



## Lease Application/Assignment Form

### Directions:

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	Trey Hill
Business Name:	Sea Assist Alaska Inc.      DBA: Sea Tow SouthCentral Alaska
Email Address:	thill@seatow.com
Mailing Address	PO Box 2729
City, State, ZIP code:	Homer, Alaska 99603
Business Telephone No.	907-315-6688
Representative's Name:	Trey Hill
Mailing Address:	PO Box 2729
City, State, ZIP code:	Homer, Alaska 99603
Business Telephone No.	907-677-2628
Property Location:	Portion of Lot 48, AKA 4667 Homer Spit Rd.
Legal Description:	HM0890034 T07S R13W S01 Homer Spit Sub Amended Lot 48
Type of Business to be placed on property:	Maritime Buisness, 24/7/365 On-water Service Provider. We provide recreational and Commercial boaters assistance i.e. tows, jump starts fuel/Part drops, etc. We also provide salvage/recovery services.
Duration of Lease requested:	minimum of 3 years
Options to re-new:	Yes

**The following materials must be submitted when applying for a lease of  
City of Homer real property**

1.	<b>Plot Plan</b> N/A  Already Existing Building	A drawing of the proposed leased property showing: <input type="checkbox"/> Size of lot - dimensions and total square footage (to scale) <input type="checkbox"/> Placement and size of buildings, storage units, miscellaneous structures planned (to scale). <input type="checkbox"/> Water and sewer lines – location of septic tanks, if needed. <input type="checkbox"/> Parking spaces – numbered on the drawing with a total number indicated																				
2.	<b>Development Plan</b>  Please refer to the Supporting Document, "Proposed Use of Property"	<input type="checkbox"/> List the time schedule from project initiation to project completion, including major project milestones. <table border="0"> <thead> <tr> <th align="left">Dates</th> <th align="left">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> For each building, indicate: <table border="0"> <thead> <tr> <th align="left">Building Use</th> <th align="left">Dimensions and square footage</th> </tr> </thead> <tbody> <tr> <td>Sea Tow Main Office (single story)</td> <td>336 sq. ft</td> </tr> <tr> <td>Housing &amp; Captains Quarters (2nd story of main)</td> <td>960 sq. ft.</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </tbody> </table>	Dates	Tasks	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	Building Use	Dimensions and square footage	Sea Tow Main Office (single story)	336 sq. ft	Housing & Captains Quarters (2nd story of main)	960 sq. ft.	_____	_____
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3.	<b>Insurance</b> Our current business insurance is provided as supporting doc. to prove insurability.	<input checked="" 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.																				
4.	<b>Subleases</b> N/A	<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.																				
5.	<b>Health Requirements</b> N/A	<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.																				

6.	<b>Agency Approval</b> N/A	<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.
7.	<b>Fees</b>	<p><u>All applicable fees must be submitted prior to the public meeting preparation.</u></p> <p><input checked="" type="checkbox"/> <b>Application fee - \$30.00.</b> Please make check payable to the City of Homer.</p> <p><input type="checkbox"/> <b>Lease fee - \$300.00.</b> Please make check payable to the City of Homer.</p>
8.	<b>Financial Data</b>	<p><u>Please indicate lessee's type of business entity:</u></p> <p> <input type="checkbox"/> Sole or individual proprietorship.  <input type="checkbox"/> Partnership.  <input checked="" type="checkbox"/> Corporation.  <input type="checkbox"/> Other – Please explain: _____          _____          _____       </p> <p><input checked="" type="checkbox"/> <b>Financial Statement</b> – <u>Please attach a financial statement showing the ability of the lessee to meet the required financial obligations.</u></p> <p> <input type="checkbox"/> <b>Surety Information</b> – Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in you organization holding more than a 10% interest  <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"/> <b>Bankruptcy information</b> - 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?  <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"/> <b>Pending Litigation</b> – Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation?  <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>

<b>9.</b>	<b>Partnership Statement</b> N/A	<input type="checkbox"/> <u>If the applicant is a partnership, please provide the following:</u>  <b>Date of organization:</b> _____ <b>Type:</b> <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <b>Statement of Partnership Recorded?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Where _____ When _____ <b>Has partnership done business in Alaska?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Where _____ When _____ <b>Name, address, and partnership share. If partner is a corporation, please complete corporation statement.</b>  <i>Please attach a copy of your partnership agreement.</i>																						
<b>10.</b>	<b>Corporation Statement</b>	<input checked="" type="checkbox"/> <u>If the applicant is a corporation, please provide the following:</u>  <b>Date of Incorporation:</b> <u>07//19/2017</u> <b>State of Incorporation:</b> <u>Alaska</u>  <b>Is the Corporation authorized to do business in Alaska?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Is so, as of what Date? <u>Business License: Dec 17, 2018-Dec 17, 2020</u> <b>Corporation is held?</b> <input type="checkbox"/> Publicly <input checked="" type="checkbox"/> Privately If publicly held, how and where _____ is _____ the _____ stock _____ traded?  <b>Officers &amp; Principal Stockholders [10%+]:</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Name</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Title</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Address</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Share</u></th> </tr> </thead> <tbody> <tr> <td>Grover L Hill III (Trey)</td> <td>CEO/President</td> <td>3850 Heath St., Homer, AK</td> <td>41%</td> </tr> <tr> <td>Alyssa Hill</td> <td>Vice President</td> <td>3850 Heath St, Homer, AK</td> <td>40%</td> </tr> <tr> <td>Grover Hill Jr.</td> <td>Shareholder</td> <td>3194 E Coles Rd, Wasilla AK</td> <td>10%</td> </tr> </tbody> </table> <input checked="" type="checkbox"/> <b>Please furnish a copy of Articles of Incorporation and By-laws.</b> <b>Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments.</b>  <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Name</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Title</u></th> </tr> </thead> <tbody> <tr> <td>Grover Hill III (Trey)</td> <td>CEO/President</td> </tr> <tr> <td>Alyssa Hill</td> <td>VP/Secretary</td> </tr> </tbody> </table>	<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Share</u>	Grover L Hill III (Trey)	CEO/President	3850 Heath St., Homer, AK	41%	Alyssa Hill	Vice President	3850 Heath St, Homer, AK	40%	Grover Hill Jr.	Shareholder	3194 E Coles Rd, Wasilla AK	10%	<u>Name</u>	<u>Title</u>	Grover Hill III (Trey)	CEO/President	Alyssa Hill	VP/Secretary
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**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.

**Name:** Laura Albright

**Firm:** N/A

**Title:** Landlord

**Address:** 100 Kenai St., Whittier, AK

**Telephone:**

**Nature of business association with Applicant:** We are currently renting an apartment in Whittier from the Albrights. This apartment is housing for our captains working in Whittier.

**Name:** Yolanda Ochoa

**Firm:** Heath Street Investments

**Title:** Property Manager

**Address:** 127 W. Pioneer Ave, Homer, AK

**Telephone:** 907-299-8555

**Nature of business association with Applicant:** Sea Tow is currently leasing an office space from Heath Street Investments. Office is located at 3850 Heath St.,

**Name:** Renee Bronson

**Firm:** Petro Marine

**Title:** Accounts Receivable

**Address:** 4755 Homer Spit Rd.

**Telephone:** 907-235-8818

**Nature of business association with Applicant:** Sea Tow has a commercial Fuel account with Petro Marine Services.

**Name:** Shoreside Petroleum- Megan

**Firm:** Shoreside Petroleum

**Title:** Accoutns Receivable

**Address:** 700 Port Ave, Seward, AK

**Telephone:** 907-224-8040

**Nature of business association with Applicant:** Sea Tow has a commercial Fuel account with Shoreside Petroleum.

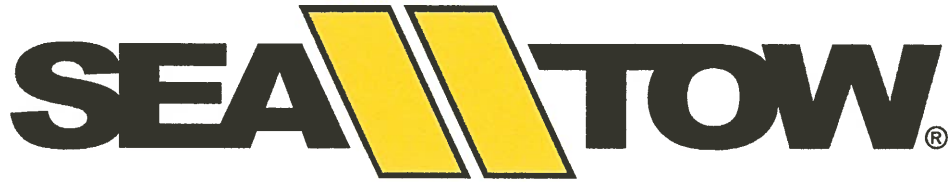
I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

Date:



3-12-20



## Proposed use of property

(Portion of Lot 48, 4667 Homer Spit Rd.)

City of Homer,

As you may know the property, 4667 Homer Spit Rd, is comprised of a ground level office and the second story of the main building. We intend on using the ground level office as our main Sea Tow office. This office will serve as our dispatch office and a place where our customers can walk in to discuss matters pertaining to Sea Tow and our services. The office itself will consist of desks, Sea Tow marketing material and VHF radio base stations. We will also have a lifejacket loaner station in front of our building to encourage safe boating. This is will be a self-help display with various sizes of lifejackets for borrow. Our dispatcher and other Sea Tow personnel will attend to daily Sea Tow administrative duties using this office, as well as, monitoring the radio, answering phone calls and providing customer relations.

For the second story, we would like to use this space as housing and captain's quarters. As you may know, Sea Tow is open 24/7/365. We have captains on-call year round, 24 hours a day, 7 days a week. Many of our captains work rotation between Homer, Seward, and Whittier from April 15<sup>th</sup> to Oct 1<sup>st</sup>. We provide all of our captains housing in all the aforementioned areas. As it is now, the second floor of the property has a lobby area, breakroom, two bathrooms, and three offices. Our plan is to essentially have a 3 bedroom/2 bath accommodation for owners and captains.

We would like to invest in this property by making upgrades to the second floor. We would suggest a fresh coat of paint on all interior walls and new flooring throughout the second floor. We would like to convert one of the bathrooms to accommodate a shower and washer/dryer unit. We want to keep

the second bathroom as is with a toilet and sink. We would also like to upgrade the breakroom into a more functional kitchen and dining area. The breakroom currently has a very small kitchenette space i.e. countertop, sink, and cabinets. We would like to install more cabinet space or island, and install kitchen appliances i.e. range and refrigerator.

We would make great improvements to the second story with these upgrades. The improved second floor will make a great space for the owners, employees, and on-call captains of our company. In our business, being close to the harbor and our Sea Tow vessels is a must. This location gives us the ability to respond to distress calls and provide boat watch in a timelier manner.

### **Move-In Schedule:**

We would like to move in ASAP. We have told our current landlord for our existing Sea Tow office in Homer that we will be moving out and not renewing our 2020 lease contingent upon this lease opportunity. As well as gave them a tentative date of Mid-April.

### **Upgrades Timeline:**

The 1<sup>st</sup> floor office and the second story are move in ready and the upgrades we have suggested are not items that we feel need to be completed quickly or needing to be done before we inhabit the building.

With this said, there are items we will perform right away. Painting the interior walls and laying down new flooring will take priority and will be completed within a week of occupying the building.

Remodeling one of the bathrooms into a laundry/shower room and upgrading the kitchenette will likely be done a 1-6 months after we occupy the building. These two items are higher in value and we will need to get bids from the individuals we seek to perform the work.

**Bid:**

We would like a 3 year minimum lease with the option to renew. Our proposed bid is \$1.50 per sq. ft. per year.

3096 sq. ft. X \$1.50= \$4633/Year (\$387/Month)

**Insurance:**

In the applications supporting documents you will find our current insurance declarations and proof of insurability. We will add the building to the insurance if we are granted the opportunity to lease. Along with the City of Homer listed as additionally insured.

**Contact Information:**

Trey Hill: 907-315-6688, [thill@seatow.com](mailto:thill@seatow.com)

Alyssa Hill: 907-726-3929, [ahill@seatow.com](mailto:ahill@seatow.com)



MaritimeProgramGroup

70 Essex Rd.  
Westbrook, CT 06498  
800-366-8086  
[www.maritimepg.com](http://www.maritimepg.com)

Insured's Representative:

Sea Insure

P.O. Box 727  
Westbrook, CT 06498  
8603992801

## OCEAN MARINE PACKAGE POLICY DECLARATIONS

POLICY NUMBER: OHL92013181

Effective From: 8/22/2019 TO: 8/22/2020  
at 12:01 A.M. Standard time at place of issuance

NAMED INSURED: Sea Assist Alaska, Inc.

ADDRESS: 19111 Second Street, Eagle River, AK 99577

### **PART I. – PROPERTY COVERAGE**

#### **SECTION A – HULL AND MACHINERY**

PREMIUM: \$3,535

##### **SCHEDULED VESSELS**

Vessel #	Vessel	Value	Deductible
1	1986 25' Boston Whaler	\$55,000	\$2,500
2	1989 27' Boston Whaler	\$45,000	\$2,500
3	1992 27' Boston Whaler	\$65,000	\$2,500

\*If more than three vessels see attached schedule

#### **SECTION B – INLAND MARINE**

PREMIUM: \$150

##### **SCHEDULED EQUIPMENT**

Item #	Description	Value	Deductible

\*If more than three items see attached schedule

##### **UNSCHEDULED EQUIPMENT**

Limit: \$10,000	Max Any One Item: \$1,000	Deductible: \$500
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### **PART II. – LIABILITY COVERAGE**

Combined Single Limits Apply - Applicable to all Part II. Coverage Sections

It is understood and agreed that in the event of an occurrence involving more than one policy form, section, or endorsement the maximum limit of liability under this policy for any one occurrence shall not exceed \$1,000,000.



MaritimeProgramGroup  
coverage in motion



**SECTION A – PROTECTION & INDEMNITY****PREMIUM:** \$3,082

Includes Crew Coverage for Two (2) Crew Members

**SCHEDULE VESSELS**

Vessel #	Vessel	Occurrence Limit	Deductible
1	1986 25' Boston Whaler	\$1,000,000	\$1,000
2	1989 27' Boston Whaler	\$1,000,000	\$1,000
3	1992 27' Boston Whaler	\$1,000,000	\$1,000

\*If more than three vessels see attached schedule

**SECTION B – MARINE GENERAL LIABILITY****PREMIUM:** \$1,650**LOCATIONS:** 3850 Heath St. bldg. A, Homer AK 99603

Each Occurrence Limit:	\$1,000,000
General Aggregate Limit:	\$2,000,000
Products-Completed Operations Aggregate Limit:	\$1,000,000
Personal Injury & Advertising Injury Liability Limit:	\$1,000,000
Fire Damage Limit:	\$100,000
Medical Expense Limit:	\$5,000

Gross Receipts Rate: Flat Minimum Premium

Deductible: \$5,000 Each Occurrence, except:  
\$25,000 For Sudden & Accidental Pollution Buy-Back Coverage

POLICY PARTS PREMIUM: \$8,417

TERRORISM PREMIUM (Additional, Optional): Excluded

**TOTAL POLICY PREMIUM: \$8,417****FORMS & CONDITIONS: As per attached policy forms schedule.**

In consideration of the premium hereinafter stated, the Companies named herein agree to insure the assured named herein in the amount(s) and subject to the terms, conditions, stipulations, forms, clauses and endorsements attached hereto and which are hereby made a part of this Policy.

COUNTERSIGNED BY:



DATE:

8/22/2019

Alaska Business License # **1058250**

**Alaska Department of Commerce, Community, and Economic Development**

Division of Corporations, Business and Professional Licensing  
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

**SEA TOW SOUTHCENTRAL ALASKA**

3850 HEATH ST., BLDG A HOMER AK 99603

owned by

SEA ASSIST ALASKA INC.

is licensed by the department to conduct business for the period

December 27, 2018 through December 31, 2020  
for the following line of business:

48 - Transportation and Warehousing



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 Anderson

Alaska Entity #10064143

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

## **Certificate of Incorporation**

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

**Sea Assist Alaska Inc.**



IN TESTIMONY WHEREOF, I execute the certificate  
and affix the Great Seal of the State of Alaska  
effective **July 19, 2017**.

A handwritten signature in cursive script, appearing to read "Chris Hladick".

Chris Hladick  
Commissioner

**CORPORATE BYLAWS**  
**OF**  
**Sea Assist Alaska Inc.**

These are general Bylaws that have been customized with your company's information. These Bylaws should be reviewed and edited by the company's Board of Directors and/or attorney to meet your company's specific needs and to conform to any statutory changes before adoption.

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# **CORPORATE BYLAWS**

## **OF**

### **Sea Assist Alaska Inc.**

#### **Article 1---Organization**

- 1.1 PRINCIPAL OFFICE. The principal office of the Corporation will be determined by the Board of Directors. Other offices may also be established at such places that the Board deems necessary for the conduct of business. A copy of these bylaws will be kept at the principal office.
- 1.2 REGISTERED AGENT. The name and address of the Registered Agent is provided in the Articles of Incorporation that was filed with the Secretary of State. The Registered Agent may only be changed by filling out the appropriate paperwork with the Secretary of State. Each change of Registered Agent must be approved by the Board of Directors.
- 1.3 BYLAWS AMENDMENTS. These Bylaws may be amended by the shareholders or Board of Directors. Notice of all changes must be given to the shareholders before the next Shareholder's meeting after the adoption of the changes.

#### **Article 2---Shareholder's Meetings**

- 2.1 ANNUAL MEETING. On the anniversary of the Corporation's formation, an annual meeting of the Shareholders will be held at the principal place of business or at an alternate location chosen by the Board of Directors.
- 2.2 PURPOSE OF ANNUAL MEETING. The purpose of the annual meeting will be the election of Board members and to address other issues that require shareholder approval.

- 2.3 TELEPHONE MEETINGS. When necessary or desired, Shareholders may elect to meet via conference call or any other means where all participants can hear each other. Decisions made at such meetings will have the same authority and power as a decision made at meetings where the participants were physically present.
- 2.4 ACTION WITHOUT A MEETING. Any action that may be taken at a meeting of the Shareholders may be taken without a meeting if all members entitled to vote, in writing, files consent to the action with the Secretary of the Corporation. All such actions will have the same authority and power as actions passed at meetings where the participants were physically present. Consent documents will be kept in the Corporate Record Book at the principal place of business.
- 2.5 NOTICE OF MEETING. The Board or person calling a meeting of the shareholders will provide notice of the meeting no less than 10 days before the meeting to all shareholders who have a right to vote. A shareholder or group of shareholders must hold at least 10 percent of the shares entitled to vote in order to call a meeting. The notice must include the date, time, and place of meeting. In the case of a special meeting the purpose of the meeting must be included in the notice.
- 2.6 VOTING. Voting rights will be determined by the Secretary based on the Corporation's Share Transfer books. Each share is entitled to one vote regardless of the class. Votes may be cast in person or by proxy executed in writing.
- 2.7 QUORUM. A majority of the qualified voting shareholders, in person or by proxy, will constitute a quorum. A quorum is required for actions taken to be considered Shareholder approved.

### **Article 3---Board of Director Meeting**

- 3.1 MEETING LOCATION. Meetings shall be held at the Corporation's principal place of business or at an alternate location chosen by the Board.
- 3.2 REGULAR MEETINGS. Regular Meetings shall be held at a date and time that is acceptable to the Board members and at a frequency that promotes the growth of the Corporation.

**3.3 SPECIAL MEETINGS.** Special meetings may be called at any time by president of the Board of Directors. Notice of the meeting must be received by each Director at least 3 days before the meeting. The notice must include the agenda for the meeting along with the place and time of the meeting.

**3.4 TELEPHONE MEETINGS.** When necessary or desired, the Board may elect to meet via conference call or any other means where all participants can hear each other. Decisions made at such meetings will have the same authority and power as a decision made at meetings where the participants were physically present.

**3.5 ACTION WITHOUT A MEETING.** Any action that may be taken at a regular or special meeting of the Board may be taken without a meeting if all members of the Board, in writing, consent to the action. All such actions will have the same authority and power as actions passed at meetings where the participants were physically present.

**3.6 QUORUM.** A majority of the authorized Directors will constitute a quorum. A quorum is required for actions taken to be considered Board approved.

#### **Article 4---Directors**

**4.1 AUTHORITY.** The business and affairs of the Corporation shall be managed by a Board of Directors subject to any limitations in the Articles of Incorporation.

**4.2 ELECTION.** The members of the Board of Directors will be elected by the voting members at the annual meeting. The Director will serve for the time specified at his or her election but for no less than one year.

**4.3 NUMBER OF DIRECTORS.** The number of authorized directors will be determined by the Board. This number may be increased or decreased as needed by a vote of the Board. No decrease in the number of Directors may shorten the term of an incumbent Director.

**4.4 RESIGNATION.** At any time, a Director may resign by giving a letter of resignation to the Secretary of the Corporation. The resignation will become effective immediately or at the date specified without a vote of

the Board. A vote of a quorum of Directors or Shareholder will be required to remove a Director for cause.

4.5 VACANCIES. Vacancies on the Board will be filled by a vote of the Board. A majority vote of the current Directors will be required for election. Board elected directors will serve until the next Shareholder's annual meeting when a Board of Directors election will be held.

4.6 COMPENSATION. Directors will serve on a voluntary basis and will not receive compensation for their services except for expenses incurred and specified by Board resolutions. A Director may be compensated for services provided to the Corporation if he also serves in another position such as an officer, agent, or employee.

## **Article 5---Officers**

5.1 NUMBER OF OFFICERS. The Corporation shall have at least a President and a Secretary. Other officers, along with titles and responsibilities, may be added by the Board of Directors. One person may be selected to serve in more than one position.

5.2 ELECTION. Officers' election, length of term, and compensation is set by the Board.

5.3 REMOVAL AND RESIGNATION. An officer may be removed or resign at any time, with or without cause. Removal requires an action of the Board. Resignation requires that the officer submit a written notice of his resignation to the Secretary.

5.4 PRESIDENT. The President will serve, at the discretion and under the supervision of the Board, as the general manager and chief executive officer of the corporation. The President will have the authority and power to run the day-to-day operations of the company under the guidelines provided by the Board. In the absence of a Treasurer, the President will also serve as the chief financial officer.

5.5 SECRETARY. The Secretary will be responsible for: (1) sending out notices for all meetings, (2) keeping minutes for all meetings, (3) maintaining the Corporate Record Book, (4) maintaining Corporation records and seal.



5.6 COMPENSATION. The Board of Directors will set the compensation for officers. No officer will be denied compensation due to the fact that they are also a shareholder, Director, or both.

#### **Article 6---Authority to Execute**

6.1 BINDING POWER. No shareholder, officer, agent, or any other person or company has the right or power to bind the Corporation by pledge, agreement, contract, or any other means without the expressed written permission of the Board of Directors.

6.2 SIGNATORIES. With authorization from the Board of Directors, the President and Secretary will sign all documents, including all financial documents that require the signature or endorsement of a corporate officer.

#### **Article 7---Shares**

7.1 CLASSES. The Corporation may issue one or more classes of shares. Each share in each class will have the same value, voting rights, and restrictions as any other share in the class.

7.2 CERTIFICATES. Certificates for shares will be issued only after the full value of the share has been paid to the Corporation. Acceptable forms of payment include donated property, work rendered, and money paid. Certificates will be signed by the Secretary or other officer as designated by the Board.

7.3 TRANSFER OF SHARES. Shares may be transferred when endorsed, written documentation from the shareholder is presented to the Secretary. The Secretary will issue a new certificate bearing the name of the new shareholder, cancel the old certificate, and record the transaction in the Corporate Record Book.

#### **Article 8---Corporate Records**

8.1 CORPORATE MINUTES. A record of all meetings of shareholders and directors will be kept at the principal place of business or at an alternate location chosen by the Board of Directors. The minutes shall include the

date, time, location, names of attendees, purpose, and acts of each meeting.

- 8.2 SHARE RECORDS. Share information will be kept at the principal place of business or at an alternate location chosen by the Board of Directors. The information to be kept includes the shareholder name and address, class and number of shares, date issued, date transferred, date cancelled, and certificate numbers.
- 8.3 FINANCIAL RECORDS. The chief financial officer will be responsible for maintaining accurate records of all corporate financial transactions. Industry acceptable accounting procedures are to be followed so that the records may be used in the preparation of the Corporation's tax returns.
- 8.4 INSPECTION OF RECORDS. Corporate records and Bylaws are available for inspection by Directors and Shareholders. Before examination, the inspecting party must sign an affidavit stating that the information will be kept confidential.
- 8.5 FISCAL YEAR. The Board of Directors will determine the fiscal year of the Corporation based on the prevailing guidelines of the Internal Revenue Service.

## **Article 9---Indemnification and Insurance**

- 9.1 INDEMNIFICATION. The directors and officers will be indemnified to the fullest extent of the law by the Corporation. Any director or officer that is found to be negligent or guilty of misconduct will forfeit their indemnification.
- 9.2 INSURANCE. The Corporation shall have the power to purchase and maintain insurance for any agent of the Corporation including but not limited to directors, officers, and employees.

**Article 10---Adoption**

This is to certify that the foregoing is a true and correct copy of the Initial Bylaws duly adopted by undersigned Board of Directors.

Date: August 17, 2017

97-2017-2

Director

Alyssa Johnson  
Director

Seal

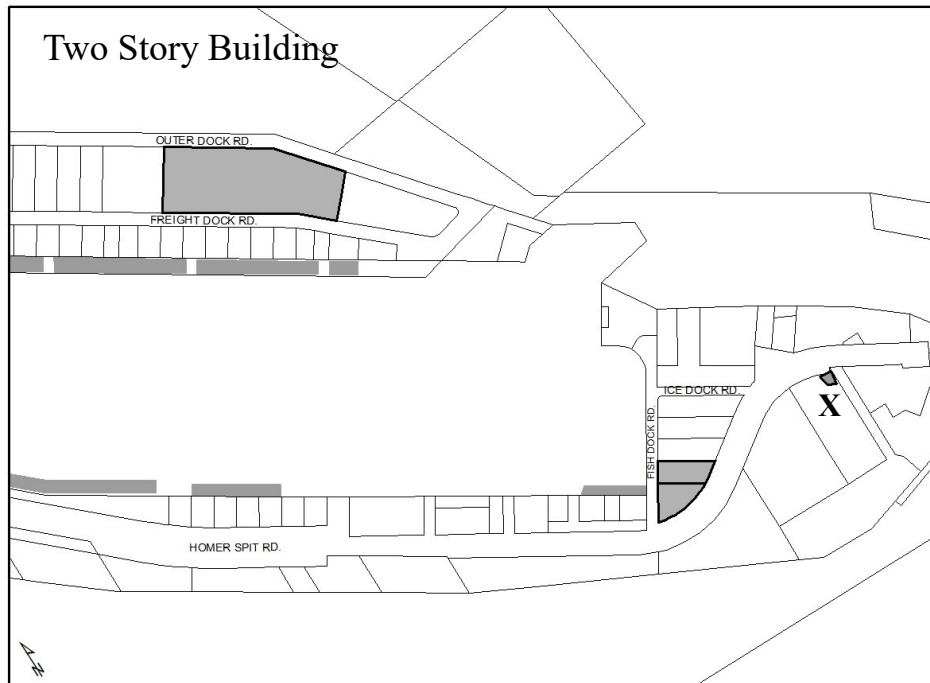
\_\_\_\_\_  
Director

Alyssa Johnson  
Secretary

## CITY OF HOMER LAND INFORMATION

Available for Lease

A-5



**Designated Use:** Lease Lands  
**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 Assessed Value:** Land value \$325,700

**Legal Description:**

**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, natural gas, paved road access

**Address:** 4667 Homer Spit Road

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.

Lower level of the building contains a large water pump and is part of the city water infrastructure. That portion of the building is not available for lease.

**Finance Dept. Code:**



Recent aerial imagery of Lot 48



4667 Homer Spit Rd. 1.18.2011



# 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, or to the uses shown

Phil Shealy 8/10/87  
CITY OF HOMER  
by: PHIL SHEALY, City Manager  
190 East Pioneer Avenue  
HOMER, ALASKA 99603

JERRY ANDERSON  
NOTARY PUBLIC  
STATE OF ALASKA

# NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 10th day of Aug 1987

Jerry A. Anderson 11-7-87  
Notary public for Alaska My Commission Expires

# SURVEYORS CERTIFICATE

I hereby certify that this survey was performed by me or under my direct supervision. I declare that the information shown hereon is true and correct to the best of my knowledge and belief.

Jerry A. Anderson 8-8-87  
Date

# PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 5-18-87

KENAI PENINSULA BOROUGH  
BY Richard B. Truitt  
Authorized Official

- 1.) All former Boundaries, Rights of Way and Easements within the boundaries of this Plat are vacated herein.
- 2.) The Boundaries Rights of Way and Easements instituted per this Plat constitute BOUNDARY AGREEMENTS among all Signators.

3.) Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, operate or maintain a pressurized water system or a water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained. The burden of providing soils data, groundwater information, engineering designs and any other information required by the Department to complete a review of the proposed system rests solely on the individual lot owner.

Basis of bearing is the City of Homer Coordinate system, as shown on plat 87-37RS HRD, "CITY OF HOMER AREA RECORD OF SURVEY."

Where Private Property is adjacent to the City Owned Tidelands, the meanders as established by ATS 612, Plat 77-64 have been adhered to as closely as possible.

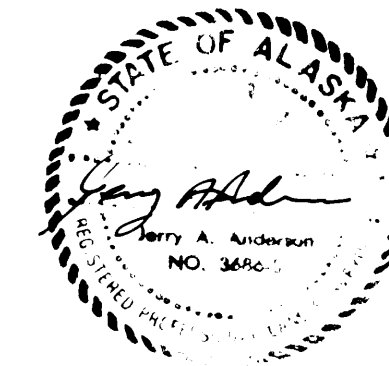
Pedestrian access shall be provided across all City-owned lands from the dedicated rights of way to the Shorelines. Such access-ways shall be at least twenty feet wide, and not be further than six hundred feet apart.

A five foot utility easement exists on each side of all electric, telephone, water, sewer or other utility lines existing as of the date of the filing of this plat.

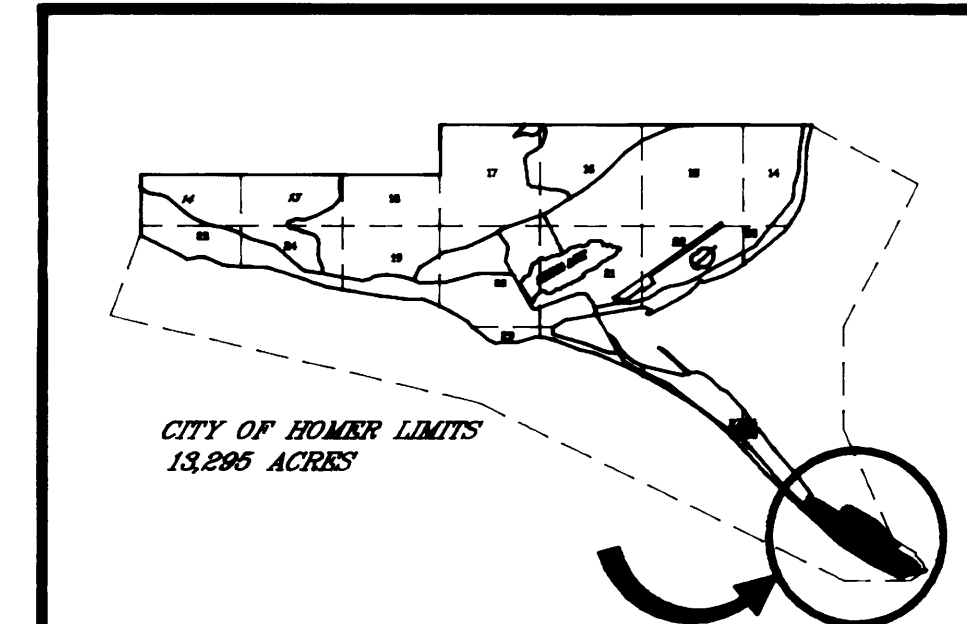
THE FOLLOWING AMENDMENT HAS BEEN MADE TO THIS PLAT: A FIFTEEN (15) FOOT WIDE ACCESS AND UTILITY EASEMENT HAS BEEN ADDED TO THE EXTERIOR OF LOT EIGHT. SAID LOT IS DEPICTED ON SHEET THREE HEREON. THE WORD "AMENDED" HAS BEEN ADDED TO THE TITLE BLOCK OF EACH SHEET.

THE ABOVE REVISION DOES NOT ALTER LOT AREAS, AND DOES NOT AFFECT OR INFLUENCE ANY CHANGE OF OWNERSHIP, DRAINAGE FEATURES, RIGHTS OF WAY, OR OTHER ITEMS WHICH WOULD ADVERSELY AFFECT THIS OR ADJACENT PROPERTIES. THIS NOTE AND THE ABOVE REFERENCED EASEMENT CONSTITUTE THE SOLE CHANGES MADE TO THIS PLAT.

Jerry A. Anderson PLS No. 3686-S



VICINITY MAP 1" = 10,000'



DATE MAY 1986

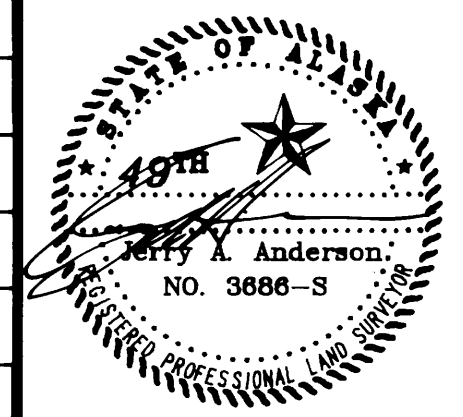
SCALE 1" = 300

GRID No. H 1 THRU 5

FLD. BK. No. 176

DISK No. C.1.18

JOB No. 1776



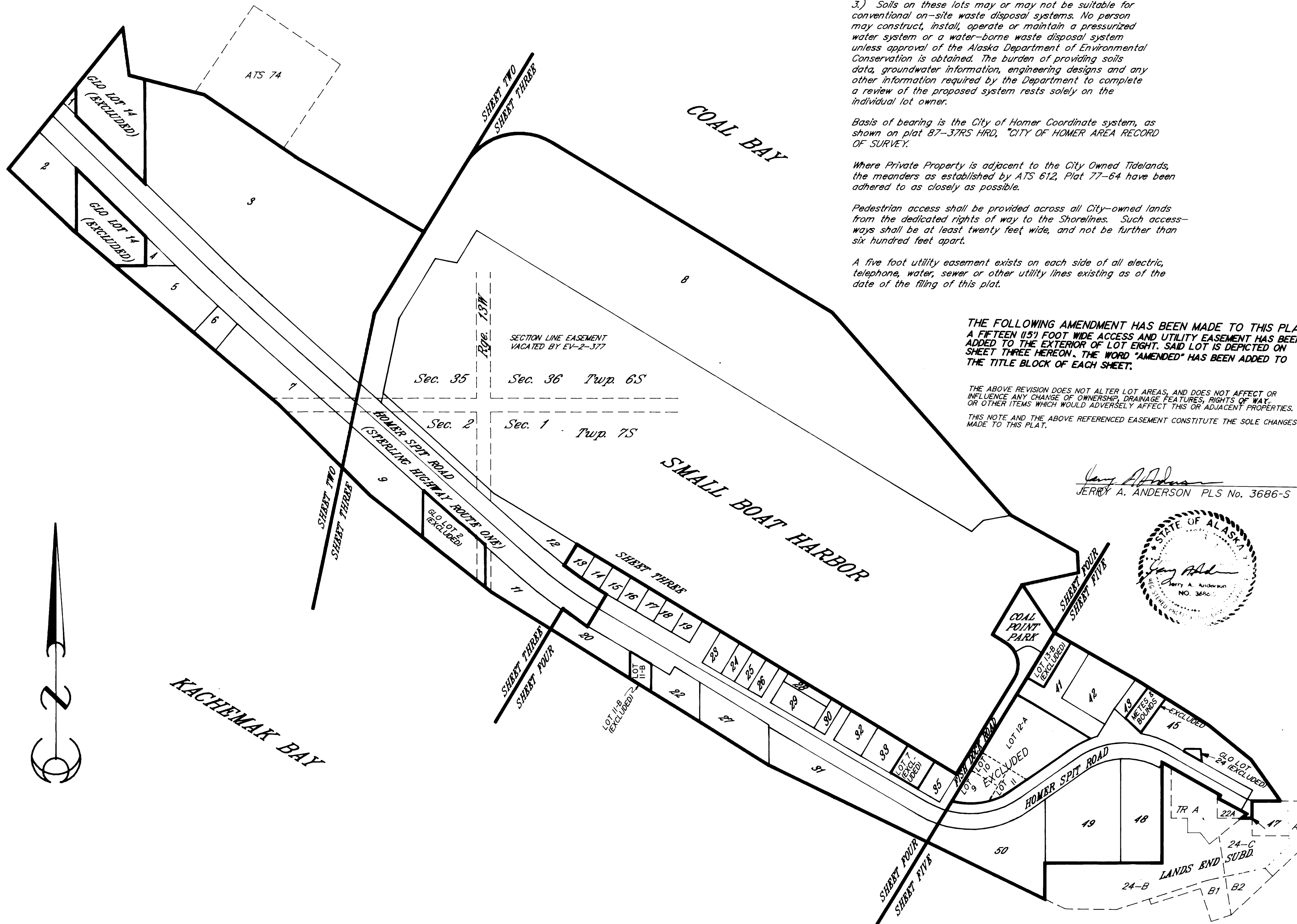
# HOMER SPIT

A RESUBDIVISION OF PORTIONS OF SEC. 35 AND 36 TWP. 6S, AND PORTIONS OF SEC. 1 AND 2, TWP. 7S ALL WITHIN RGE. 13W, S.M. AND WITHIN THE CITY OF HOMER, ALASKA; HOMER RECORDING DISTRICT

C.TNG. 199.429 ACRES TOTAL

ABILITY SURVEYS  
JERRY A. ANDERSON PLS

HANSON & CO.  
MARVIN L. HANSON PLS  
(A JOINT-VENTURE)  
(907) 235-8440  
BOX 378, HOMER ALASKA 99603



# HOMER

# SPIT

SHEET ONE

(INDEX SHEET)

NOTE: SHEET 6 THROUGH SHEET 18 ARE SIGNATURE SHEETS ONLY.

89-34  
HOMER REC. DIST  
9-21-89  
10-22-A  
Ability

89-15  
CORD FILED 40  
HOMER REC. DIST  
DATE 5-19-89  
TIME 1:50 P.M.  
REQUESTED BY: ABILITY SURVEYS  
ADDRESS: P.O. BOX 378  
HOMER, ALASKA 99603

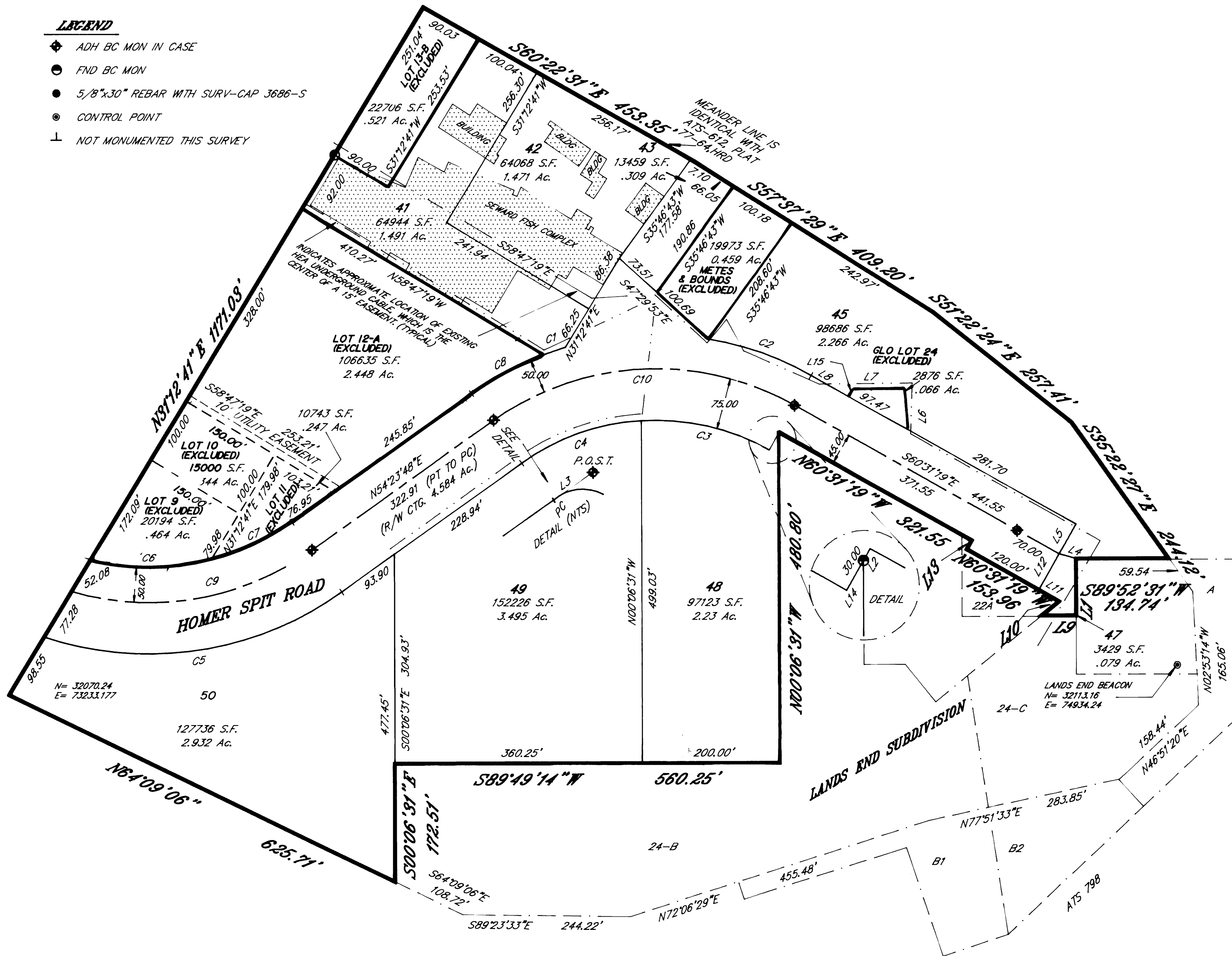
H/1 89-34

HM 89-34

# LEGEND

- ADH BC MON IN CASE
- FND BC MON
- 5/8"x30" REBAR WITH SURV-CAP 3686-S
- CONTROL POINT
- NOT MONUMENTED THIS SURVEY

N=33071.78  
E= 73840.00



No.	Bearing	Distance
L1	S00°08'29"E	82.50'
L2	S29°28'41"W	1.22'
L3	S54°23'48"W	3.03'
L4	N74°28'00"W	25.89'
L5	S29°28'41"W	50.00'
L6	S03°13'34"E	59.69'
L7	S89°51'04"W	75.03'
L8	N60°31'19"W	62.38'
L9	S89°52'31"W	50.36'
L10	N50°48'03"E	32.58'
L11	N60°31'19"W	33.96'
L12	N29°28'41"E	60.00'
L13	S29°28'41"W	15.00'
L14	N29°28'41"E	28.78'
L15	N29°28'41"E	13.14'

No.	Delta	Radius	Arc Length
C1	04°11'43"	459.69	33.66
C2	19°57'03"	459.69	160.07
C3	33°06'20"	334.69	193.38
C4	31°59'25"	334.69	186.87
C5	54°01'23"	484.1	456.45
C6	28°22'28"	359.1	177.84
C7	21°04'26"	359.1	132.08
C8	14°48'30"	459.69	118.81
C9	51°37'34"	409.1	368.62
C10	63°04'53"	409.69	465.36

1.) All former Boundaries, Rights of Way and Easements within the boundaries of this Plat are vacated herein.

2.) The Boundaries Rights of Way and Easements instituted per this Plat constitute BOUNDARY AGREEMENTS among all Signatories.

3.) Soils on these lots may or may not be suitable for conventional on-site waste disposal systems. No person may construct, install, operate or maintain a pressurized water system or a water-borne waste disposal system unless approval of the Alaska Department of Environmental Conservation is obtained. The burden of providing soils data, groundwater information, engineering designs and any other information required by the Department to complete a review of the proposed system rests solely on the individual lot owner.

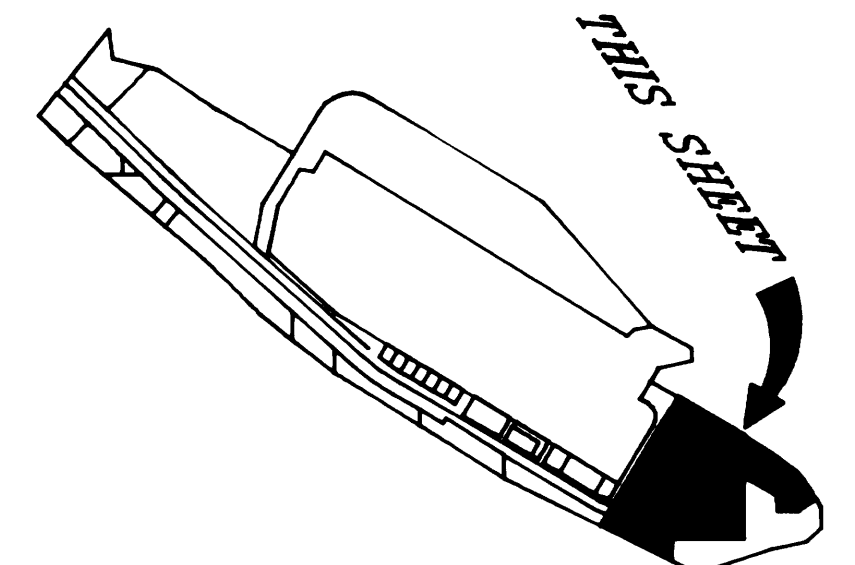
89-34

RECORDED  
Homer  
DATE 9-21-89  
TIME 10:22 A  
ABILITY

89-15

RECORDED  
Homer  
DATE 9-19-89  
TIME 9:50 A  
ABILITY

## VICINITY MAP



DATE MAY 1986

SCALE 1" = 100'

GRID No. H 1 THRU 5

FLD. BK. No. 176

DISK No. G.1.18

JOB No. 1776



## HOMER SPIT

A RESUBDIVISION OF PORTIONS OF SEC. 35 AND 36  
TWP. 6S, AND PORTIONS OF SEC. 1 AND 2, TWP. 7S  
ALL WITHIN RGE. 13W, S.M. AND WITHIN THE CITY OF  
HOMER, ALASKA

THIS SHEET SHOWING 18,857 ACRES

ABILITY SURVEYS

JERRY A. ANDERSON PLS

HANSON & CO.

MARVIN L. HANSON PLS

(A JOINT-VENTURE)

(907) 235-8440

BOX 378, HOMER ALASKA 99603

SHEET FIVE