



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: LARRY INNES Phone: 602-432-8882
Daytime/ Message

Mailing Address: 60 E. RIO SALADO PARKWAY, STE 900, TEMPE, AZ
85281

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 BOB NILSEN Phone: 801-358-43

Mailing Address 2410 WALKER LANE
SALT LAKE CITY, UT 84117

Relationship to other applicant(s) PARTNER

b) Organization's name IN PROPERTIES, LLC

Address 60 E. RIO SACADO PARKWAY STE. 900, TEMPE, AZ 85281

Primary Contact: LARRY INNES

Title: PARTNER

Daytime Phone #: 602-432-8882 480-706-0819

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____ Business Corporation _____
General Partnership _____ Non-Profit Corporation _____
Limited Partnership _____ Non-Profit Association _____
Other LIMITED LIABILITY CORP.

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. Lot 2, Block 2 Plat # MILNE CREEK SUBDIVISION (BARNEY MARY RIVER PARK STAYS)

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).

THE PROPERTY WILL BE USED FOR ADDITIONAL PARKING FOR THE COTTONWOOD MANOR APARTMENTS

6. WHAT IS THE TERM OF THE LEASE DESIRED?

5 year with 5 5 year Renewals

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.

WE PLAN TO REMODEL THE GOTTENWOOD APARTMENTS. THE ADDITIONAL PARKING IS NEEDED TO COMPLETE THE BUILDING RENOVATION

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

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.

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

YES

NO

- | | | |
|----------|-------|---|
| <u>✓</u> | _____ | a) Performance bond |
| <u>✓</u> | _____ | b) Damage deposit |
| <u>✓</u> | _____ | c) General liability insurance |
| <u>✓</u> | _____ | d) Worker's compensation insurance |
| <u>✓</u> | _____ | e) Survey and platting |
| <u>✓</u> | _____ | f) Appraisal fee |
| <u>✓</u> | _____ | g) Closing fees, which may include title insurance, document preparation, escrow closing, and recording |
| <u>✓</u> | _____ | h) Any federal, state and local permits required |
| <u>✓</u> | _____ | i) Maintenance costs (present or future) |

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

Name

Address

Phone #

CHASE Bank

Zions Bank

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:

No

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT
FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION.
ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, LARRY JAMES
(Individual Name)

I, BOB NILSEN
(Individual Name)

I, LARRY JAMES On Behalf of TN PROPERTIES, LLC
(Representative's Name) (Organization's Name)

60 E. RIO SALADO PARKWAY, ST 900
(Address)

TEMPE, AZ 85281
(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.

Larry James 10-3-18
Applicant Signature Date

Applicant Signature Date

LAURANCE F. JAMES
Print Name

Print Name

Comdev/data/forms/LandLease&SalesForms/AppforLeaseofCityLand