



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, October 22, 2025

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC BUSINESS FROM THE FLOOR

IV. NEW BUSINESS

1. [Approval of a Recommendation to City Council for a Lease with Central Environmental, Inc. for an approximately 2-acre portion of USS 439 \(Pipeyard\) Owned by the City of Valdez](#)

V. REPORTS

1. Community Development Director's Report

VI. COMMISSION BUSINESS FROM THE FLOOR

VII. ADJOURNMENT



Legislation Text

File #: 25-0458, **Version:** 1

ITEM TITLE:

Approval of a Recommendation to City Council for a Lease with Central Environmental, Inc. for an approximately 2-acre portion of USS 439 (Pipeyard) Owned by the City of Valdez

SUBMITTED BY: Nicole Chase, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve a recommendation to City Council for a lease with Central Environmental, Inc. for an approximately 2-acre portion of USS 439 (Pipeyard) owned by the City of Valdez

SUMMARY STATEMENT:

Community Development Department staff received a lease application from Central Environmental, Inc. for use of a 2-acre portion of USS 439 (Pipeyard) owned by the City of Valdez. Central Environmental received a temporary land use permit for this use starting July 7th for 6 months.

Central Environmental, Inc. requested use of the property for temporary staging of scrap metal awaiting shipment from the Port of Valdez (see attached lease application and narrative). The 2025 planned scrap metal barge was delayed, and they now need to stage material for longer than six months. The new term requested is two years, beginning at the expiration of their temporary land use permit in January 2026.

Fair rental value for leases is defined as 10% of appraised value annually pursuant to VMC 4.08.010. If this lease is approved, an appraisal will be ordered at the cost of the lessee. Additionally, the City of Valdez 2005 Property Management Policies and Procedures document requires a phase I environmental assessment be completed for all new leases of light industrial zoned land at the cost of the lessee. The property is zoned light industrial which allows for freight staging operations.

Staff recommends that the Planning and Zoning Commission approve a recommendation to City Council to approve this lease.

Pending Council approval of this lease, staff will work with the City Attorney and Central Environmental to execute a new lease.

Relationship to other applicant(s) _____

b) Organization's name Central Environmental Inc.

Address 1301 Well St. Fairbanks, AK 99701

Primary Contact: Sean Holland

Title: Operations Manager

Daytime Phone #: 907-699-6531

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____

Business Corporation X

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: Corner of Alaska Ave and McKinley St.

Tax # _____ No. of Acres _____

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).

We are needing to store scrap metal at the site map location or anywhere near that lot

until hopefully the next shipping year, or asking for a two year at most lease if needed.

We will restore the land to the previous condition before use.

6. WHAT IS THE TERM OF THE LEASE DESIRED?

Two years

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

Terms to be established by City of Valdez

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

Potential for shared, shipping for Valdez Scrap metal

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

Vacant

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

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

We will be providing demolition for Alyeska and would like to stage scrap metal until
the next shipping season

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

YES	NO	
<u> X </u>	<u> </u>	a) Performance bond
<u> X </u>	<u> </u>	b) Damage deposit
<u> X </u>	<u> </u>	c) General liability insurance
<u> X </u>	<u> </u>	d) Worker's compensation insurance
<u> X </u>	<u> </u>	e) Survey and platting
<u> X </u>	<u> </u>	f) Appraisal fee
<u> X </u>	<u> </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> </u>	I) Maintenance costs (present or future)

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

Name	Address	Phone #
AiH	8005 Schoon St. Anchorage, AK 99518	907-561-5354
Alyeska	701 Bidwell Ave, Fairbanks, AK 99701	907-450-7900
Central Recycling	2400 Railroad Ave, Anchorage, AK 99501	907-748-7400

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 NO IF YES, EXPLAIN:

No

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

APPLICANT QUALIFICATION STATEMENT

I, _____
(Individual Name)

I, _____
(Individual Name)

I, Sean Holland On Behalf of Central Environmental Inc.
(Representative's Name) (Organization's Name)

229 E Whitney Rd
(Address)

Anchorage, AK 99501
(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] 6/3/25
Applicant Signature Date

Applicant Signature Date

Sean Holland
Print Name

Print Name

Comdev\data/forms/LandLease&SalesForms/AppforLeaseofCityLand



10/13/2025

City of Valdez TLUP

Central Environmental Inc. (CEI) is requesting the use of the property mentioned in the attached application to temporarily store sheet metal for later loading out onto a barge at the adjacent barge dock for recycling. The metal will be from Tank 92 at Alyeska marine terminal. Tank 92 has been retired and cleaned for many years at this point and no metal that is suspected of having remaining hydrocarbons on it will be staged at the laydown yard.

CEI has had an independent Environmental firm perform POL screening and sampling prior to the short term issuance of a TLUP. This report has already been submitted to the City of Valdez.

Post use sampling will also be taken of the area to confirm that there are no negative environmental impacts from CEI use.

Additional contracts for Summer 2026 are anticipated and utilization of the property next year for the same use is the goal of securing a 2-year lease.

The intent was to share a barge with the City of Valdez on September 22nd. Unfortunately for both CEI and the City of Valdez the barge did not accept the loads. CEI is continuing to look into other barging options but due to the time of year it does not appear that one will be available until next summer. Our intent will be the same in the summer of 2026 and we would share the barge with the City of Valdez to move the scrap metal.



0 25 50 Feet



Area 1
0.45 ac.

Area 2
0.40 ac.

Total Area
0.85 ac.

1 inch : 50 Feet
Date: 7/1/2025



Signature of Authority

June 2, 2025

Central Environmental Inc,
229 E Whitney Rd
Anchorage, AK 99501

RE: Company Signature Authorization

Dear City of Valdez,

The Individual below has designation of authority to act for Central Environmental as deemed necessary for compliance with Federal, State, and/or local regulations applicable to the scrap metal staged at the leased property from the Alyeska facility demolition.

Name: Sean Holand Signature: [Signature] Title: Ops Manager
(Printed Name)

Thank you,

President, CEO or Executive Director: Shane Durand
(Print Name)

E-Mail Address: SDurand@BSNC.net

Signature: [Signature] Date: 6.3.25

State of Alaska
Department of Commerce, Community, and Economic Development
Corporations, Business, and Professional Licensing

Certificate of Compliance

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, and custodian of corporation records for said state, hereby issues a Certificate of Compliance for:

CENTRAL ENVIRONMENTAL, INC.

This entity was formed on May 20, 1985 and is in good standing. This entity has filed all biennial reports and fees due at this time.

No information is available in this office on the financial condition, business activity or practices of this corporation.



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **September 16, 2024**.

A handwritten signature in dark ink, appearing to read "Julie Sande", followed by a long horizontal line.

Julie Sande
Commissioner

Alaska Entity #: 35790D

State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing

CERTIFICATE
OF
AMENDMENT
Business Corporation

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Amendment to the Articles of Incorporation, duly signed and verified pursuant to the provisions of Alaska Statutes, have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

CENTRAL ENVIRONMENTAL, INC.

and attaches hereto the original copy of the Articles of Amendment.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on **October 26, 2009.**

Emil Notti
Commissioner

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

CENTRAL ENVIRONMENTAL, INC

229 E. Whitney Road, ANCHORAGE, AK 99501

owned by

CENTRAL ENVIRONMENTAL, INC

is licensed by the department to conduct business for the period

November 4, 2024 to December 31, 2026
for the following line(s) of business:

23 - Construction



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 Sande
Commissioner