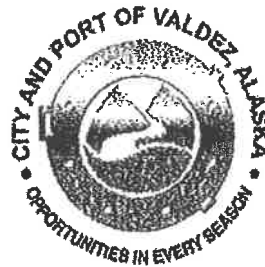


OCT 05 2016

BY CITY OF VALDEZ  
COMMUNITY DEVELOPMENT

## CITY OF VALDEZ APPLICATION FOR LEASE OF CITY OWNED LAND

**Application Fee: \$50.00 (Non-refundable)**

**FEE WAIVED FOR 2013 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: Rod DeWalt Phone: 206-601-2074  
Daytime/ Message

Mailing Address: P.O Box 3757 Seattle, WA 98124-3757

**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 Everett Billingslea - Valdez Terminal LLC Phone: 206-241-8778

Mailing Address P.O. Box 3757 Seattle, WA 98124-3757

Relationship to other applicant(s) Manager of Alagnak Holdings, LLC

b) Organization's name Valdez Terminal, LLC

Address P.O. Box 3757 Seattle, WA 98124-3757

Primary Contact: Everett Billingslea

Title: Manager

Daytime Phone #: 206-241-8778

3. TYPE OF ORGANIZATION: (Check one)

Individuals \_\_\_\_\_

Business Corporation \_\_\_\_\_

General Partnership \_\_\_\_\_

Non-Profit Corporation \_\_\_\_\_

Limited Partnership X

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 Portion of ATS 564 - US Survey 3682

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?

10 year initial term with (2) 10 year options

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.

Approval will more firmly anchor the Lynden/Wilson Bros business in Valdez for the long term, and allow yard expansion. It will benefit seafood processors by ensuring their cargo continues to move through Valdez in the event of labor disruption or other problem at the city dock. Lynden is happy with service at the city dock and no plans to build a competing dock, and doing so absent an emergency would not be cost effective.

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

Not developed

10. HAS APPLICANT PREVIOUSLY PURCHASED OR LEASED CITY LAND OR RESOURCES? ☐ YES ☒ NO. IF YES, PROVIDE LEGAL DESCRIPTION, TYPE OF PURCHASE OR LEASE, AND STATUS.

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

Owner of Facilities located at 1800 Mineral Creek Loop Road that are leased to

Alaska Marine Lines / Wilson Brothers Trucking

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

YES

NO

X

\_\_\_\_\_

a) Performance bond

X

\_\_\_\_\_

b) Damage deposit

X

\_\_\_\_\_

c) General liability insurance

X

\_\_\_\_\_

d) Worker's compensation insurance

X

\_\_\_\_\_

e) Survey and platting

X

\_\_\_\_\_

f) Appraisal fee

X

\_\_\_\_\_

g) Closing fees, which may include title insurance, document preparation, escrow closing, and recording

X

\_\_\_\_\_

h) Any federal, state and local permits required

X

\_\_\_\_\_

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?

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;

\_\_\_\_\_

\_\_\_\_\_

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, Everett Billingslea On Behalf of Valdez Terminal, LLC  
(Representative's Name) (Organization's Name)

P.O. Box 3757  
(Address)

Seattle, WA 98125-3757  
(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.

Everett Billingslea 10-4-16  
Applicant Signature Date

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

Everett Billingslea  
Print Name

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

Comdev\data/forms/LandLease&SalesForms/AppforLeaseofCityLand