

RECEIVED  
AUG 31 2020  
BY: *fw*

## CITY OF VALDEZ

### APPLICATION FOR PURCHASE OF CITY OWNED LAND (SALE BY NEGOTIATION)

**Application Fee: \$50.00 (Non-Refundable) *Waived 2017 per Resolution # 12-72***

This form is to be completed by an individual or an organization proposing to purchase City-owned land. Complete in full and to the best of your knowledge. Please explain any omissions and use additional pages where appropriate.

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

**If the land is sold to the applicant requesting the property, the applicant per this application will pay the following costs:**

A deposit will be required prior to the City initiating any request to prepare land for sale. 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 only a Phase I Environmental Analysis is required (Required on all industrial land):	\$3,000
* If a survey or appraisal and Environmental Analysis are required:	\$5,000

**Once an appraised value has been determined, the applicant must sign the "Agreement to Purchase" and return it to the Community & Economic Development Department with the earnest money deposit in the amount of 10% (Industrial) or 20% (Residential) of the purchase price.**

The deposit will be used to offset the cost of the appraisal, land survey, environment analysis and/or any additional costs. Any balance of the deposit will be applied according to the following policies:

1. Shall be applied to the purchase price.
2. Additional costs to be paid by purchaser are:
  - Soils report (if requested by purchaser)
  - Recording fees for deeds, lease terminations and plat(s) (if necessary)
  - One-half closing costs (if any)
3. If the applicant declines to purchase the property within the specified time in the "agreement to purchase", the deposit/earnest money will be forfeited and applied to the preparation costs.

1. Name of Individual or Private Company Completing Application Form:

Name: Valdez Property Co LLC Phone: 907-831-2339  
Daytime/ Message

Mailing Address: P.O. Box 1126, Valdez, AK 99686

2. If other individual(s) or an organization(s) will be a party or the sole applicant to this application, indicate below. Attached 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.

4. Legal Description AFFECTED BY APPLICATION:

Township 9S, Range 5W, Section(s) 5+6  
Located in Township 8S Range 5W Section 32, Copper River Meridian

Lot/ Block/ Tract/ Subd. Tract B Plat # ASLS 79-116

Other Description \* see attached map

Tax # \_\_\_\_\_ No. of Acres 200

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

Residential + Commercial  
Property development in conjunction with proposed

adjacent development to the north. Proposed road construction  
and rezoning and development of parcels of homes and businesses  
which is needed in Valdez. Applicants have several businesses in  
town and have the means and abilities to develop the area.

6. IF THE REQUEST IS FOR A PURCHASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION (Requires 6 city council votes for approval).

\_\_\_\_\_

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

There is a need for more residential and commercial  
property to be developed and opened up to the public. The  
city has sold 200 acres in the requested area to another party,  
and endorsed development in this area.

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, Tim Bouchard On Behalf of Valdez Property Co LLC  
(Representative's Name) (Organization's Name)

P.O. Box 1126  
(Address)

Valdez, AK 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

8/31/20  
\_\_\_\_\_  
Applicant Signature Date

\_\_\_\_\_  
Applicant Signature Date

Timothy Bouchard  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name



Name: 200 Acres

Description Style, Color View Altitude Measurements

Perimeter: 2.96 Miles

Area: 200 Acres

Cancel

OK



RECEIVED 10/21/2020 @ 3:30pm  
By: Paul Nylund-City of Valdez

### Why Sell? Why Negotiated sale?

Over the last 15 years the city has completed two negotiated land sales in this area to help strengthen the project of a resort type ski area in the region. Our overall vision is to help and to continue this effort the city has started in conjunction with other companies. We see a huge advantage in strength in numbers for this type of investment and large-scale project.

Why Us? As locals in Valdez, being business owners in the outdoor recreation industry, and working in construction industries, we are well suited for this type of endeavor. We all have a proven track record of making and completing projects in Valdez. We deeply understand the industry's markets and the challenges to construction in our town. Two things that are going to be critical to make any project in our town succeed, especially on currently remote lands.

We believe the City and the other groups involved in this area have a great idea and long-term goals for this land. We also believe if it goes to over counter sales or bid process for the land, the City will see land grabs and no development in the area to continue the work others have begun. Even though there is no true master plan for that area, the idea and sale of the past lands is for recreational resort type development. This can happen, but needs to be supported through more groups and land development. A negotiated sale to a group with that desire will help strengthen the already endorsed project and community goals; compared to locking land up with no true vetting of the use in a bid auction.

### Land Development Goals

Our first goal is a remote lodge. Robe Lake Lodge is a proven and successful heli-skiing and summer lodge, but limited to its current foot print and in much need of expansion for the demand. There is very little land in the city to do this. Whereas the previous land sale in this area was also for this type of purpose, our chosen location seems the most logical, and perhaps only location within city limits, for this type of expansion to exist. Being remote to start with is not a negative for our heli-ski season and our expanding helicopter summer business, but an attractive aspect.

After the lodge working with the city to form a long-term plan on development of a recreational and residential area is key. Bringing a road and utilities into this region is needed, but not needed to build and start developing as we would like. These things will take time and will come more easily once there are multiple vested interests in the area.

### Access

We understand, as we currently operate off grid now for most of our services, the challenges but also the appeal to our market and the demographic we serve. Off grid, remote access is not only desirable to start out, but feasible with our fleet of snowmachines and ATVS, UTVS and 4 snowcats, and starting this spring 3 helicopters. Construction of initial phase 1 and our lodge could be done via slinging materials with our own helicopters, or "sled" transport in winter behind our snowcats just as all remote construction occurs in Alaska.

We are willing and able to partner with the City and other land owners and work towards the dedicated access and future of the area. This would include working with the City to engineer roads, dedicating access easements, and historical recreation access routes and trails. We believe at some time, this area will be needed for Valdez to continue to grow, and we want to see that happen and help in the process.

### Emergency Services

One concern that has been expressed to us is Emergency Services in this area. We are able to provide Emergency services ourselves via helicopter, snowcats, snow machines or ATV's. Once a subdivision is done and road access is brought in, more traditional road access services would be available prior to residential development. Emergency access is available all year depending on season via air or land with our own equipment. Fire and EMS is also available and will need to be in place ourselves via our trained professional guides and transportation services, i.e. helicopters, snowcats, ATVs. As to emergency response in and around remote Valdez and Thompson pass, we are often called and respond to emergency situations by either Valdez EMS, the snow machine club, search and rescue or the Troopers. Our businesses already employ several professional medical responders, which is how we currently operate remotely.

### Zoning

We are aware the Zoning currently is not for our desired use. But we are also familiar with the process, having subdivided other properties in town. We realize the zoning would need to be changed for any development, and we look forward to working through that process and perhaps even drafting and adopting a NEW Resort Zoning or other multi-use/mixed-use zoning type district that would be desirable in both our development and any future plans, as well as existing areas within the

community. These things can all be worked on after we have the property and have a vested interest. We would look to partner with the City to rezone and/or subdivide as necessary for the intended and planned development.

### **Comp Plan**

And last but not least, the issue of the Comp Plan and timing of our application. First and foremost, the City's Comprehensive Plan has been ongoing since I moved here in 2004. It should be modeled after the previous land sales and the development that has already been endorsed and supported in the past. Inevitably, the comp plan should reflect what has already been determined as suitable and appropriate use in an area. Valdez needs this development. Under prior administrations and councils, the "idea" of a recreational resort development area has already been endorsed and a precedent been set by way of the past two land sales. Selling this land to us is in the best interest of not only the City of Valdez and its' future, but also of the current land owners proposed project and its development in the adjacent area.

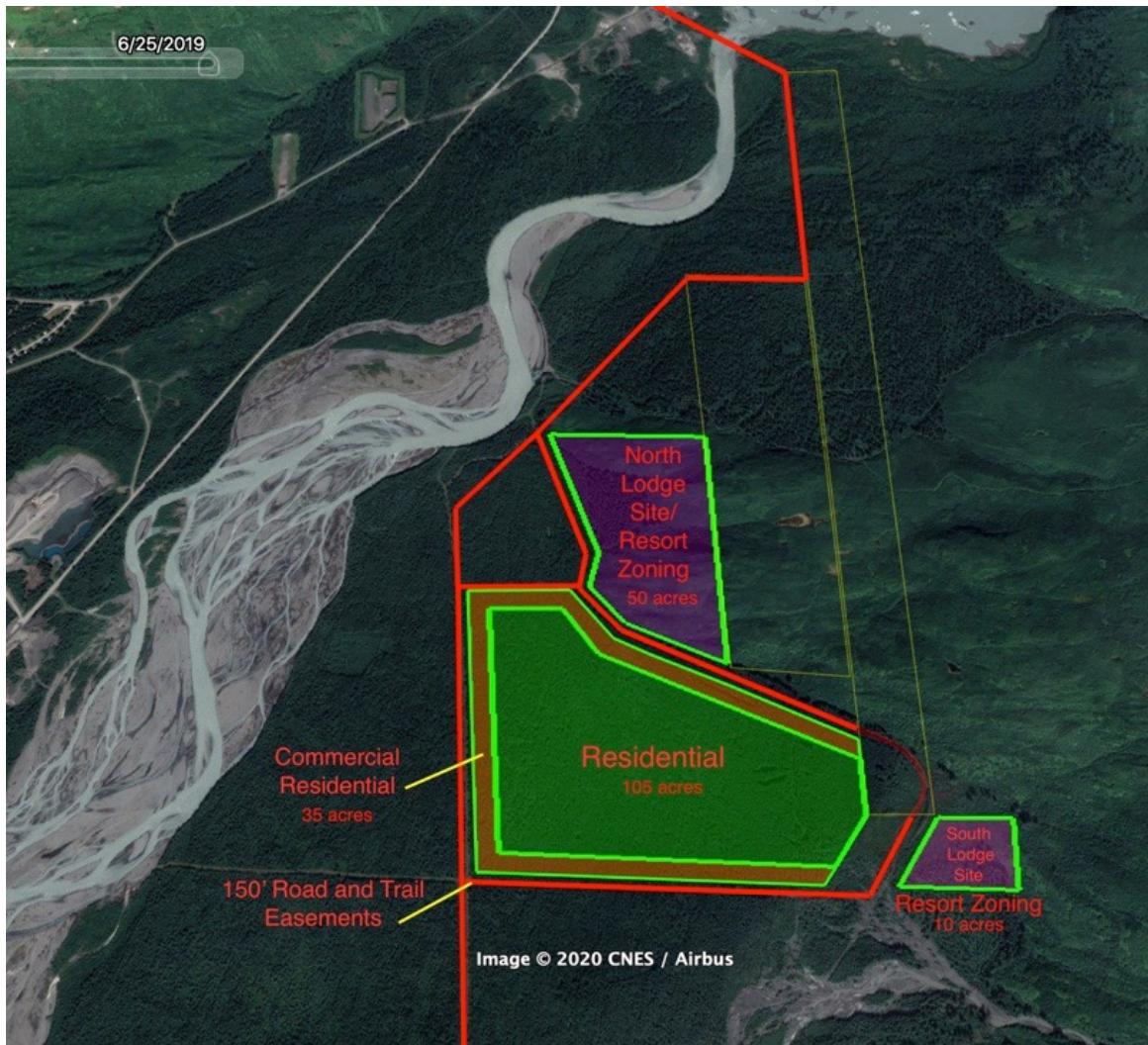
### **Development Map**

The potential lodge sites were chosen based on protected areas from potential north and east winds that obviously play into our winters in this area. Ideally a new multi use zoning district would be drafted and adopted to allow mixed use/resort type development in these areas.

The "easements" are wide enough to keep historic access recreational trails and have adjacent road easements (100 'as stated in the city code) allowing public access around the entire subdivision and development. As a recreational based development, bike paths/ski trails/snowmachine/atv trails would follow along the roads. Additionally our development would not prevent any access to any potential future development as we have it laid out, and would also allow unrestricted access to the other property owner in the area.

Any collector streets (80') and minor streets (50') easements would be planned into the future subdivision and replatting of future development within theses parcels at our expense to facilitate said development.

Also worth noting is we are not asking to purchase or develop, and have left a wider area as shown on potential Corbin Stream 100 year FEMA flood maps near the east end of our desired development. We realize more detail and research would be needed for this area but overall, the potential "South Lodge site" rises several feet above the floodplain and valley to the east of the trail. Additionally we have specifically steered away from potential flooding or washout areas with our application.



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