



RECEIVED
By nleroy at 1:50 pm, Feb 13, 2024

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: (Required on all industrial land)	\$5,000

1. Name of Individual Completing Application Form:

Name: Adam Karnofski Phone: 206-960-4140
Daytime/ Message

Mailing Address: 208 Lake Street, Suite 2E, Sitka, AK 99835

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 N/A Phone: _____

Mailing Address _____

Relationship to other applicant(s) _____

b) Organization's name Silver Bay Seafoods-Valedez, L.L.C., an Alaska limited liability company

Address 208 Lake Street, Suite 2E, Sitka, AK 99835

Primary Contact: Adam Karnofski

Title: Chief Financial Officer

Daytime Phone #: 206-960-4140

3. TYPE OF ORGANIZATION: (Check one)

Individuals_____

Business Corporation_____

General Partnership_____

Non-Profit Corporation_____

Limited Partnership_____

Non-Profit Association_____

Other Limited liability company

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 See attached 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).

To continue to use the properties as currently being used, which includes seafood processing.

6. WHAT IS THE TERM OF THE LEASE DESIRED?

See attached schedule.

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

N/A

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

We will maintain and expand ongoing business operations

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.

See attached.

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

Seafood processing.

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 #

to be provided separately upon request

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:

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, Adam Karnofski _____ On Behalf of Silver Bay Seafoods-Valdez, LLC
(Representative's Name) _____ (Organization's Name)

208 Lake Street, Suite 2E

(Address)

Sitka,AK 99835

(City, State)

(Zip)

6 16

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

and The Applicant is a citizen of the United States, over the age of nineteen, If a group, association or corporation, is authorized to conduct business

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.

DocuSigned by:
Adam Karnofski 1/29/2024
1CC9B077850947D
Applicant Signature Date

Adam Karnofski

Print Name