

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2022-32

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A SUBLEASE AGREEMENT WITH TRANSNORTHERN, LLC / DENA'INA AIR TAXI FOR SPACE "A" AT THE TOM MADSEN AIRPORT TERMINAL BUILDING

WHEREAS, the City of Unalaska finds it appropriate to sublease space within the Tom Madsen Airport Terminal Building; and

WHEREAS, the City issued a Request for Proposal to identify interested parties; and

WHEREAS, the City reviewed proposals submitted and ranked them according to the Evaluation and Award Criteria set out in the Request for Proposal; and

WHEREAS, the City has selected the proposal from TransNorthern, LLC / Dena'ina Air Taxi as the most appropriate recipient of the lease for Space "A" of the Tom Madsen Airport Terminal Building.

NOW, THEREFORE, BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to enter into a sublease agreement with TransNorthern, LLC / Dena'ina Air Taxi for Space "A" in the Tom Madsen Airport Terminal Building.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on June 28, 2022.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Patrick Bliss, Department of Ports and Harbors
Through: Chris Hladick, City Manager
Date: June 28, 2022
Re: Resolution 2022-32: Authorizing the City Manager to enter into a sublease agreement with TransNorthern, LLC / Dena'ina Air Tax for Space "A" at the Tom Madsen Airport Terminal Building

SUMMARY: The Tom Madsen Airport Terminal Building has several spaces for lease which were made available to the general public and businesses through a Request for Proposals. One of two available spaces received proposals and the Department of Ports and Harbors recommends that the space known as "A" be awarded to TransNorthern, LLC / Dena'ina Air Taxi.

PREVIOUS COUNCIL ACTION: None.

BACKGROUND: The City leases the Tom Madsen Airport Terminal Building from the State of Alaska. The City is allowed to sublease space within the terminal building as deemed appropriate. Following the departure of two existing businesses, Terminal spaces "A" and "F" were made available to the public through Request for Proposals. Space "A" is 120 square feet and space "F" is 371.3 square feet.

DISCUSSION: The City received two proposals for space "A" and no proposals for space "F". The Request for Proposals identified the Evaluation and Award Criteria as follows, in decreasing order of priority:

- Carrier providing passenger air transportation on a regularly scheduled basis
- Carrier providing passenger air transportation on a chartered basis
- Carrier providing air freight service on a regular or chartered basis
- Vehicle rental company providing motor vehicles for use of airline passengers and the general public
- Travel agency assisting the public in arranging air transportation
- Business providing services to air carriers
- Restaurant or café
- Other business

One of the proposals received is from an air charter service, TransNorthern, LLC / Dena'ina Air Taxi and the other proposal received was from North Port Rentals, a vehicle rental service that also handles air freight expediting, logistics and support. Based on the ranking as listed above, it is the recommendation that TransNorthern, LLC / Dena'ina Air Taxi receive space "A" in the terminal building.

ALTERNATIVES: The Department of Ports and Harbors recommends issuing a second Request for Proposals for space "F."

FINANCIAL IMPLICATIONS: This resolution does not create any expenditures for the City and will generate revenue from the tenant.

LEGAL: Staff worked with the City Attorney in preparing the Request for Proposals.

STAFF RECOMMENDATION: Staff finds that the proposal from TransNorthern, LLC / Dena'ina Air Taxi best meets the criteria set out in the Request for Proposals and is the most relevant entity to occupy space "A" at the Tom Madsen Airport.

PROPOSED MOTION: I move to adopt Resolution 2022-32.

CITY MANAGER COMMENTS: I concur with Staff's recommendation.

ATTACHMENTS:

- Request for Proposals
- Map
- Proposal from TransNorthern, LLC / Dena'ina Air Taxi
- Proposal from North Port Rentals



REQUEST FOR PROPOSALS
FOR SUBLEASES
TOM MADSEN AIRPORT TERMINAL BUILDING

Issue Date: May 13, 2022

Proposal Due Date: No later than 4:00 P.M. AKST, June 15, 2022

CITY OF UNALASKA
PORTS AND HARBORS DEPARTMENT
43 RAVEN WAY
P.O. BOX 610
UNALASKA, ALASKA 99685

I. BACKGROUND INFORMATION AND INSTRUCTIONS

The City of Unalaska, Alaska (City) invites submission of proposals preferably from businesses associated with air transportation for subleasing space within the terminal at the Tom Madsen Airport in Unalaska. Award of subleases shall be based solely on the proposed use of the leased space. Respondents whose proposed use of the leased space is determined to be most directly related to air transportation will be the most likely to be awarded a sublease.

Tentative Schedule for Selection Process

Deadline for clarifying questions	June 13, 2022
Submittal Deadline	June 15, 2022 4:00pm
Opening of Proposals	June 16, 2022
Notification of Intent to Lease	June 17, 2022
Recommendation to City Council with Agreement	June 28, 2022

This schedule and its components are subject to change.

Completed proposals shall be submitted via email by 4:00pm AKST **Wednesday, June 15, 2022**, to:

mveeder@ci.unalaska.ak.us; and
emagdaong@ci.unalaska.ak.us
Attention: Peggy McLaughlin, Port Director

The email shall clearly state in the subject line "Proposal for Airport Terminal Sublease." Proposals not received prior to the date and time specified above will not be considered.

All questions regarding this RFP should be submitted by email to:

Peggy McLaughlin, Port Director
Email: pmclaughlin@ci.unalaska.ak.us

Reponses will be provided within 2 business days via email and will be posted on the City website.

In order to determine if a proposal is reasonably acceptable for award, communications between City staff are permitted to clarify uncertainties or eliminate confusion concerning the contents of the proposal. Clarifications may not result in a material or substantive change to the proposal.

If the selected proposer fails to provide required proof of insurance before commencement of the proposed sublease term, the City may terminate the previously issued Notification of Intent to Lease and award the sublease to the next highest ranked proposer.

II. DESCRIPTION OF THE PROPERTY TO BE LEASED

There are two proposed leased premises identified in Attachment A depicting the interior of the Terminal as Space A and Space F. Space A contains 120 square feet. Space F contains 371.3 square feet.

III. SUBLEASE TERMS

The selected proposers shall be required to sign a sublease for the premises the proposer desires to sublease prior to approval of the sublease by the Unalaska City Council. The form of the lease is included with this RFP. **LEASE TERMS OTHER THAN PARAGRAPH 12(A)-USE OF PREMISES ARE NOT NEGOTIATBLE. DO NOT SUBMIT A PROPOSAL IF YOU ARE NOT WILLING TO SIGN THE SUBLEASE.**

IV. GENERAL INFORMATION FOR RESPONDING TO THE RFP

By submitting a proposal, each proposer accepts the terms and conditions of the City of Unalaska Tom Masen Airport Terminal Sublease Agreement (Attachment B). **LEASE TERMS OTHER THAN PARAGRAPH 12(A)-USE OF PREMISES ARE NOT NEGOTIATBLE. DO NOT SUBMIT A PROPOSAL IF THE TERMS AND CONDITIONS OF THE SUBLEASE ARE NOT ACCEPTABLE**

The Proposer must have a valid City of Unalaska business license at the time of submitting the proposal. Additional information regarding the City's business license program may be obtained by calling the City Clerk at (907) 581-1251.

The City reserves the right to accept or reject any and all proposals.

The City shall not be responsible for proposal preparation costs, nor for costs including attorney fees associated with any (administrative, judicial, or otherwise) challenge to the determination of the highest ranked proposal and/or award of lease and/or rejection of proposal. By submitting a proposal, the Proposer agrees to be bound in this respect and waives all claims to such costs and fees.

V. MINIMUM CONTENT OF RESPONSES

Submitted proposals shall include the following information in the order listed:

- Cover page
 - The complete name, address and telephone number of the proposer
 - Name of the primary contact person associated with the proposal.
- A signed letter of transmittal briefly stating that the Proposer:
 - Is properly licensed to do business in Unalaska;
 - Agrees to all the terms and conditions of the sublease.
 - Understands that the proposal is a firm and irrevocable offer through at least December 31, 2022.
- Certification that the person signing the proposal is entitled to represent the proposer authorized to sign a sublease with the City.
- Identify the Space which is the Proposer's first preference.
- Identify the Space (if any) that is Proposer's second preference.
- Indicate if Proposer wishes to sublease both Spaces.
- Identify the proposed use of each Space Proposer wishes to sublease.
- Copy of current ACCORD certificate of insurance or equivalent showing Proposer's current insurance coverage.

VI. EVALUATION AND AWARD CRITERIA

Proposals will be evaluated by the Port Director, Deputy Port Director and a member of the City Administration Department

Each proposal will be evaluated in the sole discretion of the City to determine how and to what extent the proposed use is connected to the primary air transportation purpose of the Airport Terminal. In general in decreasing order of priority these are the uses deemed connected to air transportation:

- Carrier providing passenger air transportation on a regularly scheduled basis
- Carrier providing passenger air transportation on a chartered basis
- Carrier providing air freight service on a regular or chartered basis
- Vehicle rental company providing motor vehicles for use of airline passengers and the general public

- Travel agency assisting the public in arranging air transportation
- Business providing services to air carriers
- Restaurant or café
- Other business

Award may be made to the responsible person whose proposal is determined in writing to be the most advantageous to the City, taking into consideration the proposed use of the subleased area.

The City reserves the right to accept or reject any and all proposals.

VII. ACCEPTANCE OR REJECTION AND NEGOTIATION OF PROPOSALS

The winning proposals authorized by a Notice of Intent to Lease will be required to sign the Sublease and supply proof that the City of Unalaska and the State of Alaska have been identified as additional insureds on the Proposer’s general liability coverages. If proof of such Additional Insured status has not been supplied within seven (7) calendar days of the date of the Notice of Intent to Lease, the City reserves the right to sublease the premises to the next highest rated Proposer until an agreement is reached, or until the City exercises its right to cancel the RFP.

The City reserves the right to reject any or all proposals, to waive any irregularities in the request for proposal, or responses thereto. By requesting proposals, the City is in no way obligated to award a sublease or to pay expenses of the proposer in connection with the preparation or submission of a proposal. Furthermore, the City reserves the right to reject any and all proposals prior to the execution of the sublease agreement, with no penalty to the City of Unalaska.

I hereby certify that the undersigned is authorized to represent the Proposer, and empowered to submit this Proposal, and if selected authorized to sign a Sublease with the City, in the form set forth as Attachment B to the Request for Proposals.

Firm Name: _____

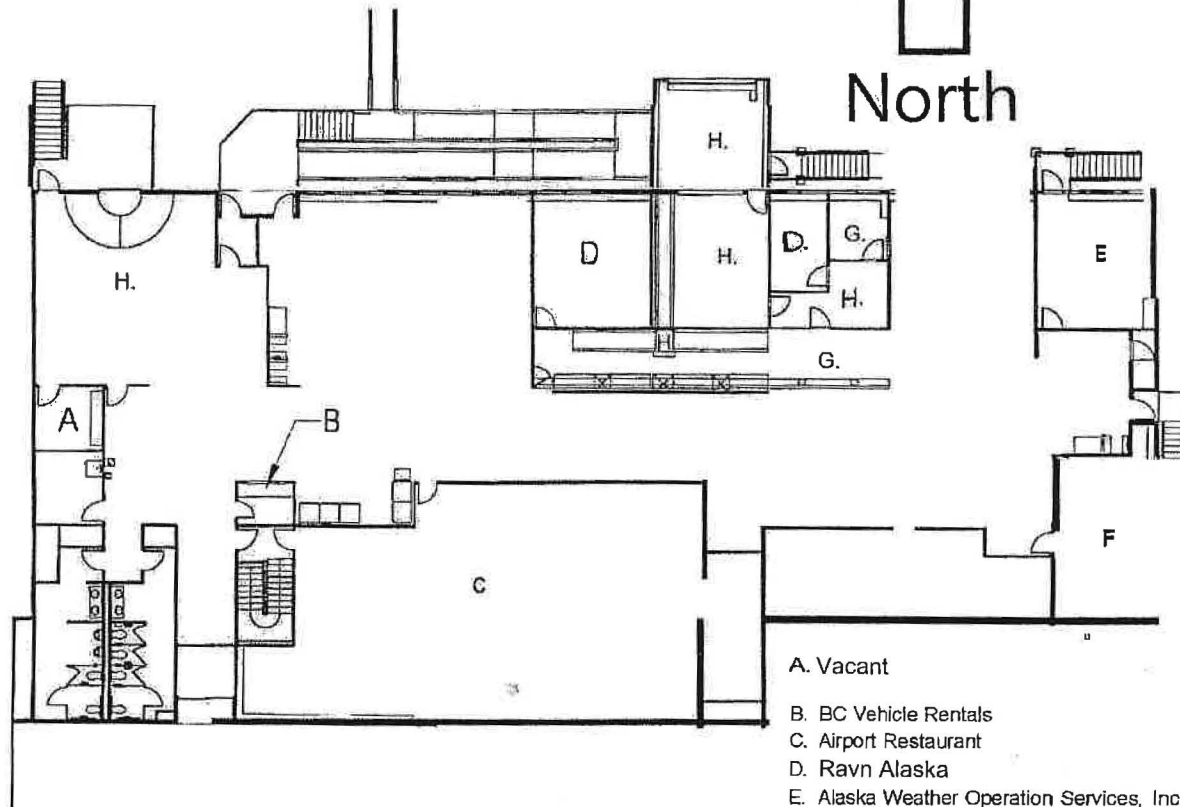
Signature _____

Printed Name: _____

Title _____

Date: _____

EXHIBIT A



- A. Vacant
- B. BC Vehicle Rentals
- C. Airport Restaurant
- D. Ravn Alaska
- E. Alaska Weather Operation Services, Inc.
- F. Vacant
- G. Grant Aviation
- H. Shared Area

Proposal for Airport Terminal Sublease



TransNorthern, LLC/Dena'ina Air Taxi
3350 Old International Airport Road
Anchorage, AK 99502
(907) 245-8359
Primary Contact: Lauren Bradley

TransNorthern, LLC/

Dena'ina Air Taxi

Lauren Bradley, Admin & Accounting Manager
3350 Old International Airport Road
Anchorage, AK 99502

June 15, 2022

Peggy McLaughlin, Port Director
City of Unalaska Ports and Harbors Department
43 Raven Way
P.O. Box 610
Unalaska, Alaska 99685

Dear Ms. McLaughlin,

TransNorthern, LLC is submitting the enclosed proposal in response to the Request For Proposals For Subleases Tom Madsen Airport Terminal Building, issue date May 13, 2022, by the City of Unalaska Ports and Harbors Department. Proposer has a valid City of Unalaska business license (attached), agrees to all terms and conditions of the sublease, and understands that the proposal is a firm and irrevocable offer through at least December 31, 2022.

We hope this proposal will meet your approval and look forward to continuing to provide passenger air transportation and freight service to Unalaska,

Respectfully,


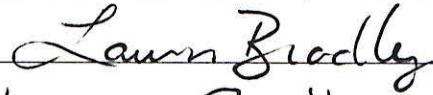


Lauren Bradley

TransNorthern, LLC/Dena'ina Air Taxi

(907) 245-8359

I hereby certify that the undersigned is authorized to represent the Proposer, and empowered to submit this Proposal, and if selected authorized to sign a Sublease with the City, in the form set forth as Attachment B to the Request for Proposals.

Firm Name: TransNorthern, LLC / Dena'ina Air Taxi
Signature  
Printed Name: Josh Jacko Lauren Bradley
Title Owner / President Admin/Accounting Manager
Date: 6/10/22 6/10/22

TransNorthern, LLC/Dena'ina Air Taxi is a Part 135 operator with experience operating and adhering to the regulations in a terminal environment. We are in good standing and have a current operating permit and terminal space agreement with the Alaska International Airports System, operating charter passenger flights out of a gate at Ted Stevens International Airport in Anchorage.

After careful consideration of the sublease template and floor plan of available spaces in Tom Madsen Airport, TransNorthern, LLC/Dena'ina Air Taxi is interested in subleasing Space A. Our first preference is this smaller 120 square foot area. We are not interested in consideration for Space F, nor leasing Space A and F simultaneously.

As a carrier providing passenger air transportation on a chartered basis as well as a carrier providing air freight service on a chartered basis, the proposed use of Space A would be to facilitate those flights. Employees, local residents of Unalaska, would operate the gate and ensure compliance with the airport regulations and sublease terms. Typically, a podium type area would be used to check in and stage small groups of passengers for chartered flights.

Attached, please find the required Certificates of Insurance. We very much appreciate your time, thank you for your consideration.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/9/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 2580 Foxfield Road Suite 203 Saint Charles IL 60174	CONTACT NAME: Diane Jelinek CAIP	
	PHONE (A/C, No, Ext): 630-549-3602	FAX (A/C, No):
	E-MAIL ADDRESS: Diane_Jelinek@ajg.com	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Starr Indemnity & Liability Company		38318
INSURER B : XL Specialty Insurance Company		37885
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		
INSURED TransNorthern, LLC dba TransNorthern Aviation Dena'ina Air Taxi, LLC, Josh Jacko 3350 Old International Airport Road Anchorage AK 99502		

COVERAGES **CERTIFICATE NUMBER:** 985784088 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X	COMMERCIAL GENERAL LIABILITY		UA00011278AV22A	5/15/2022	5/15/2023	EACH OCCURRENCE	\$ 5,000,000
		<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
		GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG	\$
		OTHER:						\$
		AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)	\$
		<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person)	\$
		<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
		<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
		<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR						\$
		<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE	\$
		<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					AGGREGATE	\$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		100 0002131	4/14/2022	4/14/2023	X PER STATUTE <input type="checkbox"/> OTHER	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input type="checkbox"/>				E.L. EACH ACCIDENT	\$ 1,000,000
		If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Coverage is evidenced as respects to the City of Unalaska Tom Madsen Airport Sublease Agreement.

City of Unalaska is included as Additional Insured but only with respect to the operations of the Named Insured per Policy Form # AHS 403 12 10.

Per Policy Form #AHS 429 12 10, City of Unalaska is provided a waiver of subrogation but only with respect to the operations of the Named Insured. However, this Waiver of Subrogation shall not operate to prejudice the insurance company's right of recourse against the City of Unalaska as manufacturers, repairers, designers, servicing agents, suppliers, over haulers and modification contractors or in respect of claims or losses arising or occasioned by the willful misconduct or gross negligence of the State of Alaska.
See Attached...

CERTIFICATE HOLDER City of Unalaska Attn: Peggy McLaughlin P.O. Box 610 Unalaska AK 99685	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, Inc.		NAMED INSURED TransNorthern, LLC dba TransNorthern Aviation Dena'inaAir Air Taxi, LLC, Josh Jacko 3350 Old International Airport Road Anchorage AK 99502	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

In the even of cancellation of said policy(s) by the company(s), the insurance company(s) agree to give 30 days written notice to the certificate holder. However this notice requirement shall not apply to:

- 1) Non-payment of Premium wherein 10 days notice will be given;
- 2) War Risk Coverage, if confirmed, which has a maximum of 7 days notice;
- 3) Coverage confirmed to any lessor if the applicable lease is terminated for any reason

Attachment to Certificate of Insurance

**TransNorthern, LLC dba TransNorthern Aviation,
Dena'ina Air Taxi, LLC, and Josh Jacko**

Insurer Schedule

Policy Term: May 15, 2022 to May 15, 2023

Aviation General Liability –Insurers	Policy Number
XL Specialty Insurance Company (50%)	UA00011278AV22A
Endurance American Insurance Company (25%)	NQF6047582
Great American Insurance Company (25%)	QSE554780-02



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/9/2022

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 2580 Foxfield Road Suite 203 Saint Charles IL 60174	CONTACT NAME: Diane Jelinek CAIP PHONE (A/C, No, Ext): 630-549-3602 E-MAIL ADDRESS: Diane_Jelinek@ajg.com	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Starr Indemnity & Liability Company</td> <td>38318</td> </tr> <tr> <td>INSURER B : XL Specialty Insurance Company</td> <td>37885</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Starr Indemnity & Liability Company	38318	INSURER B : XL Specialty Insurance Company	37885	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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COVERAGES **CERTIFICATE NUMBER:** 2011659366 **REVISION NUMBER:**

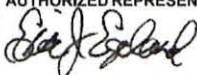
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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		UA00011278AV22A	5/15/2022	5/15/2023	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	100 0002131	4/14/2022	4/14/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Coverage is evidenced as respects to the City of Unalaska Tom Madsen Airport Sublease Agreement.

State of Alaska, Department of Transportation and Public Facilities, City of Unalaska Tom Madsen Airport are included as Additional Insured but only with respect to the operations of the Named Insured per Policy Form # AHSA 403 12 10.

Per Policy Form #AHSA 429 12 10, the state of Alaska is provided a waiver of subrogation but only with respect to the operations of the Named Insured. However, this Waiver of Subrogation shall not operate to prejudice the insurance company's right of recourse against the State of Alaska as manufacturers, repairers, designers, servicing agents, suppliers, over haulers and modification contractors or in respect of claims or losses arising or occasioned by the willful See Attached...

CERTIFICATE HOLDER State of Alaska Department of Transportation & Public Facilities City of Unalaska Tom Madsen Airport Airport Leasing PO Box 196960 Anchorage AK 99519-6960	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, Inc.		NAMED INSURED TransNorthern, LLC dba TransNorthern Aviation Dena'inaAir Air Taxi, LLC, Josh Jacko 3350 Old International Airport Road Anchorage AK 99502	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

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misconduct or gross negligence of the State of Alaska.

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**TransNorthern, LLC dba TransNorthern Aviation,
Dena'ina Air Taxi, LLC, and Josh Jacko**

Insurer Schedule

Policy Term: May 15, 2022 to May 15, 2023

Aviation General Liability –Insurers	Policy Number
XL Specialty Insurance Company (50%)	UA00011278AV22A
Endurance American Insurance Company (25%)	NQF6047582
Great American Insurance Company (25%)	QSE554780-02

CITY OF UNALASKA

P.O. BOX 610 UNALASKA, ALASKA 99685 (907)581-1251

No: 2663

Municipal Business License

Pursuant to Unalaska City Code Section 9.04.010 this authorizes

TRANSNORTHERN, LLC / DENA'INA AIR TAXI

3350 OLD INT'L AIRPORT RD

ANCHORAGE	AK	99502
-----------	----	-------

to operate a business in Unalaska, Alaska for 2022

Issuance of a Municipal Business License does not imply expertise or qualifications to conduct a trade or business, nor imply compliance with Federal or State licensing requirements

[Signature]

City Clerk's Office

6/9/2022

Date

COVER PAGE

NORTH PORT RENTALS AIRPORT TERMINAL SUBLEASE PROPOSAL June 10, 2022

NORTH PORT VENTURES, INC. – DBA NORTH PORT RENTALS
CITY OF UNALASKA BUSINESS LICENSE 665
PO BOX 920187
DUTCH HARBOR, ALASKA 99692
907-581-3880
www.northportrentalsak.com



Primary Contact: Dean DeCuir
Office: 907-581-3880
Mobile: 509-981-0685
Secondary: 907-581-3881
Email: nprdean@hotmail.com

June 10, 2022

North Port Ventures, Inc.
DBA-North Port Rentals
PO Box 920187
Dutch Harbor, AK 99692

City of Unalaska
Ports and Harbors Department
Attn: Peggy McLaughlin, Port Director
PO Box 610
Unalaska, AK 99685

Ms. McLaughlin,

Please accept this proposal for an Airport Terminal Sublease at the Tom Madsen airport. North Port Ventures, Inc. (as shown on current 2022 City of Unalaska business license 665), DBA-North Port Rentals (NPR) request Space "A" as indicated on Exhibit A of the Proposal packet.

NPR agrees to all terms and conditions as outlined in "the Agreement". NPR understands that the proposal is a firm and irrevocable offer through at least December 31, 2022.

Our request in this proposal is for Space "A" as indicated on Exhibit A of the Proposal packet. Historically, all air carrier positions are at the opposite end of the terminal. Space "A" is the only available area next to the existing vehicle rental company booth. Proximity to that booth is essential for our operation to have equity in the marketplace giving passengers arriving to Unalaska an opportunity to see their choices in (vehicle rental) service close together, allowing them to make an informed decision on who they'd use.

Our intended use for the space is (in this order) vehicle rental, air freight expediting, logistics and support. We've been an on-going lessee on State of Alaska, airport location property since the late 1980's as a company connected to air transportation.

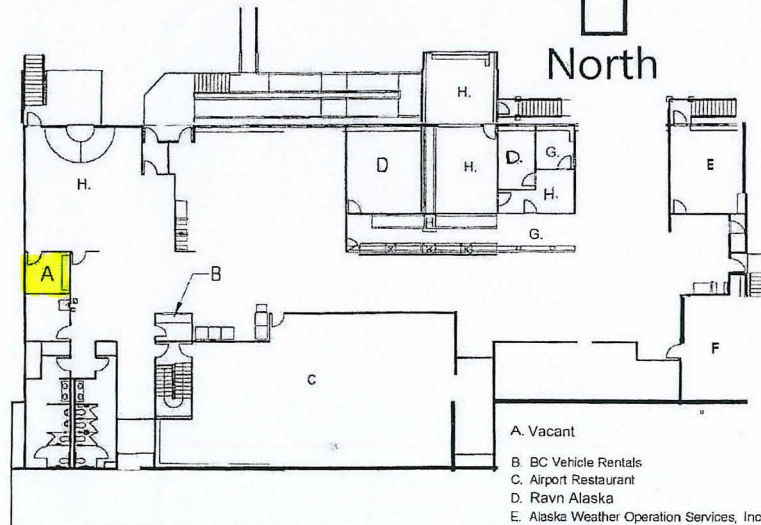
I certify that I have full authority to submit this request and sign the City the Unalaska Agreement. Please see the enclosed copy of NPR's City Business License and ACCORD insurance declaration.

Sincerely,



Dean DeCuir-Owner
North Port Ventures, Inc. – DBA North Port Rentals
509-981-0685
nprdean@hotmail.com

EXHIBIT A



- Travel agency assisting the public in arranging air transportation
- Business providing services to air carriers
- Restaurant or café
- Other business

Award may be made to the responsible person whose proposal is determined in writing to be the most advantageous to the City, taking into consideration the proposed use of the subleased area.

The City reserves the right to accept or reject any and all proposals.

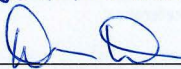
VII. ACCEPTANCE OR REJECTION AND NEGOTIATION OF PROPOSALS

The winning proposals authorized by a Notice of Intent to Lease will be required to sign the Sublease and supply proof that the City of Unalaska and the State of Alaska have been identified as additional insureds on the Proposer's general liability coverages. If proof of such Additional Insured status has not been supplied within seven (7) calendar days of the date of the Notice of Intent to Lease, the City reserves the right to sublease the premises to the next highest rated Proposer until an agreement is reached, or until the City exercises its right to cancel the RFP.

The City reserves the right to reject any or all proposals, to waive any irregularities in the request for proposal, or responses thereto. By requesting proposals, the City is in no way obligated to award a sublease or to pay expenses of the proposer in connection with the preparation or submission of a proposal. Furthermore, the City reserves the right to reject any and all proposals prior to the execution of the sublease agreement, with no penalty to the City of Unalaska.

I hereby certify that the undersigned is authorized to represent the Proposer, and empowered to submit this Proposal, and if selected authorized to sign a Sublease with the City, in the form set forth as Attachment B to the Request for Proposals.

Firm Name: NORTH POLE VENTURES, INC - DEA NORTH POLE RENTALS

Signature: 

Printed Name: DEAN DECUIR

Title: OWNER

Date: 06/10/2022

CITY OF UNALASKA

P.O. BOX 610 UNALASKA, ALASKA 99685 (907)581-1251

No: 665

Municipal Business License

Pursuant to Unalaska City Code Section 9.04.010 this authorizes

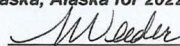
NORTH PORT VENTURES, INC. DBA NORTH PORT
RENTALS

P.O. BOX 921087

DUTCH HARBOR AK 99692

to operate a business in Unalaska, Alaska for 2022

Issuance of a Municipal Business License does
not imply expertise or qualifications to conduct
a trade or business, nor imply compliance with
Federal or State licensing requirements



City Clerk's Office

12/2/2021

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/04/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Dunlap Agency Inc 794 University Ave Ste 101		CONTACT NAME: Malissa Bergan PHONE (A/C, No, Ext): (907) 456-5202 FAX (A/C, No): (907) 456-8791 E-MAIL ADDRESS: Malissa@DunlapAgency.com	
Fairbanks AK 99709		INSURER(S) AFFORDING COVERAGE	
INSURED North Port Rentals, Inc. P.O. Box 920187 Dutch Harbor AK 99692		INSURER A : Scottsdale Insurance Company INSURER B : INSURER C : INSURER E : INSURER F :	


COVERAGES **CERTIFICATE NUMBER:** January 2021 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDSUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	RBS0070544	08/31/2021	08/31/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/IO/AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Rousseau, LLC and its parent, Alaska Central Express, Inc., and all of the respective officers, directors, and employees are named as Additional Insured for General Liability, but only as respects its liability arising out of the activities of the Named Insured per policy terms, conditions and exclusions. Waiver of Subrogation for General Liability Policy per policy terms, conditions and exclusions. Policy is primary and non-contributory

CERTIFICATE HOLDER		CANCELLATION	
Rousseau, LLC a wholly-owned subsidiary of Alaska Central Express, Inc 5901 Lockheed Ave Anchorage AK 99502		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/04/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements(s).

PRODUCER The Dunlap Agency Inc 794 University Ave Ste 101		CONTACT NAME: Malissa Bergan PHONE (A/C, No, Ext): (907) 456-5202 FAX (A/C, No): (907) 456-8791 E-MAIL ADDRESS: Malissa@DunlapAgency.com	
Fairbanks	AK 99709	INSURER(S) AFFORDING COVERAGE	
INSURED North Port Rentals, Inc. P.O. Box 920187 Dutch Harbor		INSURER A : Scottsdale Insurance Company	NAIC #
		INSURER B :	
		INSURER C :	
		INSURER E :	
		INSURER F :	

COVERAGES CERTIFICATE NUMBER: January 2021 REVISION NUMBER:

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDSUBR INSD VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		RBS0070544	08/31/2021	08/31/2022	EACH OCCURRENCE \$ 1,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
		MED EXP (Any one person) \$ 5,000				
		PERSONAL & ADV INJURY \$ 1,000,000				
	GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COM/POP AGG \$ 2,000,000
						\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$
						AGGREGATE \$
						\$
	DED RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/>
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder is named as Additional Insured for General Liability, but only as respects its liability arising out of the activities of the Named Insured per policy terms, conditions and exclusions. Waiver of Subrogation for General Liability Policy per policy terms, conditions and exclusions. Policy is primary and non-contributory

CERTIFICATE HOLDER State of Alaska DOT Leasing & Property Management P.O. Box 196900 Anchorage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Malissa Bergan</i>
AK 99519	