

## Kate Huber

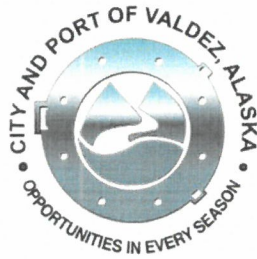
---

**From:** J Passin <megatrucking@me.com>  
**Sent:** Tuesday, May 26, 2020 8:42 AM  
**To:** Kate Huber  
**Subject:** [External Attachment \*Caution\*]-MEGA Gravel Lease  
**Attachments:** 2020 MEGA GRAVEL LEASE NARRATIVE PDF.pdf; ARTICLES OF INCORPORATION.pdf; CERTIFICATE OF ORGANIZATION.pdf; GRAVEL LEASE APPLICATION.pdf; MEGA BUSINESS LICENSE TO 2021.pdf

Hi Kate, attache is the Gravel Lease application as well as supporting documents. I have not included my most recent annual financial statement as requested in the application.

Thanks,

Jesse Passin  
MEGA Trucking, LLC  
PO Box 1808  
Valdez, AK 99686  
(907) 255-9169  
[megatrucking@me.com](mailto:megatrucking@me.com)



## CITY OF VALDEZ APPLICATION FOR GRAVEL LEASE

**Application Fee: \$50.00 (Fee waived per Resolution #12-02)**

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 Development Department located in City Hall.

1. Name of Individual Completing Application Form:

Name: Jesse Passin Phone: (907) 255-9169  
Daytime/ Message

Mailing Address: PO BOX 1808, VALDEZ, AK 99686

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 Mega Trucking, LLC

Address 460 SAWMILL DR., VALDEZ, AK 99686

Primary Contact: JESSE PASSIN

Title: MEMBER / MANAGER

Daytime Phone #: (907) 255-9169

3. Type of Organization: (Check one)

|  |                        |
|--|------------------------|
| Individuals_____                           | Business Corporation   |
| General Partnership_____                   | Non-Profit Corporation |
| Limited Partnership_____                   | Non-Profit Association |
| Other <u>LIMITED LIABILITY CORPORATION</u> |                        |

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. TRACT A, ASLS 79-116 Plat #\_\_\_\_\_

Other Description 2651 RICHARDSON HWY.

Tax # \_\_\_\_\_No. of Acres 73.681

5. Describe proposal. Attach a 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).

SEE ATTACHED

6. What is the term of the lease desired?

20 YEARS

7. If the request for a lease is 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.

SEE ATTACHED

9. Current status of land. Describe any existing improvements, provide photographs if possible.

THE LAND IS VACANT AND OVERGROWN.

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.

Township 9S Range 6W Section 11, Copper River Meridian Tract B, ASLS 98-26: Plat # 2000-9

LEASE

IN USE

11. If applicant is a business operation, list present business activities:

SAND AND GRAVEL PRODUCTION / DELIVERY

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,<br>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 #        |
|--------------|--------------------------------------|----------------|
| WILL STARK   | 1500 ALASKA CT., VALDEZ, AK 99686    | (907) 255-3532 |
| BILL HARRIS  | 260 AIRPORT RD., VALDEZ, AK 99686    | (907) 831-0287 |
| BRAD BARNETT | 6090 DEEP LAKE DR., VALDEZ, AK 99686 | (907) 255-2723 |

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 judgment of lien? ( ) Yes (x) No If yes, please 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, JESSE PASSIN On Behalf of MEGA TRUCKING, LLC  
(Representative's Name) (Organization's Name)


460 SAWMILL DR.  
(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.

 5/26/20  
Applicant Signature Date

Jesse Passin  
Print Name

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

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

## MEGA TRUCKING, LLC

I propose the use of the vacant city parcel to be used for gravel extraction for the duration of not less than twenty years. The heavy industrial land is well suited for gravel extraction and processing. It is far from residential zoning, has two access points, and is near several historical gravel extraction sites. The depth of gravel above the waterline is sufficient to be a productive mine site. A vegetative buffer on the perimeter fits well into the BMPs (Best Management Practices) required for sediment control, and silt mitigation.

Initially the land will be minimally cleared for gravel extraction mid way between Airport Rd. and Glacier Haul Dump Rd. by September 2020. The extent of work being performed will be extraction and screening gravel for use by homeowners and contractors. The attached site plan shows areas for concrete production, and asphalt production. These are labeled and earmarked for future growth at an undetermined time. Any additional permitting required will be in place as necessary.

Site development and growth for a small business is a large task, and takes time. Funding large processing equipment also requires stability of natural resources and time. For these reasons it is imperative that the lease be for not less than twenty years.

The City of Valdez has been mining gravel at the C&D pit for many years because of the access to the natural resource and the suitability of the land for mining. Harris Sand & Gravel has also been mining in the adjacent property for nearly twenty years with great success. The proposed gravel lease would be directly in line with the C&D pit and Harris' pit.

While extracting gravel from the rivers around Valdez is a great way to utilize our natural resources in a sustainable way, it is an unpredictable gravel source and a very expensive method. Processing the raw material into washed concrete aggregates, concrete, or asphalt is best done in a less flood prone area than where our current mine site / processing site is located. Mega Trucking has been leasing property from the City of Valdez next to the Glacier Stream Bridge for three years and we are out of room to grow. The Glacier Stream location isn't suitable for concrete or asphalt production, and doesn't have the room necessary for a growing operation.

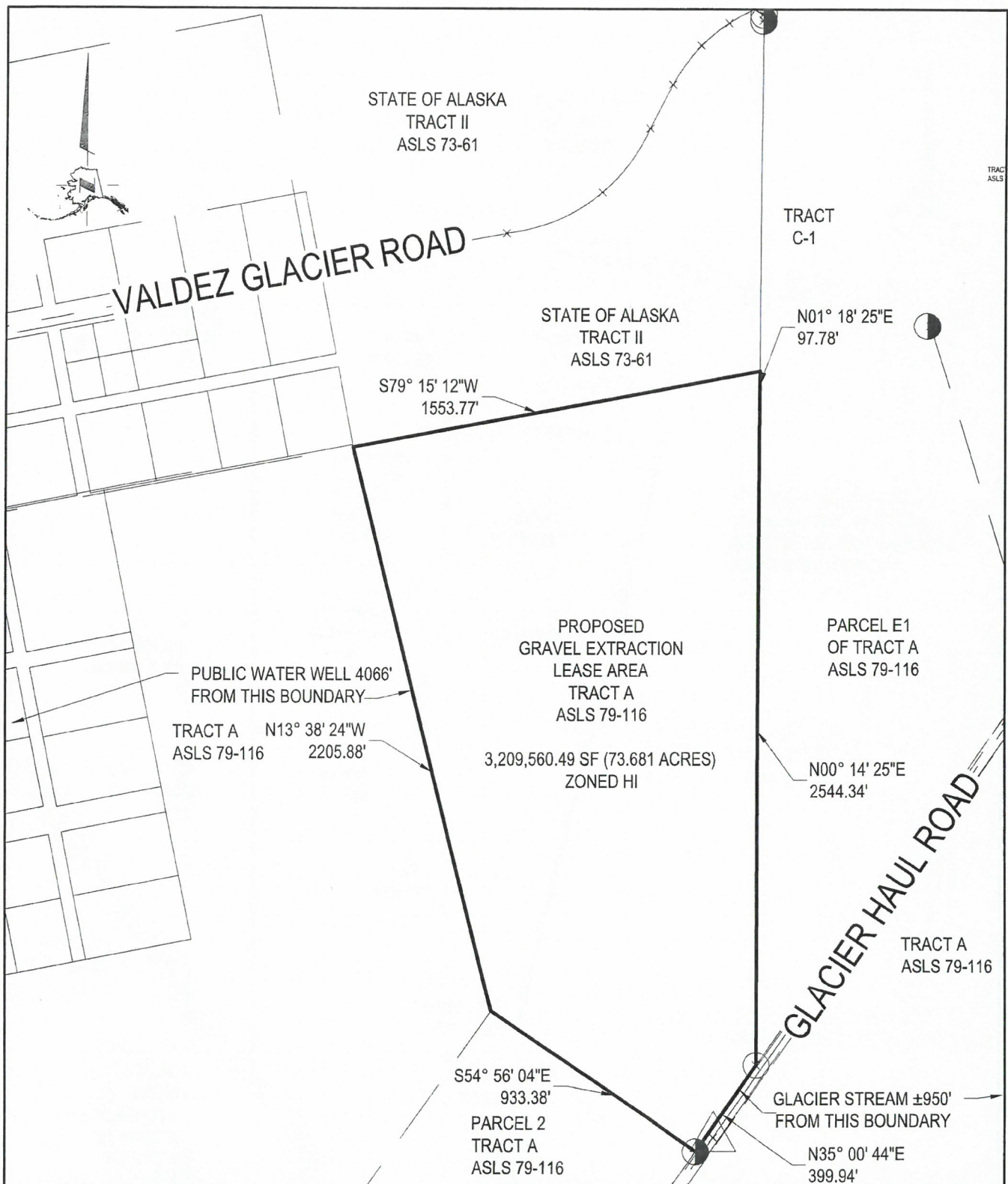
Approving this gravel lease would be in the best interest to the City of Valdez in a few ways. Construction ranging from homeowner's projects, to City of Valdez infrastructure, to State of Alaska highway construction all need large amounts of gravel. Having a reliable source of this natural resource enables my business to grow, and continue providing good paying livable wage employment in Valdez. Eventually I hope to refine the raw gravel into materials suitable for the production of concrete and asphalt.

Mega Trucking has been delivering gravel, soil, and asphalt to homeowners and contractors in Valdez for nine great years. With a proper gravel pit, and your support, we will be able to continue to provide our services as well as provide livable wage jobs in Valdez for years to come.

Thank you for your consideration,

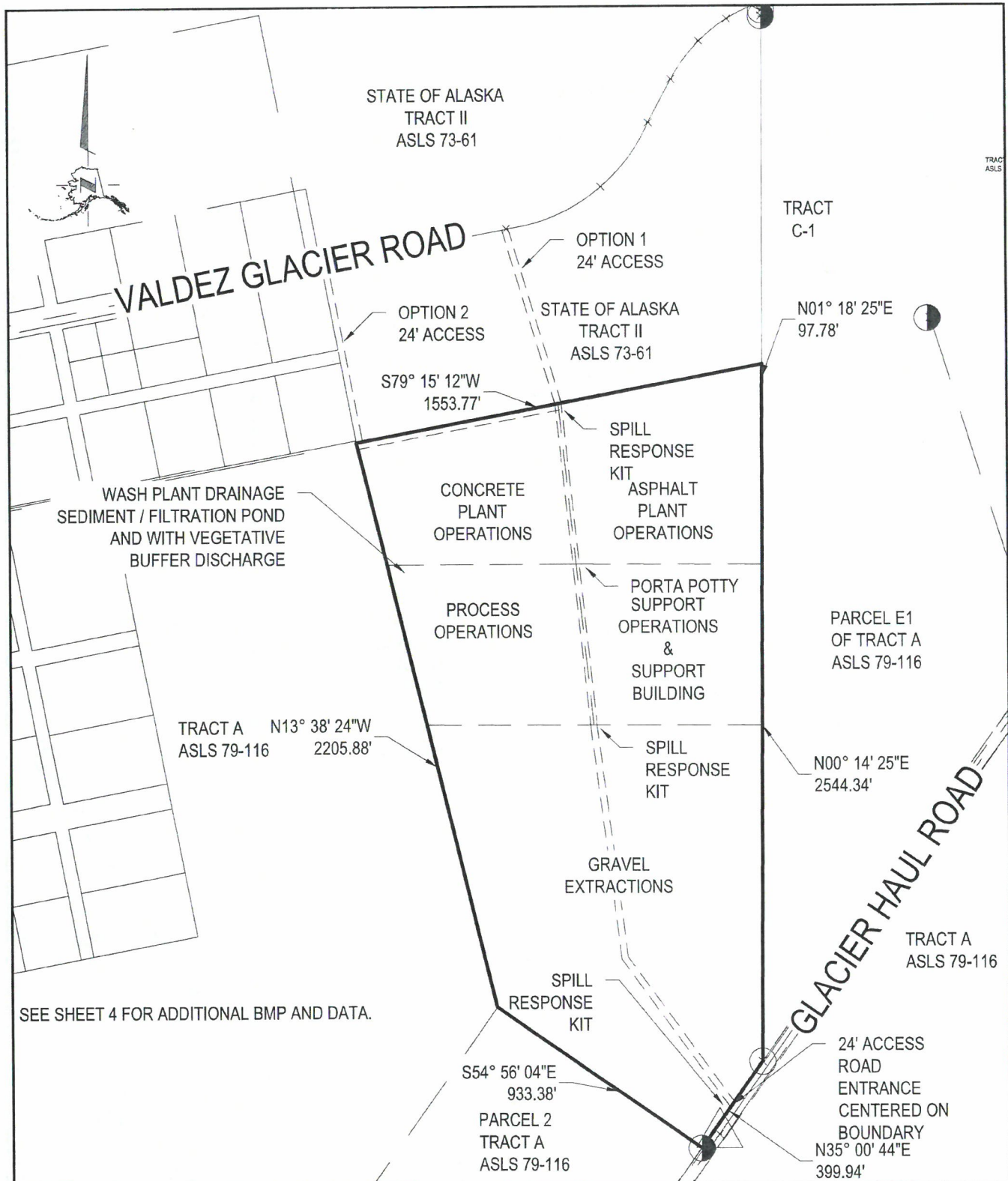
Jesse Passin





| PROPOSED MEGA TRUCKING GRAVEL LEASE   |  |  |  | Wrangell Mountain Technical Services                  |  |               |                  |
|---|--|--|--|---|--|---------------|------------------|
| LEGAL DESCRIPTION: BOUNDARY<br>WITHIN TRACT A ASLS 79-116<br>VALDEZ, ALASKA |  |  |  | P.O. BOX 118, CHITINA, ALASKA 99566<br>(907) 823-2280 |  |               |                  |
| STREET ADDRESS: NHN GLACIER HUAL ROAD                                       |  |  |  | DATE: 1/16/20   | DRAWN: MINISH                                    | CHECK: MINISH | SCALE: 1" = 500' |
| PREPARED FOR: MEGA TRUCKING   |  |  |  | JOB#: 20001   | DRAWING #: VALDEZ MINERAL LOOP TO GLACIER STREAM | SHEET: 1 OF 4 | REV#: 0          |





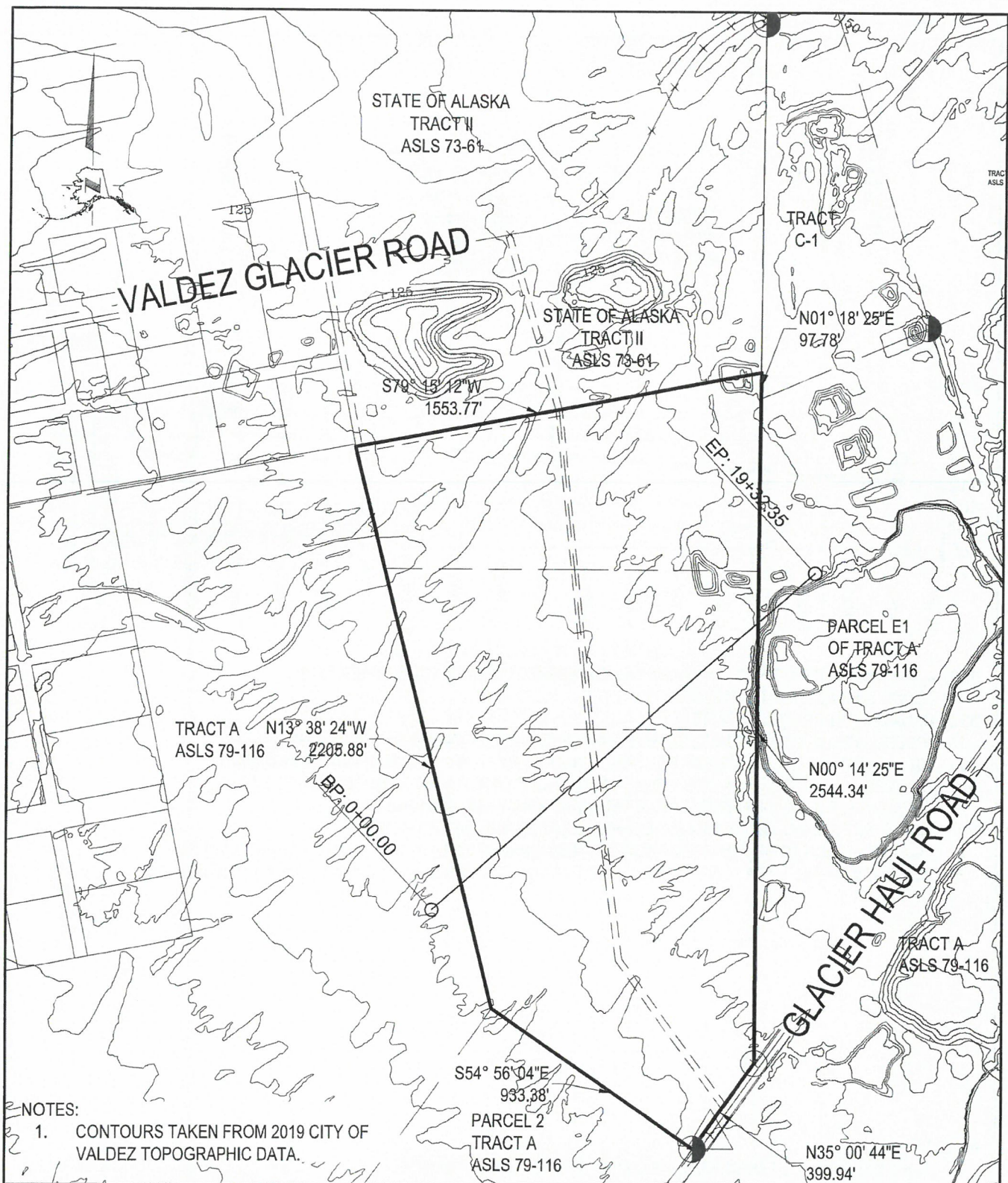
# PROPOSED MEGA TRUCKING GRAVEL LEASE

|                    |   |
|--------------------|---|
| LEGAL DESCRIPTION: | MASTER PLAN<br>WITHIN TRACT A ASLS 79-116<br>VALDEZ, ALASKA |
| STREET ADDRESS:    | NHN GLACIER HUAL ROAD                                       |
| PREPARED FOR:      | MEGA TRUCKING   |

## Wrangell Mountain Technical Services

P.O. BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

|               |  |               |                  |         |
|---------------|--|---------------|------------------|---------|
| DATE: 1/16/20 | DRAWN: MINISH                                    | CHECK: MINISH | SCALE: 1" = 500' | REV#: 0 |
| JOB#: 20001   | DRAWING #: VALDEZ MINERAL LOOP TO GLACIER STREAM | SHEET: 2 OF 4 |                  |         |



NOTES:  
1. CONTOURS TAKEN FROM 2019 CITY OF VALDEZ TOPOGRAPHIC DATA.

### PROPOSED MEGA TRUCKING GRAVEL LEASE

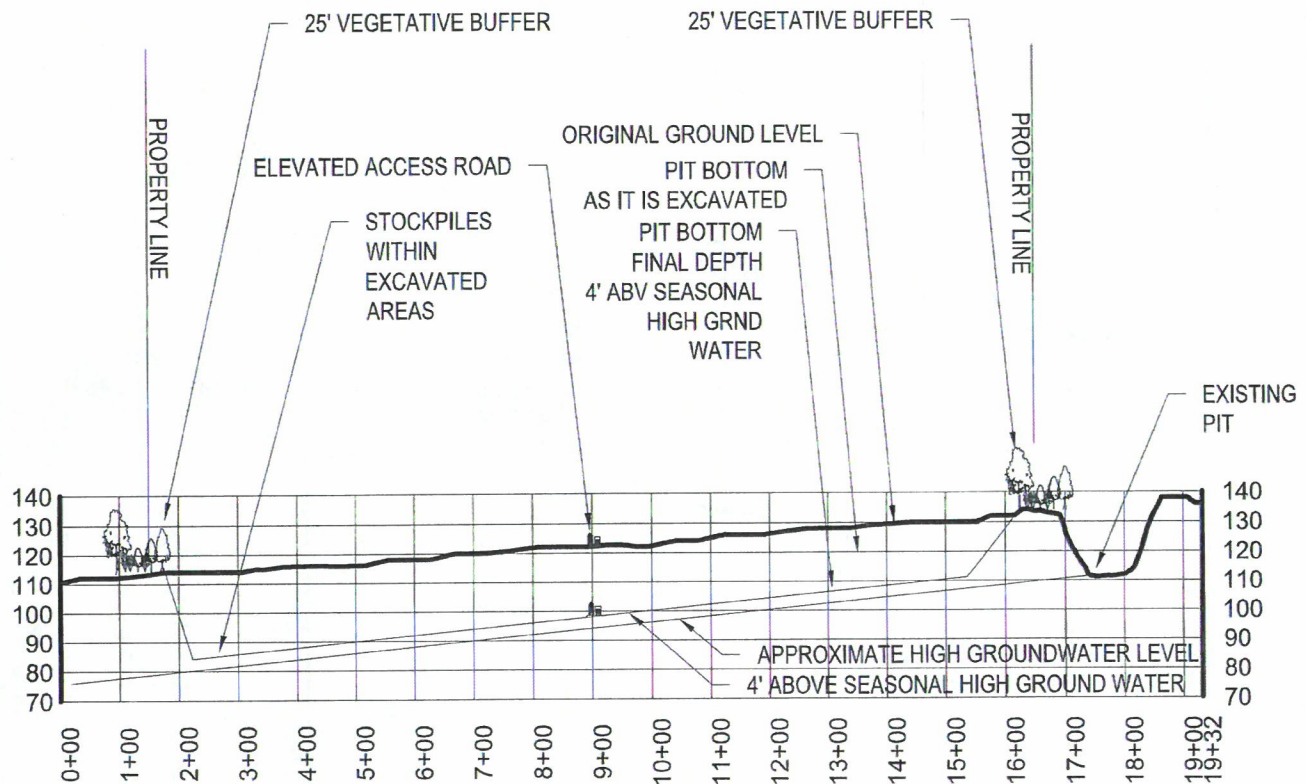
|                    |  |
|--------------------|--|
| LEGAL DESCRIPTION: | TOPOGRAPHIC SURVEY<br>WITHIN TRACT A ASLS 79-116<br>VALDEZ, ALASKA |
| STREET ADDRESS:    | NHN GLACIER HUAL ROAD  |
| PREPARED FOR:      | MEGA TRUCKING  |

### Wrangell Mountain Technical Services

P.O.BOX 118, CHITINA, ALASKA 99566  
(907) 823-2280

|       |         |            |                                       |        |        |        |           |
|-------|---------|------------|---------------------------------------|--------|--------|--------|-----------|
| DATE: | 1/17/20 | DRAWN:     | MINISH                                | CHECK: | MINISH | SCALE: | 1" = 500' |
| JOB#: | 20001   | DRAWING #: | VALDEZ MINERAL LOOP TO GLACIER STREAM |        |        | SHEET: | 3 OF 4    |
|       |         |            |                                       |        |        | REV#:  | 0         |





**BEST MANAGEMENT PRACTICES FOR GRAVEL/ROCK AGGREGATE EXTRACTION PROJECTS:  
PROTECTING SURFACE WATER AND GROUNDWATER QUALITY IN ALASKA SEPTEMBER 2012**

**BEST MANAGEMENT PRACTICES NOTES:**

1. PUBLIC WELL IS 4066' FROM WESTERN BOUNDARY, ADEC RECOMMENDATION IS 1000'.
2. GLACIER STREAM IS ±950' FROM SOUTHEAST BOUNDARY, ADEC RECOMMENDATION IS 200'.
3. BOTTOM OF PIT TO BE PER ADEC RECOMMENDATIONS OF 4' TO SEASONAL HIGH WATER TABLE.
4. A 25' BUFFER ZONE OF NATURAL VEGETATION TO REMAIN AROUND THE ENTIRE SITE.
5. STOCKPILES SHALL BE IN CREATED DEPRESSION TO CAPTURE SEDIMENT.
6. ACCESS ROADS TO BE ELEVATED ABOVE SURROUNDING AREAS.
7. SETTLEMENT / INFILTRATION POND WITH VEGETATION DISCHARGE FOR ROCK WASHING ACTIVITIES.

**NOTES:**

1. GROUND SURFACE TAKEN FOR 2019 CITY OF VALDEZ TOPOGRAPHIC DATA.
2. GROUNDWATER PROFILE TAKEN FROM 2016 ADJUSTED SURVEY DATA.

|   |  |  |  |               |                    |
|---|--|--|--|---------------|--------------------|
| <b>PROPOSED MEGA TRUCKING GRAVEL LEASE</b>  |  | <b>Wrangell Mountain Technical Services</b>          |  |               |                    |
| LEGAL DESCRIPTION: CROSS SECTIONAL VIEW<br>WITHIN TRACT A ASLS 79-116<br>VALDEZ, ALASKA |  | P.O.BOX 118, CHITINA, ALASKA 99566<br>(907) 823-2280 |  |               |                    |
| STREET ADDRESS: NHN GLACIER HUAL ROAD   |  | DATE: 1/17/20  | DRAWN: MINISH                                    | CHECK: MINISH | SCALE: 1" = 300' H |
| PREPARED FOR: MEGA TRUCKING   |  | JOB#: 20001  | DRAWING #: VALDEZ MINERAL LOOP TO GLACIER STREAM | SHEET: 4 OF 4 | REV#: 0            |



STATE OF ALASKA  
DEPARTMENT OF  
**COMMERCE**  
COMMUNITY AND  
ECONOMIC DEVELOPMENT

Division of Corporations, Business and Professional Licensing

Sean Parnell, Governor  
Susan K. Bell, Commissioner  
Sara Chambers, Director

Office Use Only

**COR**

Web-4/25/2014 3:07:00 PM

## Articles of Organization

Domestic Limited Liability Company

### 1 - Entity Name

**Legal Name:** Mega Trucking, LLC

### 2 - Purpose

Any lawful purpose

### 3 - NAICS Code

484220 - SPECIALIZED FREIGHT (EXCEPT USED GOODS) TRUCKING, LOCAL

### 4 - Registered Agent

**Name:** Jesse Passin-McFarland

**Mailing Address:** PO Box 1808, Valdez, AK 99686-1808

**Physical Address:** Mile 19 Richardson Hwy, Valdez, AK 99686-1808

### 5 - Entity Addresses

**Mailing Address:** PO Box 1808, Valdez, AK 99686-1808

**Physical Address:** Mile 19 Richardson Hwy, Valdez, AK 99686-1808

### 6 - Management

The limited liability company is managed by a manager.

## 7 - Officials

| Name                   | Address | % Owned | Titles    |
|------------------------|---------|---------|-----------|
| Jesse Passin-McFarland |         |         | Organizer |

### Name of person completing this online application

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

**Name:** Michael Franciosi

PO Box 110806, Juneau, AK 99811-0806  
Telephone: (907) 465-2550 Fax: (907) 465-2974 Text Tel: (907) 465-5437  
Website: <http://commerce.alaska.gov/dnn/cbpl>

**State of Alaska**  
**Department of Commerce, Community and Economic Development**  
**Corporations, Business and Professional Licensing**

## **Certificate of Organization**

The undersigned, as Commissioner of Commerce, Community and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

**Mega Trucking, LLC**



IN TESTIMONY WHEREOF, I execute the certificate  
and affix the Great Seal of the State of Alaska  
effective **April 25, 2014**.

A handwritten signature in cursive script that reads "Susan K. Bell".

Susan K. Bell  
Commissioner