

APPLICATION FOR LEASE OF BOROUGH LAND
KENAI PENINSULA BOROUGH
LAND MANAGEMENT DIVISION

144 N. Binkley Street
Soldotna, AK 99669-7599
lmweb@kpb.us

Phone: 907-714-2205
Fax: 907-714-2378

A \$500.00 fee must be submitted with this application. The application fee is not applied to the lease and is refunded only if the application is not found to be in the public's best interest.

This form is to be completed by individuals or organizations wishing to lease borough land pursuant to KPB 17.10.100(I). The application is to be completed in full to the best of knowledge of the individual or authorized representative. If requested, proprietary and financial information of the applicants, that is so marked, will be kept confidential. The assembly must approve, by ordinance, any disposition of borough land. The application process generally takes between 90-180 days.

Attach separate sheets of paper if more space is needed for explanation. If a section (*or portion thereof*) is not applicable, mark with the abbreviation "N/A". **Please type or print.**

APPLICANT INFORMATION (add additional pages if necessary)

Name(s): Alex Altmann

Organization (if applicable): Traylor Bros., Inc.

Mailing Address: PO BOX: 910, Cooper Landing, AK, 99572

Phone: (346)293-6366 Email: aaltmann@traylor.com

APPLICANT TYPE (check one)

- Individual
- Non-Profit
- Corporation
- Sole Proprietorship
- Limited Liability Company
- Government
- General Partnership
- Limited Partnership
- Other: _____

LEASE TERM: Short Term (up to five years) # of Months/Years: 5 Years
 Long Term (greater than five years) # of Months/Years: _____

PURPOSE OF LEASE: Agriculture Grazing
 Other (briefly describe): To provide a temporary personnel camp for the ADOT &PF Sterling Highway MP 45-60 project.

PARCEL(S) OF INTEREST (add additional pages if needed)

Legal Description(s): T 5N R 3W SEC 30 SEWARD MERIDIAN SW 0005105 US
SURVEY 5105 THAT PORTION OF TRACT A LYING NORTH OF THE KENAI RIVER
WITHIN SEC 30 EXCEPT SUBS & US SURVEYS

Plat Number(s) (if applicable): N/A

Recording District(s): Seward

Tax Parcel ID(s): 11907501

Size/Acreage(s): 4.2 Acres

Are there any existing improvements on this land?

No Yes. *If yes, please describe and attach photos if available*

Has the applicant or affiliated entity previously leased Borough land or resources?

No Yes. *If yes provide legal description(s); type of lease and its' current status*

If the proposal is for other than fair market value, please state why it would be in the public's best interest to approve this proposal. Include all supporting facts & documents.

N/A

Has the applicant or affiliated entity ever filed a petition for bankruptcy, been adjudged bankruptor, or made an assignment for the benefit of a creditor?

No Yes *(If yes please explain, including dates)*

Is the applicant or affiliated entity now in default on any obligation to, or subject to any unsatisfied judgment or liens?

No Yes *(If yes, please explain)*

REQUEST PLAN REVIEW MEETING. Applicant requests a meeting with Land Management staff to review lease proposal and process. No Yes

Note: Submit, as applicable, the following items with this application:

1. Current Alaska Business License
2. Designation of Signatory Authority to Act for Organization or Individual
3. Non-Profits – IRS Tax Exemption Status
 - Yes – Please attach letter of determination
 - No – Please attach certificate, articles of incorporation, by-laws, or other appropriated documentation.
4. Site Plan Depicting the Proposed Use of the Property
5. Development Plan Explaining the proposed:
 - Use
 - Nature of improvements
 - Estimated value of improvements
 - Development and construction timetable
6. Tax Compliance Certification Form.

Complete the following applicant qualification statement for each individual applicant or organization (*attach additional statements as necessary*).

APPLICANT QUALIFICATION STATEMENT

Name: Alex Altmann **Title (if applicable):** Project Manager

Address: PO BOX: 773, Cooper Landing, AK, 99572

I hereby swear and affirm to the best of my knowledge:

- That I am eighteen years of age or older; and
- I am a citizen of the United States or a permanent resident who has filed a declaration of intention to become a citizen or a representative of a group, association or corporation which is authorized to conduct business under the laws of Alaska; and
- I am not delinquent on any deposit or payment obligation to the Kenai Peninsula Borough (KPB); and
- I am not currently in breach or default on any contract or lease involving land in which KPB has not acted to terminate the contract or lease or to initiate legal action.
- Unless agreed otherwise in writing and signed by the KPB mayor, the above named applicant agrees to provide a performance bond, general liability insurance, damage deposit, and pay for remote site inspection, if applicable.

I hereby certify that the information contained herein is true to the best of my knowledge and belief.

Alex S. Altmann

Digitally signed by Alex Altmann
Date: 2023.09.20 06:20:48-08'00'

Signature of Applicant

9/20/2023

Date

Alex S. Altmann

Print Name

Leases are issued based on compatible land classifications, land use and comprehensive plans. If approved, lease development must be substantially complete within two (2) years. The site shall be utilized for purposes within the scope of the application, the terms and conditions of the lease, and in conformity with the lessee's development plan.

Short Term Lease (Less than five (5) years)

- Based on a Development Plan which discloses the proposed:
 - Use(s) at the location;
 - Nature of improvements;
 - Estimated value of improvements;
 - Development and construction timetable;
- May not be assigned or renewed;
- Fair Market Rental Value.

Long Term Lease – (Greater than five (5) years)

- Based on a Development Plan which discloses the proposed:
 - Use(s) at the location;
 - Nature of improvements;
 - Estimated value of improvements;
 - Development and construction timetable.
- With written approval by KPB, encumber by mortgage, deed of trust, assignment or other appropriate instrument, the leasehold interest;
- May be assigned;
- Fair Market Rental Value.

Agricultural Lease

- Based on a Farm Management and Development Plan which discloses the proposed:
 - Use(s) at the location;
 - Nature of improvements;
 - Estimated value of improvements;
 - Development and construction timetable.
- May be assigned after two (2) years;
- Agricultural Lease Areas fee (KPB Resolution 2021-002 approved 2/2/2021)

Grazing Lease

- Based on a Range Management and Development Plan which discloses the proposed:
 - Use(s) at the location;
 - Nature of improvements;
 - Estimated value of improvements;
 - Location of the improvements;

- Description of necessity for such improvements;
 - Statement that the improvements, as proposed, will not impair the value of the land or the reasonable uses thereof.
- Permanent improvements are prohibited;
- KPB may contract with appropriate federal or state agencies to cooperatively manage borough grazing leases;
- May be assigned;
- Grazing Lease Areas fee (KPB Resolution 2021-002 approved 2/2/2021)
- Does not grant an exclusive right to use the leased area, except as necessary to protect lessees authorized assets.
- Lessee shall not prohibit or otherwise interfere with reasonable access to the leased area for other uses as may be authorized by KPB.

Alaska Business License # **2093472**

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

TRAYLOR BROS., INC.

835 N. CONGRESS AVE., Attn Annette Williams, EVANSVILLE, IN 47715

owned by

CHRISTOPHER SCOTT TRAYLOR; MICHAEL THOMAS TRAYLOR; Traylor Bros., Inc.

is licensed by the department to conduct business for the period

October 7, 2022 to December 31, 2024
for the following line(s) of business:

23 - Construction



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 Sande
Commissioner



Department of Commerce, Community, and Economic Development CORPORATIONS, BUSINESS & PROFESSIONAL LICENSING

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LICENSE DETAILS

This serves as primary source verification* of the license.

License #: CONE39321

Program: Construction Contractors

Type: General Contractor Without Residential Contractor Endorsement

Status: Active

DBA: TRAYLOR BROS., INC.

Issue Date: 03/05/2014

Effective Date: 12/02/2022

Expiration Date: 12/31/2024

Mailing Address: EVANSVILLE, IN, UNITED STATES

Public Note: See CONE30706.

*Primary Source verification: License information provided by the Alaska Division of Corporations, Business and Professional Licensing, per AS 08 and 12 AAC.

Owners

Owner Name	Entity Number
TRAYLOR BROS., INC.	90371

Relationships

No Relationships Found

Designations

No Designations Found

Agreements & Actions

No Agreements Or Actions

9/18/2023 5:31:52 AM (Alaskan Daylight Time)

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CONTACT US

TRAYLOR

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Traylor Bros., Inc., a corporation organized and existing under the laws of the State of Indiana, by its duly authorized officer, Steven S. Owen, has made, constituted, and appointed and by these presents does make, constitute, and appoint **Alex Altmann** its true and lawful attorney to:

Execute, as authorized agent on behalf of Traylor Bros., Inc., such documents as are necessary to submit an application for lease of borough land and, if granted, to execute a lease of borough land with the Kenai Peninsula Borough Land Management Division for a personnel camp for the ADOT & PF Sterling Highway MP 45-60 Project, and thereby to bind Traylor Bros., Inc. to associated legal agreements in accordance with the terms thereof.

IN TESTIMONY WHEREOF, Traylor Bros., Inc., by its duly authorized officer, Steven S. Owen, has executed this Power of Attorney this 18th day of September 2023.

TRAYLOR BROS., INC.

By: _____

Steven S. Owen
Steven S. Owen, Vice President

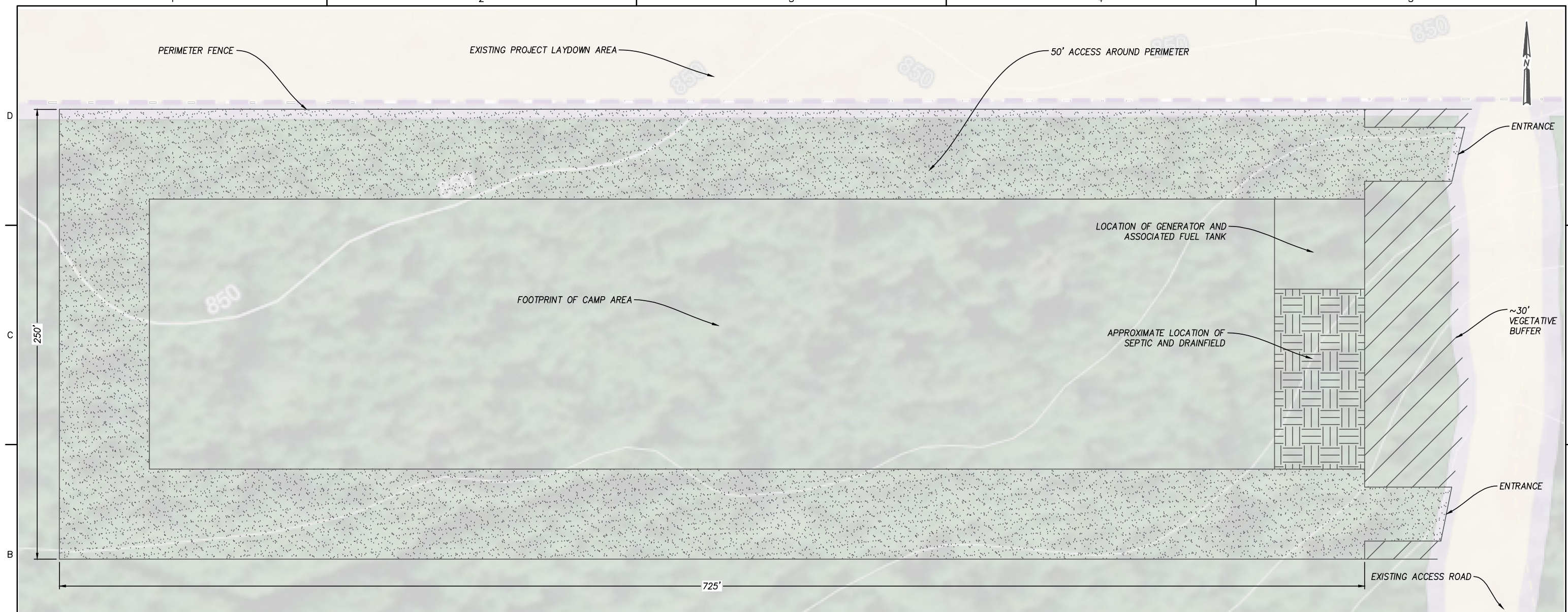
STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named Steven S. Owen, Vice President of Traylor Bros., Inc., and acknowledged the execution of the foregoing Power of Attorney to be his free and voluntary act and deed, for and on behalf of Traylor Bros., Inc. He further certified his full corporate authority to execute said instrument on behalf of Traylor Bros., Inc.

WITNESS my hand and notarial seal this 18th day of September 2023.



Annette M. Williams
Annette M. Williams
Notary Public No. NP0738853
My Commission Expires: January 31, 2030
Resident of Vanderburgh County, Indiana

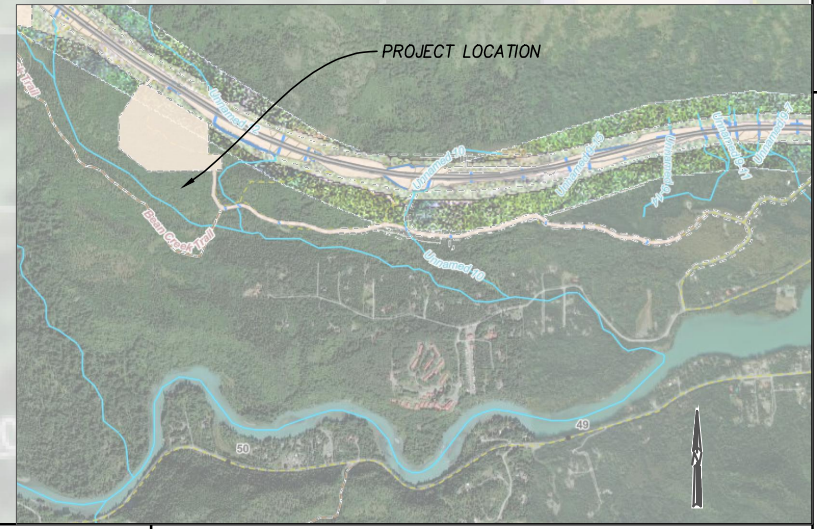


NOTES:

- APPROXIMATELY 4.2 ACRES
- UTILIZATION WILL INCLUDE, BUT NOT LIMITED TO:
 - RECREATIONAL VEHICLES
 - PERSONAL AND COMPANY VEHICLES
 - PERSONAL BELONGINGS SUCH AS BICYCLES, MOTORCYCLES, OHVS, ECT.
 - SEMI-PERMANENT HOUSING STRUCTURES SUCH AS SKID MOUNTED HOUSING STRUCTURES OR SIMILAR
 - LAUNDRY STRUCTURE(S)
 - DUMPSTERS
 - PORTABLE RESTROOMS
- UTILIZATION WILL NOT INCLUDE:
 - STORAGE OF MATERIALS
 - STORAGE OF EQUIPMENT BEYOND INITIAL CONSTRUCTION AND REQUIRED MAINTENANCE OF SITE
- PERIMETER FENCE AROUND PARCEL
- (2) ENTRANCE GATES WILL CORRESPOND TO ENTRANCES
- AREA WITHIN THE FENCE TO BE GRADED FOR DRAINAGE AND CAPPED WITH SUITABLE MATERIAL
- RECLAMATION TO BE DISCUSSED

DEVELOPMENT PLAN:

- USE: TEMPORARY PERSONNEL CAMP FOR THE ADOT & PF STERLING HIGHWAY MP 45-60 PROJECT
- NATURE OF IMPROVEMENTS: CLEARING AND GRUBBING OF SITE, GRADING TO FREE DRAINING CONDITION, CAPPED WITH SUITABLE MATERIAL, AND PERIMETER FENCE. POSSIBLE ADDITIONAL IMPROVEMENTS PENDING FURTHER INVESTIGATION: WELL, SEPTIC AND DRAINFIELD, AND/OR PERMANENT POWER.
- ESTIMATED VALUE OF IMPROVEMENTS: APPROXIMATELY \$50,000 FOR KNOWN IMPROVEMENTS, TBD ON POSSIBLE ADDITIONAL IMPROVEMENTS.
- DEVELOPMENT AND CONSTRUCTION TIMETABLE: CLEARING OPERATIONS TO COMMENCE AFTER APPROVAL OF AGREEMENT. OCCUPANCY TO BEGIN IN APRIL OF 2024 AND CONTINUING THROUGH JUNE OF 2028. RECLAMATION TO BE COORDINATED WITH KPB AT CONCLUSION OF OCCUPANCY.



FILE NAME: 2023 09 18_Traylor Bros- Personnel Camp.dwg / PLOT DATE 9/18/2023 5:00 PM by Altman, Alex



TRAYLOR BROS., INC.
 835 N. Congress Ave.
 Evansville, IN 47715
 Office: (812) 477-1542

SCALE: N.T.S.	PREPARED BY: ASA	DATE: 9/18/2023	TRAYLOR PERSONNEL CAMP	
SIZE: 11x17 (ANSI B)	CHECKED BY: ---	DATE: ---/---/---	PACKAGE: ---	
REVISION	DESCRIPTION	BY	DATE	PROJECT: ---
				OWNER: ---
				FILE NO. ---
				SHEET NO. 01 of 01

Alaska Entity #90371

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

Certificate of Compliance

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, and custodian of corporation records for said state, hereby issues a Certificate of Compliance for:

Traylor Bros., Inc.
transacting business in this state under the name of
Traylor Bros., Inc.

This entity was formed on November 8, 2004 and is in good standing. This entity has filed all biennial reports and fees due at this time.

No information is available in this office on the financial condition, business activity or practices of this corporation.



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **September 18, 2023**.

A handwritten signature in black ink, appearing to read "Julie Sande".

Julie Sande
Commissioner