

RECEIVED

By nchase at 12:16 pm, Sep 12, 2025



**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: _____ Phone: _____
Daytime/ Message

Mailing Address: _____

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 _____ Phone: _____

Mailing Address _____

Relationship to other applicant(s) _____

b) Organization's name _____

Address _____

Primary Contact: _____

Title: _____

Daytime Phone #: _____

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 _____

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).

6. WHAT IS THE TERM OF THE LEASE DESIRED?

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

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

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

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.

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

- | | | |
|-------|-------|--|
| _____ | _____ | a) Performance bond |
| _____ | _____ | b) Damage deposit |
| _____ | _____ | c) General liability insurance |
| _____ | _____ | d) Worker's compensation insurance |
| _____ | _____ | e) Survey and platting |
| _____ | _____ | f) Appraisal fee |
| _____ | _____ | g) Closing fees, which may include title insurance,
document preparation, escrow closing, and recording |
| _____ | _____ | h) Any federal, state and local permits required |
| _____ | _____ | i) Maintenance costs (present or future) |

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

Name

Address

Phone #

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

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:

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, _____ On Behalf of _____
(Representative's Name) (Organization's Name)

(Address)

(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.

Troy Gray

Applicant Signature Date

Applicant Signature Date

Print Name

Print Name

Comdev/data/forms/LandLease&SalesForms/AppforLeaseofCityLand



6520 Kulis Drive
Anchorage, Alaska 99502
(907)249-0208

9/12/2025

RE: Old Valdez Parcel B Plan Use

To Whom It May Concern,

Knik Construction intends to use the Old Valdez Parcel B area as it has been used over the past 5-10 by previous lessee Harris Sand & Gravel. It will be used for the following purposes:

- Existing 85' wide bulkhead dock will be maintained for loading out barges with construction materials including Riprap of all sizes, gravel, asphalt and equipment for marine related construction jobs in Prince William sound and elsewhere
- Some materials and marine related equipment will be staged there, and the site will also be used to moor and maintain barges and vessels when not in use.

Let me know if you have any additional questions.

Troy Gray | Knik Construction Co., Inc.

Construction Coordinator/Business Development Manager

Office (907) 249-0242 | mobile (907) 545-0578

tgray@lynden.com



Harris Barge Lease Area





DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

Received 12/23/21 - NL

December 1, 2021

Regulatory Division
POA-1998-00882-M1

Harris Sand and Gravel, Inc.
Attention: William Harris
PO Box 6
Valdez, AK 99686

Dear Mr. Harris:

Enclosed is the signed Department of the Army (DA) permit modification, file number POA-1998-00882-M1, Port Valdez. This is the first permit modification of the original permit. Also enclosed is a Notice of Authorization that should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at lucas.j.byker@usace.army.mil, by mail at the address above, by phone at (907) 753-2760, or toll free from within Alaska at (800) 478-2712, if you have questions. For more information about the Regulatory program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

A handwritten signature in black ink, appearing to be "LJ Byker", is located below the "Sincerely," text.

Lucas Byker
Regulatory Specialist



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

December 1, 2021

Regulatory Division
POA-1998-00882-M1

DEPARTMENT OF THE ARMY
PERMIT MODIFICATION

Department of the Army permit number POA-1998-00882, Port Valdez, was issued to Harris Sand & Gravel on 22 December 2015, to construct an approximately 500-foot long by 200-foot wide temporary barge dock comprised of 1.14 acres of intertidal fill.

This is the first modification of the original permit. The permit is hereby modified as follows:

Permanently maintain an existing approximately 500-foot long by 200-foot wide barge dock.

Updated plans, dated 3 September 2021, reflecting the barge dock being a permanent structure are enclosed and made a part of this permit modification.

The project site is located within Section 3, T. 9 S., R. 6 W., Copper River Meridian; Latitude 61.1125° N., Longitude 146.2697° W.; in Valdez, Alaska.

In accordance with your request, General Condition No. 1 of the permit is hereby amended to read as follows:

The time limit for completing the work authorized ends on November 30, 2026. If you find that you need more time to complete the authorized activity, please submit your request for a time extension to the Corps of Engineers for consideration at least one month before permit expiration.

All other conditions under which the subject authorization was made remain in full force and effect.

This authorization and the enclosed modified plans should be attached to the original permit. Also enclosed is a Notice of Authorization that should be posted in a prominent location near the authorized work.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

A handwritten signature in black ink, appearing to read "L. Byker", is positioned above the name Lucas Byker.

Lucas Byker
Regulatory Specialist



**This notice of authorization must be
conspicuously displayed at the site of work.**

**United States Army Corps of Engineers
Port Valdez**

A permit to: Permanently maintain an existing approximately 500-foot long by
200-foot wide barge dock.

at: Section 3, T. 9 S., R. 6 W., Copper River Meridian; Latitude 61.1125° N.,
Longitude 146.2697° W.; in Valdez, Alaska

has been issued to: Harris Sand and Gravel, Inc.

on: December 1, 2021 **and expires on:** November 30, 2026

Address of Permittee: Harris Sand and Gravel, Inc., PO Box 6, Valdez, AK
99686

Permit Number:

POA-1998-00882-M1

**FOR: *District Commander*
Lucas Byker
Regulatory Specialist
REGULATORY DIVISION**



Figure 1: Map submitted by the applicant depicting the project footprint.

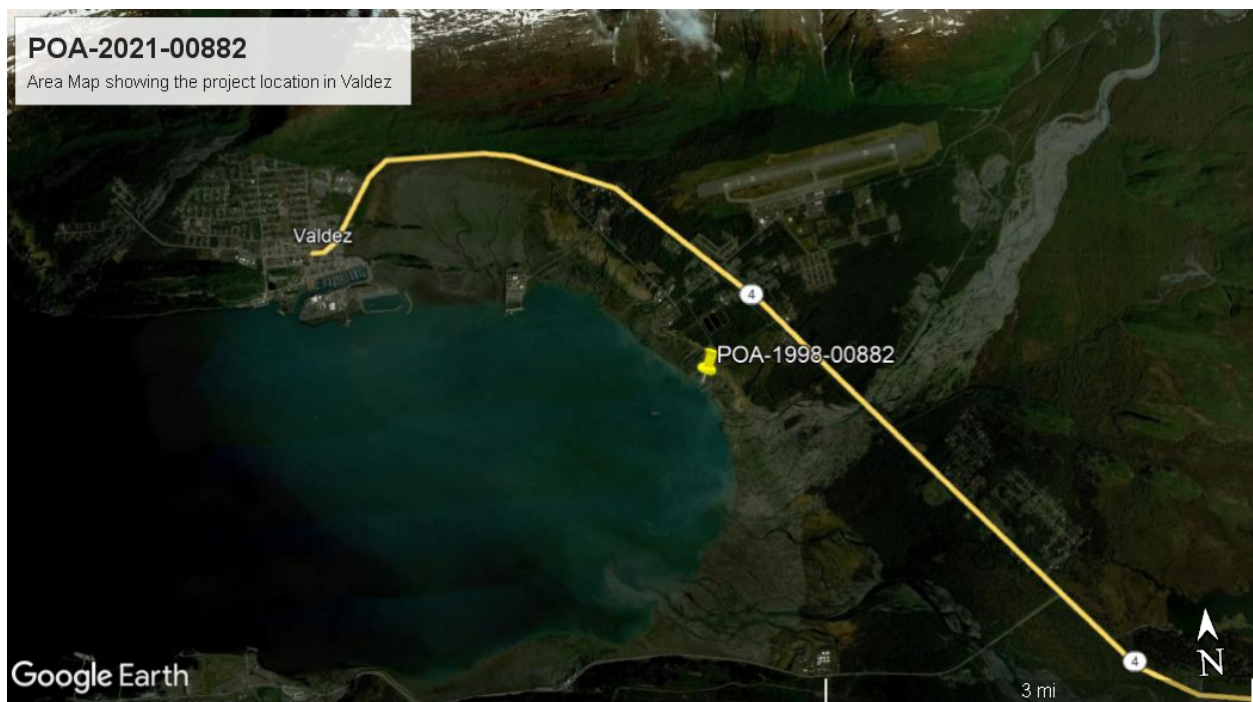


Figure 2: Overview map showing the project areas location within Valdez.

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

KNIK CONSTRUCTION CO., INC

6520 KULIS DR, ANCHORAGE, AK 99502

owned by

KNIK CONSTRUCTION CO., INC.

is licensed by the department to conduct business for the period

November 26, 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

**CREDIT APPLICATION**

Form of organization: Corporation
Employer's ID number: 92-0049890
Year business started: 1973
State incorporated in: Alaska
D-U-N-S number: 07-097-8358

KNIK CONSTRUCTION CO., INC. IS A WHOLLY OWNED SUBSIDIARY OF LYNDEN INCORPORATED

Officers: Dan Hall, President
Parry Rekers, Vice President
Ji Kim, Assistant Treasurer

Authorized Buyers: (PO# & Buyer Name must be referenced on all invoices)

Aaron Verba	Daniel Swanson	James Bitney	Perry Spradlin	Todd Bertrand
Andrew Kelley	Dillon Boyd	Jeffrey Anderson	Rick Gray	Troy Gray
Ann Lord	Dora Hughes	Justin Testerman	Robbert Esquibel	
Annie Gardner	Dylan Poage	Larry Santiago	Robert McDonald	
Antonio Andrade	Keith Forbes	Lewis Henrichs	Ron Winger	
Conor Nicoll	Keith Hayes	Nanci Ruese	Scott Judah	
Daniel Hall	Greg Newton	Neal Scott	Sean McKeown	
Daniel Hjortstorp	Harold Pelham	Parry Rekers	Sidney Huhndorf	

Bank Reference Upon Request

Credit References:	NC Machinery (acct# 4339601) P. O. Box 11626 Tacoma, WA 98411 (425) 251-9800 Fax: (425) 251-6287	Construction Machinery Industrial (acct# FE2575) PO Box 196131 Anchorage, AK 99519 (907) 563-3822 Fax: (907) 261-0178
	Thomson Equipment Co. P. O. Box 13500 Portland, OR 97213 (503) 287-9000 Fax: (503) 282-8260	Delta Western (acct# 0054404) 420 L Street, suite # 101 Anchorage, AK 99501 (907) 265-3821 Fax: (907) 276-3741

Accounts Payable Contact Information:

Billing address: PO Box 3996 Seattle, WA 98124-3996
Phone: (206) 444-4220
Fax: (206) 439-1254
Email: LyndenAPinvoices@lynden.com

Signature

6520 Kulis Drive
Anchorage, AK 99502-1816
Phone (907) 245-1865
Fax (907) 245-1744

Date

4/22/2025

18000 International Blvd., Suite 700
Seattle, WA 98188-4263
Phone (206) 444-4220
Fax: (206) 439-1254