

CITY OF VALDEZ
APPLICATION FOR LEASE OF CITY OWNED LAND

Relationship to other applicant(s) _____

b) Organization's name Crowley Fuels LLC

Address 201 Arctic Slope Ave, Anchorage, AK 99518

Primary Contact: Jenny Silva

Title: Manager, Contract Compliance and Pricing

Daytime Phone #: 907-777-5510

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____	Business Corporation <u>X</u>
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 _____ Range _____ Section _____ Meridian _____

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

Other Description Portion of USS 495 Tidelands - Legal description: Beginning at Corner No. 2 of ATS 621 thence N10°00'00"W, 49.72 feet to the point of beginning; thence N 10°W, 105 feet; thence S 80°W, 80 feet; thence S 10° E, 105 feet; thence N 80°00'24" E, 80 feet returning to the point of beginning.

Tax # _____ No. of Acres 8,400 sq ft

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).

Crowley currently owns and operates the existing "South Harbor Fuel Dock", a 12' x 70' floating fuel dock with an attached 16' x 20' dock house. The site includes a 55' x 4' ramp with an approach that connects onshore. There are no current plans for additional construction with the exception of maintenance and in-kind replacement or parts / materials. Currently, Crowley subleases the Tidelands from Wells Trust. See attached Exhibits C.1 and C.2 for previous site plans.

6. WHAT IS THE TERM OF THE LEASE DESIRED?

20 years commencing September 1, 2018, with six (6) each five-year options to renew

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.

See attached Exhibit A

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

Crowley currently owns and operates the "South Harbor Fuel Dock", a 12' x 70' floating fuel dock with an attached 16' x 20' dock house. The site includes a 55' x 4' ramp with an approach that connects on shore. As noted in Section 5, there are no current plans for additional construction with the exception of maintenance and in-kind replacement or parts / materials. See attached Exhibits B.1 and B.2 for photos.

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

Approx. 6,230 sq ft, a Portion of USS 495 Tidelands for the "North Harbor Fuel Dock". The original term is 21 yrs 8/6/01 - 7/31/22 w/ 6 add'l 5 yr options for renewal periods. The lease was originally with Westmark Hotels, Inc. and was subsequently assigned to CPD Alaska LLC, successor-in-interest to various companies, which has since changed its name to Crowley Fuels LLC.

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

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

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

13. LIST THREE (3) CREDIT OR BUSINESS REFERENCES:

Name	Address	Phone #
<u>Tesoro Corp, 300 Concord Plaza Dr., San Antonio, TX 78216 (210) 626-4063 Beverly Gee</u>		
<u>Kenworth Northwest, Inc., 20220 International Blvd., SeaTac, WA 98198 (206) 433-5911 Credit Dept</u>		
<u>Seneca Tank, Inc., 5585 NE 16th Street, Des Moines, IA 50313 (515) 262-5900 Greg Qunit</u>		

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, Jenny V. Silva
(Individual Name)

I, _____
(Individual Name)

I, Richard W. Meidel On Behalf of Crowley Fuels LLC
(Representative's Name) (Organization's Name)

201 Arctic Slope Ave

(Address)

Anchorage, AK 99504

(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.

Jenny V. Silva 8/16/18
Applicant Signature Date

Richard W. Meidel 8/16/18
Applicant Signature Date

Jenny V. Silva

Print Name

Richard W. Meidel

Print Name