

**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	

Ι	Relationship to other applicant(s)	
b) (	Organization's name Alaska Guide Company	
I	Address 3332 Falcon Ave, Valdez AK 99686	
I	Primary Contact: Zachary Sheldon	
]	Title: <u>CEO</u>	
Ι	Daytime Phone #: <u>(907) 390-0510</u>	
3. TYP	PE OF ORGANIZATION: (Check one)	
Indiv Gene	viduals eral Partnership	Business Corporation X Non-Profit Corporation
Lim	ited Partnership	Non-Profit Association
If non-p	brofit, has IRS Tax Exempt Status been obtain attach letter of determination.	ined? YesNo
Note: P	Please submit, as appropriate, the following i	tems with this application:
1	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). <u>Most likely store front/office, main base of operations, gear storage, employee housing, well, septic,</u>

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

#### 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.

<sup>11.</sup> IF APPLICANT IS A BUSINESS OPERATION, LIST PRESENT BUSINESS ACTIVITIES.

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

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

YES	NO
$\frac{\frac{?}{X}}{\frac{X}{X}}$	<ul> <li>? a) Performance bond</li> <li>b) Damage deposit</li> <li>c) General liability insurance</li> <li>d) Worker's compensation insurance</li> <li>e) Survey and platting</li> <li>f) Appraisal fee</li> <li>g) Closing fees, which may include title insurance,</li> </ul>
X X X	<ul> <li>g) closing rees, which may include the insurance, document preparation, escrow closing, and recording</li> <li>h) Any federal, state and local permits required</li> <li>I) Maintenance costs (present or future)</li> </ul>

#### 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 ASSIGMENT 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.

I,	
	Individual Name)
I,	
(1	ndividual Name)
I, Zachary Sheldon	On Behalf of Alaska Guide Company
(Representative's Name)	(Organization's Name)
3332 Falcon Ave	
	(Address)
Valdez, AK	99686
(City, Sta	te) (Zip)

#### APPLICANT QUALIFICATION STATEMENT

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;

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.

5×50-	02/27/2022
Applicant Signature	Date

Applicant Signature

Date

Zachary Sheldon

and

Print Name

Print Name

Comdev/data/forms/LandLease & SalesForms/AppforLease of CityLand

Alaska Business License # 2134560

### 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:

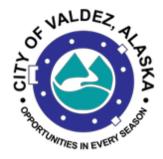
51 - Information; 71 - Arts, Entertainment and Recreation



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

Planning Department 907-834-3401

PO Box 307 Valdez, AK 99686

**ISSUED BY:** 

City of Valdez

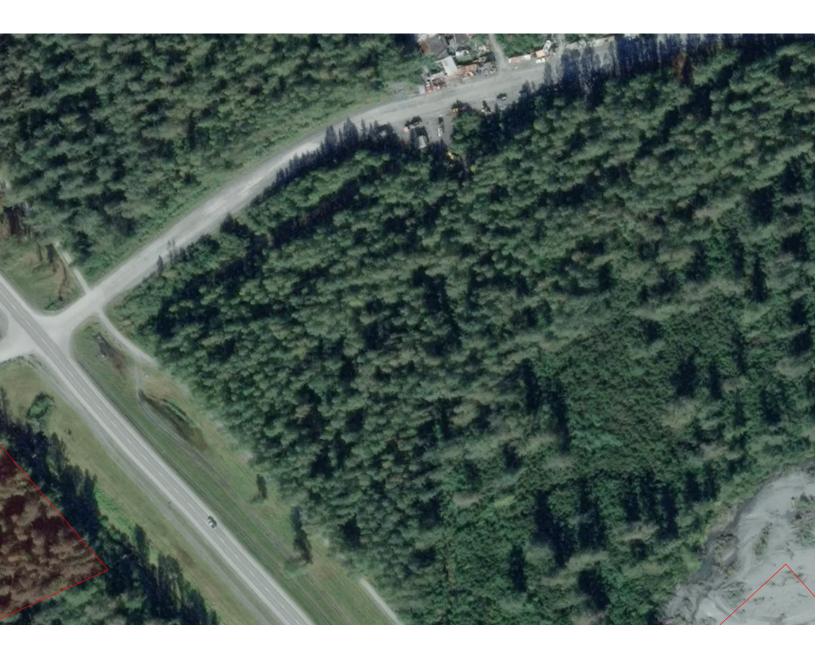
**REGISTRATION NUMBER:** 22-033 **BUSINESS DESCRIPTION:** Wilderness Tours and Adventures **BUSINESS TYPE:** tourism/recreation

**APPROVED BY:** 

Fate Hulen

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.