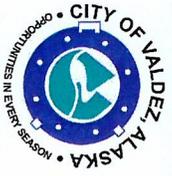
Thank you,
Ken Lares
President
VSC

From: Valdez Snowmachine Club
To: [Nicole LeRoy](#)
Date: Tuesday, December 10, 2019 12:44:11 PM

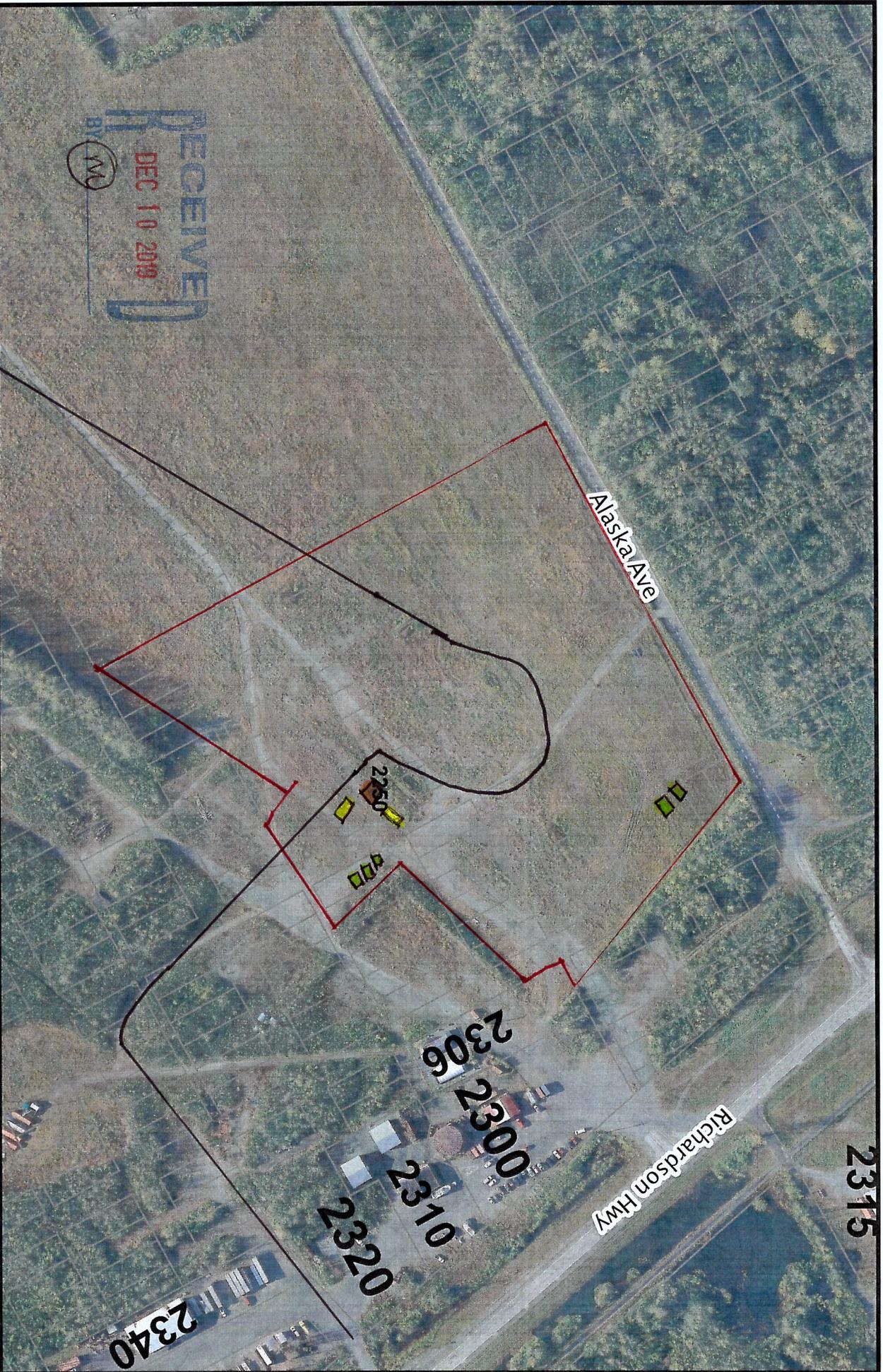
Hi Nicole,

I would like to reduce our lease request to the 10 acres outlined on the map. I would also like to request the ability to store the snowmachine club search and rescue trailer there should we need to.

Thanks,
Ken Lares
President
Valdez Snowmachine Club



RECEIVED
DEC 10 2019
BY: MC



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

USS 439 Valdez Townsite (Pipeyard)

-  Observation Tower
-  Training Shack Trailer & search and Rescue trailer
-  Slave rooms & dumpster

- Mayors cup trail

2019 Mayor's Cup

Legend

-  2019 Mayor's Cup Route
-  Checkpoint
-  Start / Finish

Start / Finish

Checkpoint

Checkpoint

Checkpoint

Checkpoint

Checkpoint

Checkpoint





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

FOR DIVISION USE ONLY

Domestic Nonprofit Corporation

2019 Biennial Report
For the period ending June 30, 2019

Web-8/13/2019 12:09:14 PM

Due Date: This report along with its fees are due by July 2, 2019

Fees: If postmarked before August 2, 2019, the fee is \$25.00.
If postmarked on or after August 2, 2019 then this report is delinquent and the fee is \$30.00.

Entity Name: VALDEZ MOTOR SPORTS CLUB, INC.

Entity Number: 51548D

Home Country: UNITED STATES

Home State/Prov.: ALASKA

Physical Address: 139 E PIONEER DR, VALDEZ, AK 99686

Mailing Address: P.O. BOX 3689, VALDEZ, AK 99686-3689

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: Laura Saxe

Physical Address: 139 E Pioneer Dr, Valdez, AK 99686

Mailing Address: PO BOX 3689, VALDEZ, AK 99686

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.**
- **Four (4) Mandatory Officers, who must be individuals:** this entity must have a President, Vice-President, Secretary, and Treasurer. Two or more offices may be held by the same individual, except the offices of President and Secretary cannot be the same individual.
- **Three (3) Mandatory Directors, who must be individuals.** The number of directors must be at least three (3).

| Full Legal Name | Complete Mailing Address | % Owned | Assistant Secretary | Assistant Treasurer | Director | President | Secretary | Treasurer | Vice President |
|-------------------|----------------------------|---------|---------------------|---------------------|----------|-----------|-----------|-----------|----------------|
| Sarah Von Bargaen | BOX 2726, VALDEZ, AK 99686 | N/A | | | X | | | X | |
| KEN LARES | BOX 1021, VALDEZ, AK 99686 | N/A | | | X | X | | | |
| HEIDI JOHNSON | BOX 1703, VALDEZ, AK 99686 | N/A | | | X | | X | | |
| JACKSON KINNEN | BOX 483, VALDEZ, AK 99686 | N/A | | | X | | | | X |

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

Purpose: PORMOTE MOTORIZED SPORTS

NAICS Code: 813410 - CIVIC AND SOCIAL ORGANIZATIONS

New NAICS Code (optional):

Mandatory Property Value: Estimated value of all real or personal property of the corporation:

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: Ken Lares

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

VALDEZ MOTOR SPORTS CLUB, INC.

PO. BOX 3689, VALDEZ, AK 99686

owned by

VALDEZ MOTOR SPORTS CLUB, INC.

is licensed by the department to conduct business for the period

August 13, 2019 to December 31, 2020
for the following line(s) of business:

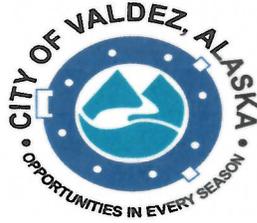
71 - Arts, Entertainment and Recreation; 81 - Services



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



**CITY OF VALDEZ, ALASKA
BUSINESS REGISTRATION #1203**

This is to certify that

Valdez Motor Sports Club, Inc.

NAME OF BUSINESS

Ken Lares

OWNER

PO Box 3689
Valdez AK 99686

ADDRESS

is a registered business in compliance with Section 5.04 of the Valdez City Code.

Business Registrar
City of Valdez, Alaska

12/31/2019

Expiration Date

NOTE: BUSINESS REGISTRATIONS are required to be renewed yearly.