

Kenai Peninsula Borough

Attention: Aaron Hughes

Davis Block Company wishes to lease 1 acre of property from KPB in an existing gravel pit/dump site for the period of 4 years. The usage of the land will be to set up a portable concrete batch plant for concrete supply to the Juneau Creek bridge for the Cooper Landing bypass project as well as service the Cooper Landing area with concrete.

- 1) We intend to have a well drilled for water supply for concrete. Value \$10,000.
- 2) We will generate our own power.
- 3) Schedule is to start lease late in 2023 or first quarter 2024 until 2028.
- 4) With KPB approval a gravel cap will be installed over the intended usage area to cover unsuitable ground conditions. Gravel will be mined from KPB source near where leased land is at no charge. Value unknown.
- 5) One mobile batch plant 10'x 50'x 12', one generator, one 20' conex/batch office, 2 each 8'x8'x 30' tall cement silos, 2-4 ea. concrete trucks, 1 ea 3 yard loader, up to 1,000 cubic yards of aggregate will be stored on the property.



Scott Davis
President
Davis Block and Concrete

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(l). 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): Scott Davis
Organization (if applicable): Davis Block Co., Inc.
Mailing Address: 36122 Ravenwood St. Kenai, AK 99611
Phone: 907-335-3805 Email: sdavis@davisblock.com
907-398-1597

APPLICANT TYPE (check one)

<input type="checkbox"/> Individual	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Non-Profit	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership
<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Government	<input type="checkbox"/> Other: _____

LEASE TERM: ☒ Short Term (up to five years) # of Months/Years: 4 yrs
☐ Long Term (greater than five years) # of Months/Years: _____

PURPOSE OF LEASE: ☐ Agriculture ☐ Grazing
☒ Other (briefly describe): to set up concrete
plant for construction on Juneau Bridge.

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

Legal Description(s): 119 120 28

Plat Number(s) (if applicable): _____

Recording District(s): _____

Tax Parcel ID(s): 119 120 28

Size/Acreage(s): 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.

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).

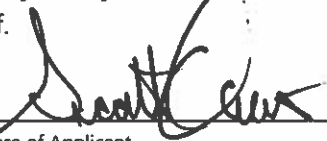
APPLICANT QUALIFICATION STATEMENT

Name: Scott Davis Title (if applicable): President/owner
Address: 36122 Ravenwood St Kenai, AK. 99611

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.


Signature of Applicant

7/11/23
Date

Scott E. Davis
Print Name