

**KENAI PENINSULA BOROUGH
RESOURCE PLANNING DEPARTMENT
LAND MANAGEMENT DIVISION**

144 North Binkley Street
Soldotna, Alaska 99669

**APPLICATION TO REQUEST THE NEGOTIATED PURCHASE, LEASE, OR
EXCHANGE OF BOROUGH OWNED LAND**

A \$200 FEE MUST BE SUBMITTED WITH THIS APPLICATION. THE \$200 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. IF APPROVED BY THE BOROUGH ASSEMBLY, A \$1,000 EARNEST MONEY PAYMENT MUST BE SUBMITTED WITHIN SEVEN DAYS OF AFFIRMATIVE ASSEMBLY ACTION.

THIS FORM IS TO BE COMPLETED BY INDIVIDUAL(S) OR ORGANIZATION(S) WISHING TO PURCHASE, LEASE OR EXCHANGE BOROUGH LAND PURSUANT TO KPB 17.10.100(C) or (I). IT IS TO BE COMPLETED, IN FULL, TO THE BEST OF KNOWLEDGE OF THE INDIVIDUAL OR AUTHORIZED REPRESENTATIVE. IF REQUESTED, PROPRIETARY AND FINANCIAL INFORMATION OF APPLICANTS THAT IS SO MARKED, WILL BE KEPT CONFIDENTIAL. THE ASSEMBLY MUST APPROVE, BY ORDINANCE, ANY DISPOSITION OF BOROUGH LAND.

ATTACH SEPARATE SHEETS IF MORE SPACE IS NEEDED FOR EXPLANATION. IF A SECTION (or, portion thereof) IS NOT APPLICABLE, MARK WITH THE ABBREVIATION "N/A". ASK KPB LAND MANAGEMENT STAFF IF YOU HAVE ANY QUESTIONS ABOUT THE INFORMATION REQUESTED. PLEASE TYPE OR PRINT.

1. NAME OF INDIVIDUAL COMPLETING APPLICATION FORM:

Name ALLAN PHELPS Phone # (907) 235-1406
Mailing Address P.O. Box 44 HOMER, AK 99603
Physical Address _____

2. OTHER INDIVIDUAL(S) OR ORGANIZATION(S) PARTY TO THIS APPLICATION:

a) Name KACHEMAK NORDIC Phone # (907) 235-1406
SKI CLUB
Mailing Address P.O. Box 44 HOMER, AK 99603
Physical Address _____
Relationship to applicant(s) LEAD ORGANIZATION

b) Organization name KACHEMAK NORDIC SKI CLUB

Mailing Address P.O. Box 44

Physical Address _____

Primary Contact: ALLAN PHELPS Title: PRESIDENT

Phone # (907) 235-1406

3. TYPE OF ORGANIZATION: (CHECK ONE)

- Individual Sole Proprietorship
- General Partnership Non-Profit Corporation
- Limited Partnership Non-Profit Association
- Other _____ Corporation

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 individuals. If non-profit, has IRS Tax Exempt Status been obtained? Yes No If yes, attach letter of determination. If no, please attach certificate, articles of incorporation, by-laws, or other appropriate documentation.

4. LEGAL DESCRIPTION:

Township 55, Range 13W, Section 27 3/4, SEWARD Meridian

Lot/Block/Subdivision _____
Plat Number _____ Recording District _____

Assessors Parcel Number(s) 171 13 121
171 13 118 Size/Acreage APPROX 90 ACRES
171 13 131

Other description _____

5. THIS APPLICATION IS BEING MADE FOR THE FOLLOWING: (CHECK ONE)

- Purchase Lease Exchange

Other (specify): _____

6. PROPOSAL:

a) Purchase Price: SIMILAR TO TSALTUSHI SKI TRAILS LEASE
TERMS...

b) Down Payment Amount (Minimum 10% of Purchase Price): _____

c) Payment Terms (Maximum 10 years; except for agricultural land where maximum is 20 years) :

d) Interest Rate (Minimum: prime plus 2%): _____

OTHER TERMS AND CONDITIONS: _____

ARE THERE ANY CONTINGENCIES TO THIS TRANSACTION: YES NO IF YES, LIST:

7. 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.

8. IF PROPOSAL IS 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.

PLEASE SEE ATTACHED DOCUMENTATION

9. LAND STATUS: DESCRIBE ANY EXISTING IMPROVEMENTS; PROVIDE PHOTOGRAPHS IF AVAILABLE.

LAND HAS BEEN CONSISTENTLY USED FOR SKI TRAILS SINCE THE 1970'S

10. ATTACH SITE PLAN DEPICTING THE PROPOSED USE OF THE PROPERTY.

SEE ATTACHED PDF

11. LIST THREE (3) CREDIT REFERENCES. IN ADDITION, AN ACTUAL CREDIT REPORT FROM A LOCAL PROVIDER IS REQUESTED IF BALANCE TO BE FINANCED BY THE BOROUGH EXCEEDS \$50,000.

NAME	ADDRESS	PHONE #
_____	_____	() _____
_____	_____	() _____
_____	_____	() _____

12. HAS APPLICANT OR AFFILIATED ENTITY PREVIOUSLY PURCHASED OR LEASED BOROUGH OWNED LAND OR RESOURCES ? YES NO IF YES, PROVIDE LEGAL DESCRIPTION; TYPE OF PURCHASE OR LEASE; AND CURRENT STATUS:

WE HAVE AN ANNUAL AGREEMENT FOR USE WITH KPB FOR THIS AREA

13. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS ? YES NO IF YES , EXPLAIN, INCLUDING DATES:

14. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OR LIEN ? YES NO IF YES EXPLAIN:

15. COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION. ATTACH ADDITIONAL STATEMENTS AS NECESSARY.

APPLICANT/BIDDER QUALIFICATION STATEMENT

I ALLAN PHELPS, PRESIDENT KN SC.
(printed name)

of P.O. Box 44,
(address)
HOMER, AK 99603,
(city, state)

do hereby swear and affirm

I am eighteen years of age or older; and

I am a citizen of the United States; a permanent resident; or a representative of a group, association or corporation which is authorized to conduct business under the laws of Alaska; and

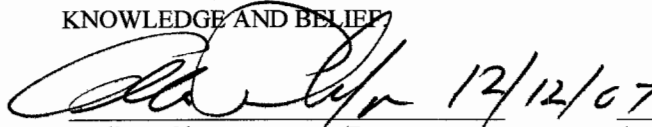
I am not delinquent on any deposit or payment of any obligation to the Borough; and

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

 12/12/07
Applicant Signature /Date Applicant Signature /Date
Allan Phelps
Print name Print name

i:roy\applicat.frm - rev 11/96

Response to Item 8: Best Public Interest for Other Than Market Value

Lookout Mountain Recreational Area

The Kachemak Nordic Ski Club is developing a new recreation area at Lookout Mountain off Ohlson Mountain Road above Homer. The club has maintained and groomed ski trails at the "hayfields" for many years, and is currently adding to those trails a new venue designed to international ski competition standards. Since the ground is high and dry, this area has the potential to be a four-season recreation area, and in addition to skiing, the area will provide opportunities for hiking, running, mountain biking, orienteering, and outdoor educational activities.

Homer is fortunate to have several venues of ski trails to choose from. The KNSC maintains and grooms trails at McNeil/Eveline, Baycrest, and Lookout Mountain. Each area has its own special attributes, and the club has every intention of continuing to maintain and improve the trails at each of these areas. However, a persistent problem in the club's efforts to improve trails, is that many of the trails cross private land, or land which is not under our control.

While a portion of the Baycrest trails was protected last year by the Kachemak Heritage Land Trust purchase of property owned by the University of Alaska, much of the Baycrest trail system is still a patchwork of private, state, and borough land, for which we can obtain only yearly lease agreements. During a strategic planning meeting of the KNSC board, it was agreed that the best prospect for long-term development, was the Lookout Mountain area. After discussions with the borough land management office, they agreed that this was a well-suited use of this land, and supported the long-term development of this recreation area.

Approximately 200 Homer area youth are currently involved in XC skiing on trails maintained through the KNSC. Exceptional programs such as Junior Nordic, Middle School and High School teams, have introduced many youth and their families to this lifetime sport, and many of these youth have excelled. Homer has produced a phenomenal number of national level athletes in this arena, far out of proportion to our population.

Nordic ski racing has gone through significant changes in the last couple decades. Skate skiing as well as classical technique are both used in most events. Mass starts and sprint races have become established at all levels. In sprint races, six racers starting in heats, race over a short (1 km) course, with only the top two going on to the next heat. Nordic racing has become much more exciting for spectators, but it now requires much different trails than were used in the past.

At this point, Homer does not have a venue capable of supporting these races. The Besh Cup is a series of six statewide races, and Homer has traditionally been a host for two of those races every other season, alternating with Soldotna. (Two are in Anchorage, and

two are in Fairbanks.) Hundreds of skiers compete in these races, and part of their purpose is to select the teams to represent Alaska at the Junior National Championships, and Arctic Winter Games. Homer will host the Besh Cup Races this January 19 and 20 at McNeil, but since we are not able to widen the trails there, this will be the last year they will be held at this site. Without the development of a new venue, Homer stands to lose the ability to host these races, and local skiers would lose the opportunity to watch and/or participate in these events and other high level events.

The new venue under development at Lookout Mountain will be very compact, utilizing a small footprint. Almost 10 km of trails will be coiled into just 40 acres of land, making it very spectator friendly. The venue will include multiple short loops that can be used for sprints, and loops can be linked in different combinations for longer races. A less difficult perimeter loop is planned for youth and masters racing as well as training. The system will tie in with the existing touring system, and serve as a focal point for longer races and four season recreation

Bill Spencer, one of Alaska's premier athletes and now a recreational trail designer, is working with KNSC to develop the venue. Bill is a registered civil engineer, and has had a hand in many venue designs around south central Alaska. As a competitor he, competed on the US Olympic team, and holds records in both the fastest time and most wins on Mount Marathon.

With dependable snow and the challenging terrain of the site, Lookout's new course will potentially be one of the most exciting and challenging ski venues in the state, will meet international course homologation standards, and provide a community friendly four season recreation area for all Homer residents

We are very excited about the addition of this recreational opportunity for the residents of Homer. For information about the project, contact Allan Phelps at 235-1406. If you are interested in becoming a member of the Kachemak Nordic Ski Club, contact Molly Brann at 235-6018.

Allan Phelps

President, Kachemak Nordic Ski Club