

APPLICATION FOR NON-PROFIT PROPERTY TAX EXEMPTION

3. Does the organization have a current IRS 501(c), or 501(c) (4) exemption ruling? YES ☒ NO ☐
4. Is the property used exclusively (100%) for the purpose of the exemption sought? YES ☐ NO ☒
5. Is any portion of the building or lot used for other purposes? YES ☒ NO ☐
6. Is there a fee to use or enter the property? YES ☐ NO ☒
7. If a fee is charged, how much does it cost? N/A Membership Fees?
8. Was any of this property used for rental purposes last year? YES ☒ NO ☐
9. Previous years? YES ☒ NO ☐ , if yes, please explain the total amount received and all expenses associated with the rental costs. Attach a summary of rental income and expenses. Income should be limited to rent received. Expenses include maintenance, utilities, repairs, etc.

Include the name of the renter: SEARHC/Sitka Vision

10. Describe the nature and uses of this property as it is related to the exemption requested, (non-profit function). Attach additional information as required.

5651 sq ft 2091 sq ft
SEARHC rents as a Non-Profit, teaching medical facility. They have students come for their required rotations as well as full time employees getting higher accreditation.

11. Explain how the use of this property is eligible for the exemption sought. Answer in relationship to the exemption being sought. Attach additional information as required.

see attached

CERTIFICATION: I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT WILLFUL MISSTATEMENT IS PUNISHABLE BY A FINE OR IMPRISONMENT UNDER AS 11.56.210

Bryan C. O'Callahan
Signature of Officer or Official Representative

7-29-25
Date

Bryan O'Callaghan
Printed Name

907-966-4219
Phone contact

Executive Director
Title

Jacelyn B Young 907-966-4252
Jacelyn Young Accounting Supervisor

APPLICATION FOR NON-PROFIT PROPERTY TAX EXEMPTION

CITY AND BOROUGH OF SITKA, ASSESSOR'S OFFICE
100 LINCOLN ST·SITKA, AK 99835
PH 747-1822

AS 29.45.030 and Sitka General Code 4.35.025 allow for property tax exemptions for Non-Profit organizations meeting certain requirements. The applicant has the burden of proof to show that both the property and the organization are eligible for exemption.

The Assessor of the City and Borough of Sitka may require additional information, to be provided in a timely manner. **POSTMARK DEADLINE IS February 28, 2025.**

It is important that the form is completed fully and any other information the applicant can supply on attached pages. Please use additional pages to answer as needed.

Return applications to: **100 Lincoln St, Sitka, Alaska 99835.** Telephone assistance is available at 907-747-1822.

ASSESSMENT YEAR APPLIED FOR: 2025

Parcel Identification Number: 1-5390-000-000-0000

ORGANIZATION NAME: Center For Community

Property Address: 700 Katlian St

Property Description: (type of property, building size, lot size, etc)

1. What exemption are you applying for? (Exemption options listed below)
- A.) Non-profit Religious _____ B.) Non-profit Educational X *Total Sqft 13068*
C.) Non-profit Charitable X *5654+5323=10,977*
D.) Non-profit Community Purpose X *88% of the building*
E.) Non-profit Hospital _____ F.) Non-profit Other _____
2. Is the organization organized as a not-for-profit entity? YES X NO _____

APPLICATION FOR NON-PROFIT PROPERTY TAX EXEMPTION

PLEASE SUBMIT THE FOLLOWING INFORMATION ALONG WITH YOUR COMPLETED APPLICATION.
AN APPLICATION NEEDS TO BE SUBMITTED FOR EACH PARCEL YOU ARE REQUESTING AN EXEMPTION FOR:

1. Current copy of Articles of Incorporation, Names of Director and Board members, and minutes of the last meeting.
2. Latest copy of the Constitution and By-Laws.
3. Documents to support the organizations non-profit status, (i.e. IRS 501(c) (3) or 501 (c) (4) determination letters, or the equivalent)
4. City and Borough of Sitka sales tax license or exemption determination.
5. A detailed statement regarding the nature of the organization and current use of the property.
6. An explanation of any grants or reimbursements from any government agency.
7. Current schedule of fees. *- grant funded*

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
FOR
THE CENTER FOR COMMUNITY, INC.
(Domestic Nonprofit Corporation)

The Center for Community, Inc. hereby adopts the following Amended And Restated Articles of Incorporation.

ARTICLE I

The name of the corporation is The Center for Community, Inc.

ARTICLE II

This Corporation shall commence upon its being granted a corporate charter and shall be perpetual.

ARTICLE III

PURPOSES

The Corporation is organized exclusively for charitable, scientific, literary or educational purposes within the meaning of section 501(c)(3) of the Internal Revenue Code and may do any and all acts consistent therewith.

The Corporation may provide assistance with needs of individuals in the areas of education, social services, health care related services, employment services, public transportation, and consulting services and may engage in activities resulting in or leading toward independent and fulfilling lives for people of all ages who are affected by physical, intellectual, behavioral, educational, or financial disabilities or disadvantages.

In addition, The Corporation may provide information, consultation, or engage in other activities to assist local governments, tribal governments, or agencies of state or local government to plan for or provide services in any of the aforementioned categories to citizens of those governmental entities, or to assist other institutions or agencies which provide similar services to individuals.

Mrs. Cristie Rodriguez

Box 1323, Sitka, AK 99835

Mrs. Kimberley Piepkow

Box 2201, Sitka, AK 99835

ARTICLE IX

LIMITATION OF LIABILITY

The liability of a director of the Corporation for monetary damages for the breach of fiduciary duty as a director is hereby eliminated to the fullest extent authorized under Alaska law.

ARTICLE X

COMPENSATION

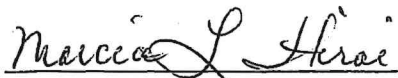
Directors shall not receive salary or any other compensation for their service as directors. A director who provides services unconnected with service on the board of directors may be compensated for those services.

ARTICLE XI

AMENDMENTS

These Articles of Incorporation may be amended at any regular meeting of the board of directors or at any special meeting of the same called for that purpose, by a vote of two-thirds of those eligible to vote who are present at that meeting. No amendment of the Articles of Incorporation shall be made at any regular meeting or special meeting unless a notice is mailed or delivered electronically to each director at the director's last address of record not less than ten (10) days before such regular or special meeting, stating that it is proposed that the Articles Of Incorporation be amended at such regular or special meeting.

We, the President and Secretary of the Corporation, sign our names and verify these Amended And Restated Articles Of Incorporation on the dates below written.



Signature of President

Marcia Hirai

Printed Name of President

June 28, 2011

Date



Signature of Secretary

Carolyn Hammack

Printed Name of Secretary

June 28, 2011

Date

**BYLAWS
of
THE CENTER FOR COMMUNITY, INC.**

As amended by vote of the Board on June 28, 2011

**SECTION ONE
OFFICES**

The principal office of the corporation shall be located at 700 Katlian Street, Suite B, Sitka, Alaska 99835. The corporation may have such other offices as approved by the board of directors.

**SECTION TWO
BOARD OF
DIRECTORS**

GENERAL POWERS. The affairs of the corporation shall be managed by its board of directors. Directors shall be at least 18 years of age at the time of appointment. The current board of directors shall invite new persons to become directors.

NUMBER, TERM AND ELECTION. The number of directors shall be not less than five (5) nor more than nine (9). Directors shall be elected to the board by the other directors, which election may occur at any regular or special meeting of the board, and the term of office for a director shall be three (3) years, set to coincide with the fiscal year of the corporation. The terms of the directors shall be fixed so that no more than one-third of the seats on the board shall be elected at the beginning of each fiscal year. No employee shall be a voting member of the board of directors.

VACANCIES. Any vacancy occurring on the board of directors shall be filled by the board of directors. A director appointed to fill a vacancy shall serve for the unexpired term of the director's predecessor in office.

REMOVAL. Any director elected or appointed to the board of directors may be removed by the board of directors whenever in its judgment the best interest of the corporation would be served thereby.

ATTENDANCE. Any director missing three regular meetings in any fiscal year without prior permission from the president of the board may be removed from the board.

QUORUM. A quorum is at least one half the number of currently filled board seats, or four, whichever number is higher. If less than a quorum of the directors is present at any meeting, a majority of those present may adjourn the meeting without notice. Directors may attend the meeting via telephone or computer connection which allows all directors to hear all comments by all other directors, and a director attending in this manner may exercise all regular comment and voting powers. A director may not give his or her proxy to act as a director to any other person.

absence of such specifications, each officer shall have the powers and authority and shall perform and discharge the duties of officers of the same title serving in nonprofit corporations having the same or similar general purposes and objectives as this corporation.

EXECUTIVE DIRECTOR. There shall be an executive director who shall be the active executive and administrative officer of the corporation and shall be charged with the direction of its activities in the accomplishment of its purposes, subject, however, to the direction, supervision, and control of the board of directors. The executive director shall be the official custodian of all papers, documents, books and records of this organization and shall perform such other duties as pertinent to this office or as assigned to the executive director by the president. The executive director shall render such reports as the board of directors requests.

SECTION FOUR MEETINGS

MEETINGS OF THE BOARD OF DIRECTORS. A regular meeting of the board of directors will be held each year after and as near to the first day of July as possible, and thereafter at least once during each calendar quarter of the year at a location and time as the directors may determine.

NOTICE OF MEETINGS. Notice of the regular meetings of the board of directors shall be given at least one (1) week prior to the regular meeting and shall be oral, in writing, or made by telephone, email, or internet posting, or delivered personally to each director.

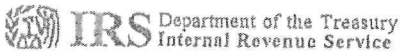
SPECIAL MEETINGS. Special meetings of the board of directors may be called by or at the request of the President or any five (5) directors, and shall be held at the principal office of the corporation or at such other place as the directors may determine.

NOTICE OF SPECIAL MEETINGS. Notice of any special meeting of the board of directors shall be given at least one (1) day prior to the meeting and shall be oral, in writing, or made electronic means, or delivered personally to each director.

SECTION FIVE DELEGATION OF POWERS AND RECORDS OF CORPORATION

CONTRACTS. The board of directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of or on behalf of the corporation, and such authority may be general or may be confined to specific instances.

CHECKS, DRAFT OR ORDERS. All checks, drafts or order for the payment of money, notes, or other evidences of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall be determined by resolution of the board of directors. In the absence of such determination by the board of directors, such instruments shall be signed by the last authorized signers.



Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248562365
May 09, 2008 LTR 4168C E0
92-0086838 000000 00 000
00013748
BODC: TE

CENTER FOR COMMUNITY INC
700 KATLIAN ST STE B
SITKA AK 99835

111614

Employer Identification Number: 92-0086838
Person to Contact: Robert C. Voss
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of Apr. 30, 2008, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in May 1985, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

**KETCHIKAN GATEWAY BOROUGH
1900 FIRST AVE SUITE 118
KETCHIKAN, AK 99901
TAX EXEMPT NUMBER:**

1104E

**CENTER FOR COMMUNITY
CONNIE J SIPE EX. DIR.**

**2030 SEALEVEL DR #220-C
KETCHIKAN AK 99901**

The above organization has provided documentation which shows it to be organized exclusively for religious, educational, or charitable purposes, and therefor is exempt from taxation under Section 45.20.055.(h) of the Ketchikan Gateway Borough Code of Ordinances.

*MICHAEL J. HOUTS
FINANCE DIRECTOR*

TAX EXEMPT CERTIFICATE NUMBER: 1104E

**CENTER FOR COMMUNITY
CONNIE J SIPE EX. DIR.**

**2030 SEALEVEL DR #220-C
KETCHIKAN AK 99901**

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*MICHAEL J. HOUTS
FINANCE DIRECTOR*



CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

SALES TAX EXEMPTION CERTIFICATE

FINANCE DEPT. TREASURY DIV.
155 So. Seward St., Juneau, AK 99801

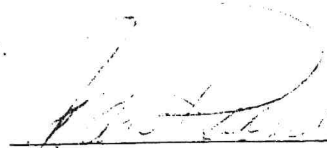
THE CENTER FOR COMMUNITY, INC. has been granted this certificate of exemption on their **purchases** and **sales*** from the City and Borough of Juneau's sales tax under Section 16 of CBJ 69.05.040.

This certificate becomes effective on 6/27/95 and is not retroactive. This certificate is not valid unless signed by the Sales Tax Administrator.

Dated this 27TH day of JUNE 19 95.

* Except those sales subject to federal income tax.

Certificate № 363


Sales Tax Administrator

Note: This is not a duplicate - no replacement date. If you need a replacement, please contact the Finance Department.

Name Center For Community, Inc.

City of Klawock
Sales Tax Exempt

Spirid Galaktionidis
City Clerk
7105



City and Borough of Sitka

PROVIDING FOR TODAY...PREPARING FOR TOMORROW

Coast Guard City, USA

Center for Community Inc.

EIN. # 92-0086838

SALES TAX EXEMPTION CERTIFICATE GOVERNMENT SUPPORTED AGENCY

EXEMPT # N25-281

Purchases made by Center for Community, Inc. of Sitka, Alaska for its sole use and ownership, are exempt from Sitka's sales tax. Sellers are hereby authorized to make sales to this government supported agency without the collection of any sales tax. This does not exempt bed tax.

This certificate is of a renewable nature and must be renewed every other year with agencies keeping active accounts within the City and Borough of Sitka.

City & Borough of Sitka

Mariah Arthur
Tax Specialist

ISSUED: 02/29/2024
EXPIRATION: 12/31/2025