

Lease Committee
November 30, 2010



Special Meeting
Tuesday 3:00 pm



City Hall Cowles Council Chambers
491 E. Pioneer Avenue
Homer, Alaska

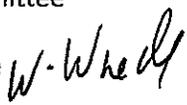
**NOTICE OF MEETING
SPECIAL MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA** *(The Public may speak to the Committee regarding matters on the agenda that are not scheduled for Public Hearing. There is a 3 minute time limit.)*
- 4. APPROVAL OF MINUTES** *(Minutes are approved during regular meetings only)*
- 5. VISITORS** *(For scheduled guest, time limit 10 minutes.)*
- 6. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS**
 - A. Staff Report from City Manager Wrede dated November 23, 2010 Re: Sung Harbor Seafoods Lease Application Page 5
 - C. Lease Application Checklist – Snug Harbor Lease Application Page 11
- 7. PUBLIC HEARING** *(Time Limit for testimony is set at 3 minutes per person.)*
- 8. PENDING BUSINESS** *(Testimony or presentation by a proposal applicant is set at 10 minutes.)*
- 9. NEW BUSINESS** *(Testimony or presentation by a proposal applicant is set at 10 minutes.)*
 - A. Lease Application for Lot 13b from Snug Harbor Seafoods Page 17
 - B. Short Term Lease – Bruin Bay – Discussion
- 10. INFORMATIONAL MATERIALS**
- 11. COMMENTS OF THE AUDIENCE**
- 12. COMMENTS OF THE CITY STAFF**
- 13. COMMENTS OF THE COUNCILMEMBER (If one is assigned)**
- 14. COMMENTS OF THE CHAIR**
- 15. COMMENTS OF THE COMMITTEE**
- 16. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR JANUARY 12, 2011 AT 3:00 P.M.** at City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue Homer, Alaska 99603.

STAFF REPORT

SNUG HARBOR SEAFOODS LEASE APPLICATION / LOT 13B

TO: Lease Committee

FROM: Walt Wrede 

DATE: November 30, 2010

Introduction

Snug Harbor Seafoods has been conducting business on Lot 13B under a one year "a-typical" lease which expired on September 30, 2010. Snug Harbor continues to occupy the leased parcel under the lease "holdover clause" on a month to month basis.

The City recently issued a Request for Proposals to lease Lot 13B. One proposal was received from Snug Harbor Seafoods; the current lessee. The original proposal was not complete and it lacked some important information. A request was made by the staff to reschedule the Lease Committee meeting in order to provide adequate time for Snug Harbor to submit the additional information and for the City to review the proposal and provide the committee with a report prior to the meeting.

During the interim, the City and Snug Harbor Seafoods had an opportunity to talk about the needs and desires of both parties. The result is a revised and supplemented proposal that I believe is much improved. It clearly benefits both parties. The original proposal requested a one year lease for part of Lot 13B or a five year lease for the entire lot. Snug Harbor proposed no changes to current operations or to development of the site. The new proposal is for a five year lease for one half of Lot 13 B and it includes a new building set on a permanent foundation which is hooked up to water and sewer. This benefits the City because it brings the development into compliance with zoning codes, including the requirement that permanent facilities be connected to water and sewer. It also allows the City to continue with its relationship with an important business partner. The proposal benefits Snug Harbor because it will receive the security of a longer term lease, have better accommodations for staff and customers, can legally have watchman's quarters, and it has a commitment from the City to seek financing to pave the road in front of the lot which would improve safety and business operations.

The staff has reviewed the application packet under Section 5.2 (A) of the Lease Policies and found that the required information has been substantially submitted. The required financial information has been reviewed but it is not included in the packet for privacy reasons. The staff has determined that Snug Harbor Seafoods has adequate resources at its disposal to follow-through with its development proposal.

Section 6.2 B of the Lease Policies provides the criteria to be used to evaluate lease proposals. Following is an analysis of this proposal using those criteria.

Compatibility with neighboring uses and consistency with applicable land use regulations including the Comprehensive Plan.

The proposed use is a fish buying station which includes an office, watchman's quarters, and staging, loading and storage areas for equipment. The proposed use is consistent with neighboring uses and is consistent with both the Comprehensive Plan and the Draft Spit Land Use Plan. This proposal, if implemented, would bring the present development and use into compliance with the zoning code because it would include a permanent building that sits on a foundation and is connected to City water and sewer. Zoning requirements generally would be addressed in detail during the lease negotiation process.

The development plan including all proposed phases and timetables. The applicant proposes to remove the current trailer from the parcel and replace it with a more permanent building that is plumbed and has utilities including water and sewer. The applicant proposes to accomplish these Improvements by June of next year. The 8 by 10 foot crew quarters would remain on the lot. A proposed plot plan is attached. The lease would include development timetables which follow the proposal. Any site plan proposal issues that emerge would be resolved during the lease negotiation process in consultation with the Planning Department.

The proposed capital investment.

The applicant does not provide an exact figure in terms of proposed investment. However, acquiring a permanent structure that is wired and plumbed, moving the structure to the site, affixing it to a permanent foundation, and hooking it up to utilities represents a significant investment. In my view, this level of investment definitely justifies a lease with a term longer than 1 year.

Experience of the applicant in the proposed business or venture.

Snug Harbor Seafoods has been in the fish buying business and has conducted operations at the Homer Fish Dock for many years. They clearly have the expertise to conduct the activity they are proposing.

Financial capability or backing of the applicant including credit history, prior lease history, assets that will be used to support the proposed development. The applicant has submitted a corporate balance sheet which has been reviewed by the staff. The staff concluded that Snug Harbor has the financial resources available to accomplish the development plan. The financial information is proprietary and not provided in the packet.

The number of employees anticipated. The applicant did not provide exact employment numbers and we will attempt to get them prior to the meeting. However, we do know Snug Harbor has employees and that they hope to expand operations at the Fish Dock. We are also aware that Snug Harbor's presence at the Fish Dock generates a significant amount of jobs and revenue for the community. This economic activity, in my view, justifies a lease longer than one year.

The proposed rental rate. The applicant proposes to rent at the current rate. They understand that with a longer term lease, the rent will be adjusted based upon an appraisal and fair market rent. The actual rent will be fixed during the lease negotiation process.

Other financial impacts such as tax revenues, stimulation of related or spin off economic development, or the value of improvements left behind upon termination of the lease. Again, the applicant did not provide much information here but we will request that it be provided prior to the meeting. We know that Snug Harbor is responsible for a significant amount of economic activity.

Other long term social and economic development.

There are no other long term social or economic development special considerations that the staff is aware of at this time. The Lease Committee has requested in the past that the City make space available for lessees that want shorter term leases. This is an attempt to do that in a way that benefits all parties.

RECOMMENDATION

It is recommended that the Lease Committee forward this proposal to the City Council with a recommendation that it approve a five year lease with two one year options for Snug Harbor Seafoods and that the City Manager be authorized to negotiate and execute the lease.



CITY OF HOMER
PROPERTY MANAGEMENT
LEASE APPLICATION CHECKLIST

Applicant Name: SNUG HARBOR SEAFOODS

Date Application Received: 09/30/2010

CHAPTER 5: LEASE APPLICATION PROCESS

5.1: POLICY

- A. It is the policy of the City of Homer to provide for a streamlined, standardized, and easily understood lease application process. A full and complete application packet shall be provided to all applicants. Applicants must be qualified under Section 18.08.50 of the Homer City Code:
 - (a) a natural person and is responsible, meaning the applicant has sufficient skill, experience and financial capability to perform all the obligations of the lessee under the proposed lease; and
 - (b) a person who is at least nineteen years of age; or
 - (c) a group, association or corporation which is authorized to conduct business under the laws of the State of Alaska. (Ord. 92-10 (part), 1992). 183 (Homer 06/04)

- B. The City administration will provide for pre-application meetings with all potential applicants to provide relevant information on things like land use regulations, lease policies, the permitting process, and other relevant topics.

5.2 PROCEDURES

A. A responsive lease application / proposal shall include:

- 1. A completed application form provided by the City

YES	NO	N/A	INCOMPLETE
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NOTES:

- 2. Any applicable fees

YES	NO	N/A	INCOMPLETE
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NOTES:

Submitted \$30 lease application fee

3. A clear and precise narrative description of the proposed use of the property

YES	NO	N/A	INCOMPLETE
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NOTES:

4. A specific time schedule and benchmarks for development

YES	NO	N/A	INCOMPLETE
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NOTES:

5. A proposed site plan drawn to scale that shows at a minimum property lines, easements, existing structures and other improvements, utilities, and the proposed development including all structures and their elevations, parking facilities, utilities, and other proposed improvements.

YES	NO	N/A	INCOMPLETE
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NOTES:

6. Any other information that is directly pertinent to the proposal scoring criteria contained herein

YES	NO	N/A	INCOMPLETE
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NOTES:

7. All other **required attachments** requested on the application form including, but not limited to, the following documentation: applicant information, plot plan, development plan, insurance, proposed subleases, environmental information, agency approvals and permits, fees, financial information, partnership and corporation statement, certificate of good standing issued by an entity's state of domicile, and references.

- Applicant information
- Plot Plan
- Development Plan
- Insurance
- Proposed Subleases
- Environmental Information
- Agency approvals and permits
- Financial Information (Financial Statement **REQUIRED**, Surety, bankruptcy, pending litigation are situational).

NA Partnership information and a copy of the partnership agreement OR

- Corporation information and a copy of the Articles of Incorporation and Bylaws
- Certificate of good standing issued by the entity's state if domicile
- Appropriate References (Total of 4 persons or firms with whom the applicant or its owners have conducted business transactions with during the past three years.

Two references must have knowledge of your financial management history (One of which **MUST** be your principal financial institution) and two must have knowledge of your business expertise).

YES	NO	N/A	INCOMPLETE
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NOTES:

8. Any other information required by the solicitation or request for proposals.

YES	NO	N/A	INCOMPLETE
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NOTES:

Application review completed by Lenny Fulde on 11/22/10
(date)

City of Homer-Lease Application/Assignment Form

Directions:

1. Please type.
2. Please submit this application form to the City Clerk's Office, 491 Pioneer Avenue, Homer, Alaska 99603.
3. Please answer all questions on this form, or put "N/A" in the space if it is non applicable.

Applicant Name: Social Security No.s	Snug Harbor Seafoods EIN 920133626
Mailing Address:	PO Box 701
City, State, ZIP code:	Kenai, AK. 99611
Business Telephone No.	907 283 6122 x31
Representative's Name:	Brenda Dale
Mailing Address:	same
City, State, ZIP code:	
Business Telephone No.	
Property Location:	Lot 13b
Legal Description:	Lot 13B, Port Industrial Subdivision No.2
Type of Business to be placed on property:	Seafood Buying
Size of Buildings to be placed or leased:	10x20 Office
Duration of Lease requested:	1/2 Lot 13B for 1 year, All Lot 13B for 5 year
Options to re-new:	yes
Special lease requirements:	For consideration: 1/2 Lot 13B maintaining .79/sq ft 1 Year All Lot 13B .70/sq ft 5 Year
Number of parking spaces required, per code:	One per employee

The following materials must be submitted when applying for a lease of City of Homer real property																						
1.	Plot Plan Attached	<p>A drawing of the proposed leased property showing:</p> <p><input type="checkbox"/> Size of lot - dimensions and total square footage. – to scale, please.</p> <p><input type="checkbox"/> Placement and size of buildings, storage units, miscellaneous structures planned – to scale, please.</p> <p><input type="checkbox"/> Water and sewer lines – location of septic tanks, if needed.</p> <p><input type="checkbox"/> Parking spaces – numbered on the drawing with a total number indicated – please refer to Homer City Code _____</p>																				
2.	Development Plan N/A	<p><input type="checkbox"/> List the time schedule from project initiation to project completion, including major project milestones.</p> <table border="1"> <thead> <tr> <th>Dates</th> <th>Tasks</th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table> <p>For each building, indicate:</p> <table border="1"> <thead> <tr> <th>Building Use</th> <th>Dimensions and square footage</th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table>	Dates	Tasks	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	Building Use	Dimensions and square footage	_____	_____	_____	_____	_____	_____
Dates	Tasks																					
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Building Use	Dimensions and square footage																					
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_____	_____																					
3.	Insurance Attached	<p><input type="checkbox"/> Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.</p>																				
4.	Subleases N/A	<p><input type="checkbox"/> Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.</p>																				
5.	Health Requirements N/A	<p><input type="checkbox"/> Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.</p>																				
6.	Agency Approval N/A	<p><input type="checkbox"/> Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.</p>																				

7.	Fees	<p><u>All applicable fees must be submitted prior to the preparation and/or execution of a lease.</u></p> <p><input checked="" type="checkbox"/> Application fee - \$30.00. Covers costs associated with processing the application.</p> <p><input type="checkbox"/> Lease fee - \$300.00. Covers the costs of preparing and processing the actual lease.</p> <p><input type="checkbox"/> Assignment fee - \$250.00. Covers the costs of preparing and processing the lease transfer.</p>								
8.	<p>Financial Data</p> <p>OnFile</p>	<p><u>Please indicate lessee's type of business entity:</u></p> <p><input type="checkbox"/> Sole or individual proprietorship.</p> <p><input type="checkbox"/> Partnership.</p> <p><input checked="" type="checkbox"/> Corporation.</p> <p><input type="checkbox"/> Other – Please explain: _____</p> <hr/> <p><input type="checkbox"/> Financial Statement – Please attach a financial statement showing the ability of the lessee to meet the required financial obligations.</p> <p><input type="checkbox"/> Surety Information – Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in your organization holding more than a 10% interest</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance.</p> <p><input type="checkbox"/> Bankruptcy information - Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt.</p> <p><input type="checkbox"/> Pending Litigation – Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation?</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.</p>								
9.	Partnership Statement	<p><input type="checkbox"/> <u>If the applicant is a partnership, please provide the following:</u></p> <p>Date of organization: _____</p> <p>Type: <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership</p> <p>Statement of Partnership Recorded? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Where _____ When _____</p> <p>Has partnership done business in Alaska? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Where _____ When _____</p> <p>Name, address, and partnership share. If partner is a corporation, please complete corporation statement.</p> <p>Limited/ <table border="0"> <thead> <tr> <th><u>General</u></th> <th><u>Name</u></th> <th><u>Address</u></th> <th><u>Share %</u></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> </p>	<u>General</u>	<u>Name</u>	<u>Address</u>	<u>Share %</u>				
<u>General</u>	<u>Name</u>	<u>Address</u>	<u>Share %</u>							

Please attach a copy of your partnership agreement.

10. Corporation Statement

If the applicant is a corporation, please provide the following:

Date of Incorporation: 1990

State of Incorporation: Alaska

Is the Corporation authorized to do business in Alaska?

No Yes. Is so, as of what Date? Jan 1990

Corporation is held? Publicly Privately If publicly held, how and where is the stock traded? _____

Officers & Principal Stockholders [10%+]:

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Share</u>
Paul Dale	President	PO Bx 2725 Kenai	50%
Brenda Dale	V. President	Po Bx 2725 Kenai,	50%

Please furnish a copy of Articles of Incorporation and By-laws.

Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments.

<u>Name</u>	<u>Title</u>
Already on File	

<p>11. Applicant References</p> <p>Reference already on file</p>	<p>Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.</p> <p>_____</p> <p>Name: _____ Firm: _____ Title: _____ Address: _____ Telephone: _____ Nature of business association with Applicant: _____</p> <p>_____</p> <p>Name: _____ Firm: _____ Title: _____ Address: _____ Telephone: _____ Nature of business association with Applicant: _____</p> <p>_____</p> <p>Name: _____ Firm: _____ Title: _____ Address: _____ Telephone: _____ Nature of business association with Applicant: _____</p> <p>_____</p> <p>Name: _____ Firm: _____ Title: _____ Address: _____ Telephone: _____ Nature of business association with Applicant: _____</p> <p>_____</p>
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I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

[Handwritten Signature]

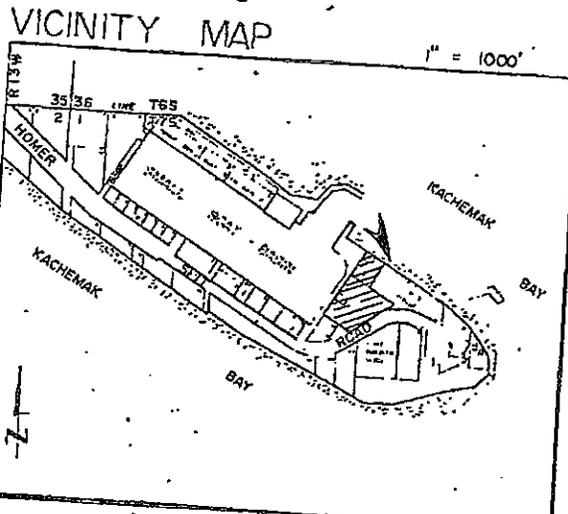
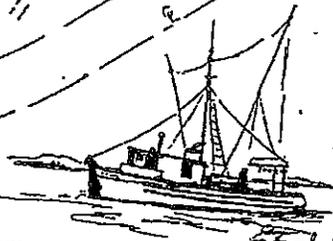
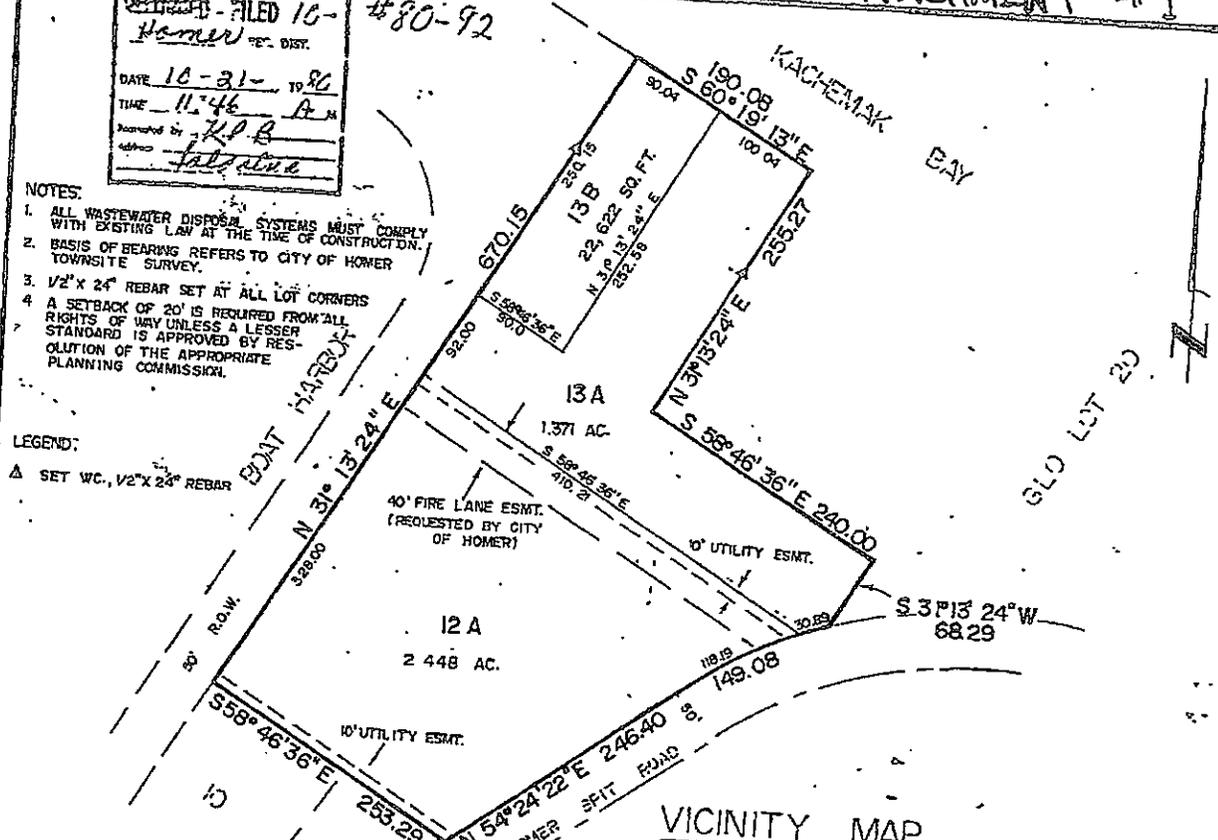
Date:

10/26/10

RECORDED - FILED 10-
 #80-92
 Homer, AK DIST.
 DATE 10-21-1986
 TIME 11:46 A.M.
 Recorded by J.P.B.
 Address *Salina*

- NOTES:
1. ALL WASTEWATER DISPOSAL SYSTEMS MUST COMPLY WITH EXISTING LAW AT THE TIME OF CONSTRUCTION.
 2. BASIS OF BEARINGS REFERS TO CITY OF HOMER TOWNSITE SURVEY.
 3. 1/2" X 24" REBAR SET AT ALL LOT CORNERS
 4. A SETBACK OF 20' IS REQUIRED FROM ALL RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

LEGEND:
 ▲ SET WC., 1/2" X 24" REBAR



CERTIFICATE OF OWNERSHIP
 I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities and roadways dedicated by me for public use.

Larry C. Farnen
 CITY OF HOMER
 BY LARRY FARNEN, CITY MANAGER
 BOX 335
 HOMER, AK. 99603

NOTARY'S ACKNOWLEDGEMENT
 Subscribed and sworn to before me this 20th day of Dec. 1979.
Shirley C. Wilson
 Notary Public for Alaska
 My commission expires 7/17/80

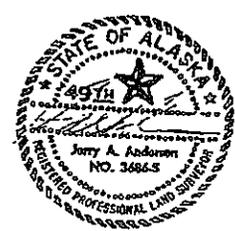
SURVEYOR'S CERTIFICATE
 I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

Jerry A. Anderson
 JERRY ANDERSON, RLS 3686-S
 DATE 9/24/79

PLAT APPROVAL
 This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 20, 1979

KENAI PENINSULA BOROUGH
 BY *Shirley Waring*
 Authorized Official

DATE: AUGUST, 1979
 SCALE: 1" = 100'
 DRAWN BY: S.W.
 DESIGNED BY: J.A.
 JOB NO.: 1110, 1103
 FLD. BK. NO.: 73, 78



CITY OF HOMER PORT INDUSTRIAL NO. 2
 WITHIN THE CITY OF HOMER
 BEING A REPLAT OF LOTS 12B, 13 OF CITY OF HOMER REPLAT OF THE HOMER SPT, AND PORTIONS OF GLO LOT 18 & 19, S.1, T.7S, R.13W, S.W.
 CONTAINING 4.398 ACRES

Ability-Surveys
 REGISTERED SURVEYORS
 ENGINEERS - PLANNERS
 Jerry Anderson - Marvin Henson
 Box 1263 - Homer, Alaska 99603 - (907) 235-8440

Terry Felde

From: Walt Wrede
Sent: Thursday, November 18, 2010 3:08 PM
To: Terry Felde
Subject: Fw: Snug Harbor - Supplement to Lease Application
Attachments: CCE11172010_00000.jpg; CCE11172010_00000.jpg; CCE11172010_00000.jpg

FYI. Walt

From: Brenda Dale [<mailto:snug@alaska.net>]
Sent: Wednesday, November 17, 2010 04:22 PM
To: Walt Wrede
Subject: Snug Harbor - Supplement to Lease Application

Re: RFP ½ Lot 13B Port Industrial Subdivision No.2

<<...>> <<...>> <<...>>

Plot Plan Insurance Corporate Signature

Attachement #3

1. Plot Plan attached
2. Development Plan

It is Snug Harbor 's intent to remove the temporary 10x20 office structure currently on site, replacing it with either a like size or larger Atco type building or modular structure with facilities. Snug Harbor will affix this structure to a permanent foundation enabling us to hook up to both City water and sewer facilities. It is likely additional crew quarters of 8x10 will remain on site, but may very well roll into the office/crew layout. Snug Harbor envisions work on the foundation to begin sometime after spring thaw and completion before mid June 2011.

For these planned improvements, we would ask the City of Homer to consider;

- 1) Five year renewable lease
- 2) Permitting for watchman's quarters on the premises
- 3) Improved access to the frontage road of Lot 13B with paving, not only easing all forklift and loading operations but making the premises safer for everyone.
3. Certificate of Insurance on file and attached for your records
6. Agency Approval: Fish Dock use Permit is on file with the City and expires the end of December. Our intent is to renew our permit at that time.

10. Corporate Signature attached

Best regards,

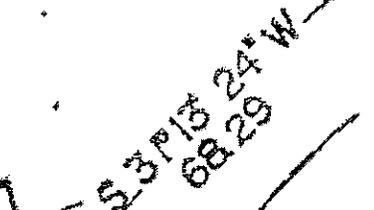
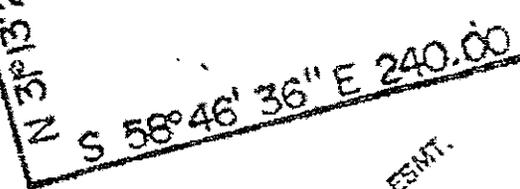
Brenda Dale

Snug Harbor Seafoods
ph. 907.283.6122 x31
fax 907.283.6127
snug@alaska.net

ATTACHMENT #1

KACHEMAK BAY

GLO LOT 20



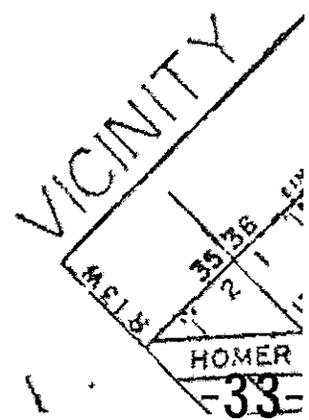
COMPLY WITH INSTRUCTIONS OF HOMER
NOT TO BE USED FOR ALL CORNERS BY RESIDENTS
APPROPRIATE

GOAT HARBOUR

40' FIRE LANE ESMT. (REQUESTED BY CITY OF HOMER)

10' UTILITY ESMT.

246.40
149.08
246.40
149.08
246.40
149.08



11. Applicant References

Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.

Reference
already on file

Name: Tim Reader

Firm: Wells Fargo

Title: Business Relationship Manager

Address: 11216 Kalia Spur Hwy Kula

Telephone: 283-7584

Nature of business association with Applicant: Primary financial institution

Name: Earl Bennett

Firm: NOAA/NMFS

Title: _____

Address: _____

Telephone: 301-713-2390

Nature of business association with Applicant: Secondary financial institution

Name: City of Hawaii

Firm: for H.2400

Title: Asst. City Manager

Address: _____

Telephone: _____

Nature of business association with Applicant: Tidlands lease

Name: Letty K & Leif Erikson

Firm: Estate of Donald Erikson

Title: _____

Address: 301 E. Brewster St. 101 Oahu

Telephone: _____

Nature of business association with Applicant: Koa Dock property lease

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature: _____

Date: _____

Tau Kaha

11/17/10

Alaska Corporations, Business and Professional Licensing

Search

- ✓ By Entity Name
- ✓ By AK Entity #
- ✓ By Officer Name
- ✓ By Registered Agent
- Verify
- ✓ Verify Certification
- Biennial Report
- ✓ File Online
- ✓ Initial Biennial Report
- LLC
- ✓ File Online
- Business Corporation
- ✓ File Online
- Online Orders
- ✓ Register for Online
- Orders
- ✓ Order Good Standing
- Name Registration
- ✓ Register a Business
- Name Online
- ✓ Renew a Business Name

Date: 11/1/2010

Filed Documents

(Click above to view filed documents that are available.)

Entity Name History

Name	Name Type
SNUG HARBOR SEAFOODS, INC.	Legal

Business Corporation Information

AK Entity #:	46603D
Status:	Active - Good Standing
Entity Effective Date:	10/01/1990
Primary NAICS Code:	
Home State:	AK
Principal Office Address:	PO BOX 701 KENAI AK 99611
Expiration Date:	Perpetual
Last Biennial Report Filed	12/4/2009
Date:	
Last Biennial Report Filed:	2010

Registered Agent

Agent Name:	PAUL DALE
Office Address:	PO BOX 701 KENAI AK 99611
Mailing Address:	
Principal Office Address:	PO BOX 701 KENAI AK 99611

Officers, Directors, 5% or more Shareholders, Members
or Managers

Name:	Paul D Dale
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Address: PO Box 2725
Kenai AK 99611
Title: President
Owner Pct: 100

Name: Paul D Dale
Address: PO Box 2725
Kenai AK 99611
Title: Vice President
Owner Pct: 100

Name: Paul D Dale
Address: PO Box 2725
Kenai AK 99611
Title: Secretary
Owner Pct: 100

Name: Paul D Dale
Address: PO Box 2725
Kenai AK 99611
Title: Treasurer
Owner Pct: 100

Name: Paul D Dale
Address: PO Box 2725
Kenai AK 99611
Title: Director
Owner Pct: 100

Officers & Directors

E-mail the Corporations Staff (907) 465-2550

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/22/10

PRODUCER Parker Smith & Feek Anchorage (907-562-2225) 70 Old Seward Hwy., Ste. 200 Anchorage, AK 99503-6067	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED Snug Harbor Seafoods, Inc. P.O. Box 701 Kenai, AK 99611	INSURER A: Mt. Hawley Insurance Company	
	INSURER B: Liberty Northwest Ins. Corp.	
	INSURER C: American States Insurance Co.	
	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ. <input type="checkbox"/> LOC	MGL0157527 **See Surplus Wording Below	02/15/10	02/15/11	EACH OCCURRENCE	\$1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$50,000
						MED EXP (Any one person)	\$5,000
						PERSONAL & ADV INJURY	\$1,000,000
						GENERAL AGGREGATE	\$2,000,000
						PRODUCTS - COMP/OP AGG	\$1,000,000
C		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	01CI1545892	02/15/10	02/15/11	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN AUTO ONLY: EA ACC	\$
						AGG	\$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$	MXL0414055	02/15/10	02/15/11	EACH OCCURRENCE	\$1,000,000
						AGGREGATE	\$1,000,000
							\$
							\$
							\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	WC41NC014117010	02/15/10	02/15/11	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER	
						E.L. EACH ACCIDENT	\$500,000
						E.L. DISEASE - EA EMPLOYEE	\$500,000
						E.L. DISEASE - POLICY LIMIT	\$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

****THIS IS EVIDENCE OF INSURANCE PROCURED AND DEVELOPED UNDER THE ALASKA SURPLUS LINES LAW, AS 21.34. IT IS NOT COVERED BY THE ALASKA INSURANCE GUARANTY ASSOCIATION ACT, AS 21.80.**

**Surplus Lines Broker for Company A: CRC
Evidence of Insurance

CERTIFICATE HOLDER

For information Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Delores L. Rositer