

RECEIVED
By nleroy at 1:21 pm, Mar 02, 2022

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: Zachary Sheldon Phone: 907-888-7970
Daytime/ Message

Mailing Address: PO Box 1984, Valdez, AK 99868

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 Alaska Guide Company

Address 3332 Falcon Ave, Valdez AK 99686

Primary Contact: Zachary Sheldon

Title: CEO

Daytime Phone #: (907) 390-0510

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 009S Range 006W Section, 02 Meridian

Lot/ Block/ Tract/ Subd. 2581 Plat # _____

Other Description 2581 Richardson Highway

Tax # _____ No. of Acres 5ish

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).

Most likely store front/office, main base of operations, gear storage, employee housing, well, septic,

power, phone/internet, ropes course, OneWheel/Mtn Bike course. Somewhere between

\$100,000-300,000 to be completed over the course several years. (depends on economy)

6. WHAT IS THE TERM OF THE LEASE DESIRED?

10 years.

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.

Alaska Guide Co helps grow tourism and recreational opportunities in Valdez. We are of the size now
where it's best for my community we don't operate out of my front yard. This property will also us to keep
growing and supporting outdoors recreation in Valdez.

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

No current improvements.

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.

Glacier lookout, canoe tours, backpacking/hiking/packrafting tours, ice climbing tours, rock climbing tours,

paddleboard tours, mountain bike tours. Trail and route development.

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

YES

NO

?

X

X

X

X

X

X

X

X

?

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 #

Vertical Solutions

300 Airport Rd, Valdez, AK 99686

(907) 831-0643

Other than that, we operate pretty independently without lines of credit.

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 X _____ NO IF YES, EXPLAIN:

____ INDIVIDUAL APPLICANT OR ORGANIZATION.
ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, _____
(Individual Name)

I, _____
(Individual Name)

I, Zachary Sheldon On Behalf of Alaska Guide Company
(Representative's Name) (Organization's Name)

3332 Falcon Ave
(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.

 02/27/2022
Applicant Signature Date

Applicant Signature Date

Zachary Sheldon
Print Name

Print Name

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

Alaska Guide Co

PO Box 1984, VALDEZ, AK 99686-1984

owned by

Jennifer Sheldon; Zachary Sheldon

is licensed by the department to conduct business for the period

June 21, 2021 to December 31, 2022
for the following line(s) of business:

51 - Information; 71 - Arts, Entertainment and Recreation



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 BUSINESS REGISTRATION

ISSUED TO:

Alaska Guide Co
Zachary Sheldon
(907) 390-0510

3332 Falcon Ave
Valdez, AK, 99686

ISSUED BY:

City of Valdez
Planning Department
907-834-3401

PO Box 307
Valdez, AK 99686

REGISTRATION NUMBER: 22-033

BUSINESS DESCRIPTION: Wilderness Tours and Adventures

BUSINESS TYPE: tourism/recreation

APPROVED BY:

VALID FROM: 01/01/2022

EXPIRES: 12/31/2022

This license is non-transferable and is issued in compliance with the City of Valdez, AK per Valdez Municipal Code 5.04.



Lot 2581 as it currently lays (without snow).

Years 2022-2023



By the end of 2023 we plan to have a store front/office, with well, septic, parking lot, and ropes course. Along with .5 mile+ of OneWheel and Mountain Biking trails throughout the property. We would also like to bring in fill and soil for around buildings, landscaping, and trail development.

Additional temporary features may include employee parking, employee camping and/or employee dry cabins along the western area of the property. Gear and equipment storage and building.



By the beginning of the 2027 season we hope to have permanent employee housing in place.



Ideally by 2028 we would also have a shop to store and work on larger equipment.

Other features we may develop are zipline(s), rock climbing and ice climbing walls, climbing and obstacle features, swings, and extending or additional ropes courses.

We are also interested in potentially having a helipad, but would bring this back to the local residents, city , and other government entities before pursuing that.