

**KENAI PENINSULA BOROUGH**  
Planning Department • Land Management Division  
144 North Binkley Street • Soldotna, Alaska 99669-7520  
PHONE: (907) 714-2205 • FAX: (907) 714-2378  
[www.kpb.us](http://www.kpb.us)

### Application for Negotiated Sale, Lease or Exchange of Borough Land

A \$500.00 fee must be submitted with this application. The \$500.00 is not applied to the purchase price 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 purchase, lease or exchange borough land pursuant to KPBB 17.10.100 (C) or (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". Contact Kenai Peninsula Borough Land Management staff if you have any questions about the information requested on the application. Please type or print.

**1. Name of individual/organization completing this application form:**

Name: Jim Skogstad Pres. Organization: Hope Inc  
Mailing Address: P.O. Box 101  
City: Hope State: Alaska Zip Code: 99605  
Phone: 229-1430 cell Email: akskogstad@aol.com

**2. Other individual(s) or organization(s) party to this application:**

A. Name: \_\_\_\_\_ Organization: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Relationship to Applicant(s): \_\_\_\_\_

B. Name: \_\_\_\_\_ Organization: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Relationship to Applicant(s): \_\_\_\_\_

3. Type of Organization (check one):

- Individual                       Sole Proprietorship                       General Partnership  
 Non-Profit                       Limited Liability Company                       Limited Partnership  
 Corporation                       Other: \_\_\_\_\_

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 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. Legal description of parcel(s) of interest:

Legal Description: Lot 1, Block 11 Hope Townsite Lots 1, 2, & 3, Block 11 Subdivision  
Plat Number: 94-15                      Recording District: Seward  
Assessor Parcel Number(s): 035-064-07                      Size/Acreage: 0.91  
Other Description: Hope Library; 18487 A Street; 1938-1985 Hope School, Part of NRHP 72001583

5. This application is being made for the following (check appropriate box):

- Purchase     Lease     Exchange     Other (please specify): \_\_\_\_\_

6. Proposal (For Negotiated Sales Only):

- a. Purchase Price: Open to negotiation
- b. Down Payment Amount (Minimum 10% of Purchase Price): \_\_\_\_\_
- c. Payment Terms (Maximum 10 years; except agricultural lands where maximum is 20 years):  
\_\_\_\_\_  
\_\_\_\_\_
- d. Interest Rate (Minimum: Prime plus 2%): \_\_\_\_\_
- e. Other Terms & Conditions: \_\_\_\_\_  
\_\_\_\_\_
- f. Are there any contingencies to this transaction:
  - No
  - Yes (please list): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. (For Negotiated Sales Only) Please describe all special circumstances and any other reasons you believe the Borough should sell this land to you on your proposed terms, be specific):

The Hope Community Library has leased this parcel since approximately 1988. The Community has spent close or over 100,000.00 in the renovation and maintenance of the building. No Borough money has been spent.

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

Parcel is currently being used for community purposes, (Hope Community Library), and will continue for that purpose into the foreseeable future.

9. Land Status: Describe any existing improvement, provide photos if available:

Current land status will remain the same with the use continuing as the Hope Community Library.

10. Attach a site plan depicting the proposed use of the property.

11. (For Negotiated Sales Only) List three (3) credit references. In addition, an actual credit report from a local provider is requested if the balance to be financed by the Borough exceeds \$50,000.00

i. Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

ii. Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

iii. Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

12. Has the applicant or affiliated entity previously purchased or leased Borough owned land or resources:

No

Yes (If yes provide legal description; type of purchase or lease and current status):

The Borough turned over to Hope Inc. the Hope Cemetery back in the early 1980's. Borough Parcel # 03531001 Tract D No-Hope Townsite

13. 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): \_\_\_\_\_

14. 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): \_\_\_\_\_

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

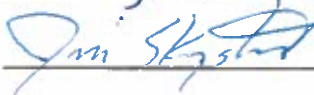
**Applicant/Bidder Qualification Statement**

I Jim Skogstad (name), of Hope, Alaska (address), do hereby swear and affirm:

- I am eighteen years of age or older, and
- I am a citizen of the United State; a permanent resident; 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 despite or payment of any obligation to the Borough; an
- I am not in breach or default on any contract or lease involving land in which the Borough has an interest; and
- I have not failed to perform under a contract or lease involving Borough land in the previous five years and the Borough has not acted to terminate the contract or lease or to initiate legal action.
- Unless agreed otherwise in writing and signed by the Borough Mayor, I agree to pay recording fees, closing fees, escrow setup fees, annual escrow fees, collection fees, surveying fees, and acquisition of title insurance. If my proposal is to lease the land, I agree to provide a performance bond, general liability insurance, provide a 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.

Printed Name: Jim Skogstad Date: 11/14/16

Applicant Signature: 

IF YOU HAVE ANY QUESTIONS REGARDING THIS APPLICATION  
PLEASE CONTACT LAND MANAGEMENT DIVISION

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

State of Alaska > Commerce > Corporations, Business, & Professional Licensing > Corporations Search

## NAME(S)

Type	Name
Legal Name	HOPE, INC.

## ENTITY DETAILS

**Entity Type:** Nonprofit Corporation  
**Entity #:** 21946D  
**Status:** Good Standing  
**AK Formed Date:** 5/27/1980  
**Duration/Expiration:** Perpetual  
**Home State:** ALASKA  
**Next Biennial Report Due:** 7/2/2018  
**Entity Mailing Address:** BOX 101, HOPE, AK 99605  
**Entity Physical Address:** BOX 101, HOPE, AK 99605

## REGISTERED AGENT

**Agent Name:** LINDA GRAHAM  
**Registered Mailing Address:** BOX 101, HOPE, AK 99605  
**Registered Physical Address:** 65026 BEAR CREEK ROAD, HOPE, AK 99605

## OFFICIALS

AK Entity#	Name	Titles	Percent Owned
	DOUG POPE	Director, Vice President	
	JIM SKOGSTAD	Director, President	
	Samantha Brown	Director, Secretary, Treasurer	

## FILED DOCUMENTS

Date Filed	Type	Filing	Certificate
5/27/1980	Creation Filing		
8/27/1986	Biennial Report		
8/1/1988	Biennial Report		
5/30/1990	Biennial Report		
6/8/1992	Biennial Report		
6/30/1994	Biennial Report		
7/15/1996	Biennial Report		
7/6/1998	Biennial Report		

2/23/2001	Biennial Report
10/24/2002	Biennial Report
7/29/2004	Biennial Report
6/26/2006	Biennial Report
2/9/2009	Biennial Report
1/5/2011	Biennial Report
6/18/2012	Biennial Report
6/19/2012	Agent Change
9/4/2014	Biennial Report
4/30/2016	Biennial Report

**Juneau Mailing Address**

P.O. Box 110806  
Juneau, AK 99811-0806

**Physical Address**

333 Willoughby Avenue  
9th Floor  
Juneau, AK 99801-1770

**Phone Numbers**

Main Phone: (907) 465-2550  
FAX: (907) 465-2974

**Anchorage Mailing/Physical Address**

550 West Seventh Avenue  
Suite 1500  
Anchorage, AK 99501-3567

**Phone Numbers**

Main Phone: (907) 269-8160  
FAX: (907) 269-8156