

Municipality of Anchorage

Declaration of Candidacy Form

DISTRICT 1 – SEAT B – North Anchorage
Term ends 2029

2026-01-26 10:00 AM



Office use only

I hereby declare my candidacy for an Assembly Seat for the Municipality of Anchorage, and agree to serve, if elected, for a 3-year term, expiring upon certification of the April 2029 Regular Municipal Election. I do hereby swear (affirm) that:

- (1) I am a qualified voter of Anchorage;
- (2) I have been a resident of **Assembly District 1** for at least one year; and
- (3) I commit to remain a resident of **Assembly District 1** while in office.

It is further understood that I may withdraw my declaration of candidacy at any time by filing a statement under oath with the Municipal Clerk in accordance with AMC 28.30.030D. I understand that if I file my request to withdraw after 5:00 p.m. on February 3, 2026, the Municipal Clerk has the sole discretion to remove my name from subsequent notices and the ballot.

The following information will appear on the municipal election website. Please write legibly.

Justin Milette Justin Milette
Candidate Name Name as it should appear on ballot

1415 P Street #A Anchorage, AK 99501
Residence Address, City, State, and Zip Code

P.O. Box 200313 Anchorage, AK 99520
Mailing Address, City, State, and Zip Code

907 306 9436 _____
Phone Number Office Phone Number & Fax Number

justin4anchorage@gmail.com miletteforalaska.com
Email Address Website Address

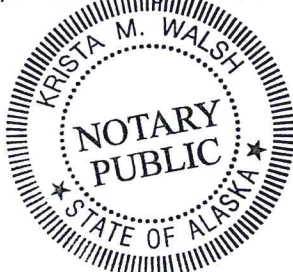
I hereby swear (affirm) that the above declaration and all statements contained herein are true and correct.

[Signature]
Signature of Candidate

DATED THIS 26th day of January, 2026

State of Alaska)
)SS
Third Judicial District)

THIS IS TO CERTIFY that on this 26 day of January, 2026, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Justin Milette known to me and known to be the individual named in and who executed the foregoing instrument and he/she acknowledged to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.



WITNESS my hand and official seal the day and year last written above.

[Signature]
Notary Public in and for Alaska
My Commission expires: 7/24/2029

POFD FORM

**COMPLETED**Submission Date: **01/23/2026**

FILER INFORMATION

First Name: **Justin**Last Name: **Milette**Address: **P.O Box 200313**City, State Zip: **Anchorage, Alaska 99520**Contact Phone: **9073069436**Alternate Phone: **Nothing to Report**Fax (Optional): **Nothing to Report**Email: **justin4anchorage@gmail.com**Partner Type: **Spouse**Spouse/Domestic Partner Name: **Yana Milette**Dependent Children: **1**Non-Dependent Children: **0**

PURPOSE OF FILING

Report Year: **2026**Report Dates: From **01/01/2025** Through **12/31/2025**Filing As: **Municipal Candidate**Municipality: **Anchorage, City and Borough**Office: **Assembly**Report Type: **Candidate**

INCOME

Owner	Type	Detail	Description	Amount
Filer	Rental	Tenant: Steven Kunemond	None	\$5,000 - \$10,000
Filer	Rental	Tenant: John Connor		\$2,000 - \$5,000
Filer	Other	Source: Stock Disbursement/Cash Out		\$200,000 - \$500,000

Filer	Self Employment	Aspire Realty Group	Real Estate commis sions	\$200,000 - \$500,000
		Commission From: 01/01/2025 Through 12/31/2025 Time Worked: 12/30/160		
		Client Names		Client Amount
		DOV Investments LLC		\$20,000 - \$50,000
		Scott Crosby, Nicole Crosby		\$1,000 - \$2,000
		Keaton Shirah		\$10,000 - \$20,000
		Brian Svedin, Nathan Graber		\$1,000 - \$2,000
		Gary Martinek		\$5,000 - \$10,000
		Matthew Desalvo		\$10,000 - \$20,000
		RECKNAGLE FAMILY TRUST		\$5,000 - \$10,000
		Nicholas Brodie		\$10,000 - \$20,000
		Ross and Wendy Horton		\$10,000 - \$20,000
		Ryan Amos		\$1,000 - \$2,000
		Linda Steffes, Truitt D Smith		\$2,000 - \$5,000
		Justyn Washington		\$1,000 - \$2,000
		David and Maria Vanord		\$10,000 - \$20,000
		Nestor & Neco Eucogal		\$1,000 - \$2,000
		Justin & Kailey Moore		\$2,000 - \$5,000
		Gallo Limited Partnership		\$2,000 - \$5,000
		Brittany Martin		\$1,000 - \$2,000
		Revival Homes, LLC		\$1,000 - \$2,000
				\$2,000 -

Eric Camp	\$5,000
Marshall Pickering	\$2,000 - \$5,000
Justin Hatton	\$2,000 - \$5,000
Nathaniel Tonn	\$2,000 - \$5,000
Steven Pohl	\$5,000 - \$10,000
Rebecca Fahnstock	\$1,000 - \$2,000
Joy Higgins	\$2,000 - \$5,000
Danielle Taylor Tibbe	\$1,000 - \$2,000
Kevin Morris	\$10,000 - \$20,000
ANASTACIO OVCHINNIKOV	\$5,000 - \$10,000
Alvaro Gonzalez, BESSAREEN GONZALEZ	\$2,000 - \$5,000
Aja Johannes, Ian Johannes	\$5,000 - \$10,000
Chad Briley	\$20,000 - \$50,000
ROBIN WARFIELD	\$10,000 - \$20,000
TOBIAS SANDBERG	\$10,000 - \$20,000
FRANCES ADAMS	\$5,000 - \$10,000
David Billmyer	\$1,000 - \$2,000
WD 23, LLC	\$2,000 - \$5,000
EN Investments LLC	\$2,000 - \$5,000
Kevin and Heidi Kollins	\$10,000 - \$20,000
Barbara Aldridge	\$2,000 - \$5,000
Michael Oatman	\$5,000 - \$10,000

		Sara and Shawn Engle	\$10,000 - \$20,000
		Emily Krol	\$5,000 - \$10,000
		Spinell Homes	\$10,000 - \$20,000
		Reggie & Karen Chambers	\$2,000 - \$5,000
Filer	Self Employment	<div>Casa Rentals LLC</div> <div>Commission</div> <div>From: 01/01/2025 Through 12/31/2025</div> <div>Time Worked: Full Time</div>	<div>Owned by filer and Spouse, Commission from vacation rental management.</div> <div>\$200,000 - \$500,000</div>
		Client Names	Client Amount
		Tristen Pattee	\$5,000 - \$10,000
		Brenda and Brandon Lester	\$5,000 - \$10,000
		Steve and Katya Koteff	\$5,000 - \$10,000
		Justin and Yana Milette	\$5,000 - \$10,000
		Amanda Nosich	\$2,000 - \$5,000
		Melissa and Max Gygax	\$5,000 - \$10,000
		Jason Dommer and Alison O'Leary	\$10,000 - \$20,000
		Julia and Austin Skelly	\$5,000 - \$10,000
		Betsy and Keith Wilson	\$2,000 - \$5,000
		Shane and Julia Wyant	\$10,000 - \$20,000
		Jason Bressler and Jana Seaman	\$10,000 - \$20,000
		Natalia Sapyrkina	\$10,000 - \$20,000
		Chris Krull	\$10,000 - \$20,000
		Baseline Properties	\$10,000 - \$20,000

		3rd Avenue Investments		\$20,000 - \$50,000
		Charlotte Gaston		\$5,000 - \$10,000
		Benedict Galligan		\$2,000 - \$5,000
		Joseph Waggoner		\$10,000 - \$20,000
		Brandon Cole		\$10,000 - \$20,000
		Ryan Cole		\$5,000 - \$10,000
		Jonathon Mcneil and Nicole Cusack		\$20,000 - \$50,000
		Debra McNeil		\$10,000 - \$20,000
		Lux Casa		\$20,000 - \$50,000
		Steven Leash		\$5,000 - \$10,000
		Jonathan Wagner		\$10,000 - \$20,000
		Claire and Benjamin Leonard		\$5,000 - \$10,000
		Mick Brogan		\$10,000 - \$20,000
		Bill Lovett		\$5,000 - \$10,000
		Alex Johnson and Peter Mueller		\$2,000 - \$5,000
		KRK Management		\$20,000 - \$50,000
		Regina Johnson		\$5,000 - \$10,000
Filer	Self Employment	3rd Avenue Investments	Income from vacati on rentals managed by Casa Rentals	\$100,000 - \$200,000
		Part-time From: 01/01/2025 Through 12/31/2025 Time Worked: Part time		
		Client Names		Client Amount
		Casa Rentals LLS		\$100,000 - \$200,000

Filer	Self Employment	Ak Art Collective	Income generated from Art Sales	\$10,000 - \$20,000
		Part-time From: 01/01/2025 Through 12/31/2025 Time Worked: 10hours per month		
		Client Names		
		Nick Milette		\$5,000 - \$10,000
Filer	Self Employment	Lux Casa LLC	Holding Company owned jointly with spouse, earning income as a vacation rental managed by Casa Rentals LLC	\$100,000 - \$200,000
		Part-time From: 01/01/2025 Through 12/31/2025 Time Worked: 10 Hours per month		
		Client Names		
		Casa Rentals		\$100,000 - \$200,000

INTERESTS

Owner	Type	Detail	Description / Interest
Filer	Business	Business Name: Aspire Realty Group	Position / Type: Owner
		529 W 3rd Avenue Anchorage, Alaska 99501	
Filer	Business	Business Name: 3rd Avenue Investments LLC	Position / Type: Owner
		1415 P Street Anchorage, Alaska 99501	
Filer, Spouse	Business	Business Name: Casa Rentals	Position / Type: Partner
		529 W 3rd Ave Anchorage, Alaska 99501	
Filer	Business	Business Name: AK Art Collective	Position / Type: Partner
		521 W 3rd Avenue Anchorage, Alaska 99501	
Filer	Business	Business Name: Ak49	Position / Type: Owner

		Holdings LLC 5900 Balcones Drive STE 100 Austin, Texas 78731	
Filer	Business	Business Name: Canyon Strip LLC 2211 SUNRISE DRIVE Anchorage, Alaska 99508	Position / Type: Partner
Filer	Business	Business Name: Alaska Energy Ventures 901 PHOTO AVE, SECOND FLOOR Anchorage, Alaska 99503	Position / Type: Stockholder
Filer, Spouse	Business	Business Name: Lux Casa LLC 1415 P Street Unit A Anchorage, Alaska 99501	Position / Type: Owner, Partner
Filer	Real Property	334 W Lullwood Avenue San Antonio, Texas 78212	Ownership Interest: Fee Simple
Filer	Real Property	CANYON LK ASLS 80-139 BLOCK 2 LOT 20 MSB, Alaska 99667	Ownership Interest: Fee Simple
Filer	Real Property	CANYON LK ASLS 80-139 BLOCK 5 LOT 6-1 MSB, Alaska 99667	Ownership Interest: Fee Simple
Filer	Real Property	CANYON LK ASLS 80-139 BLOCK 3 LOT 21-1 MSB, Alaska 99667	Ownership Interest: Fee Simple
Filer	Real Property	Not Reported Not Reported, Alaska 99501	Ownership Interest: Fee Simple
Filer	Real Property	ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS Anchorage, Alaska 99501	Ownership Interest: Fee Simple
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Filer	Real Property	ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS Anchorage, Alaska 99501	Ownership Interest: Fee Simple
Filer	Real Property	ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS	Ownership Interest: Fee Simple

		Anchorage, Alaska 99501	
Filer	Real Property	ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS Anchorage, Alaska 99501	Ownership Interest: Fee Simple
Filer	Real Property	ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS Anchorage, Alaska 99501	Ownership Interest: Fee Simple
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Filer	Real Property	ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS Anchorage, Alaska 99501	Ownership Interest: Fee Simple
Filer	Real	CHESTER BLK 4 LT 3	Ownership Interest: Fee Simple

	Property	Anchorage, Alaska 99501	
Spouse	Real Property	CHESTER BLK 4 LT 3 Anchorage, Alaska 99501	Ownership Interest: Fee Simple
Spouse	Real Property	Not Reported Not Reported, Alaska 99501	Ownership Interest: Fee Simple
Spouse	Beneficial	Managed By: Northwest Plan Services	Retirement Account from previous employer Ownership: 100%
Filer	Beneficial	Managed By: Morgan Stanley	Morgan Stanley Stock account tied to Brokerage Stock options Ownership: 100%

LOANS AND DEBTS

Owner	Type	Name
Filer, Spouse	Lender	First National Bank Alaska
Filer, Spouse	Lender	First National Bank Alaska
Filer	Lender	GM Financial
Spouse	Lender	Ally Bank
Filer	Lender	FCI Lender Services
Filer, Spouse	Lender	PHH Mortgage
Filer, Spouse	Lender	GM Financial

LEASES

Owner	Type of Lease	Lease/Contract ID	Interest	Status	Description
No Leases / Nothing to Report					

CLOSE ECONOMIC ASSOCIATIONS

Associated Person	Description
No Associations / Nothing to Report	

LOBBYIST PARTNER EMPLOYERS

Name	Address	Compensation
No Lobbyist Partner Employers / Nothing to Report		

Municipality of Anchorage

Candidate Information for Publication 2026



MOA Election Center

619 East Ship Creek Avenue, Door D, Anchorage, Alaska 99501

(PO Box 196659, Anchorage, Alaska 99519)

Email: elections@anchorageak.gov Telephone: 907-243-VOTE (8683) Fax: 907-343-4313

or

Municipal Clerk's Office

632 West 6th Avenue, Suite 250, Anchorage, Alaska 99501

Forms may be submitted in-person or via email.

This candidate statement form must be received by no later than **Friday, January 30, 2026 at 5:00 p.m.**
If received after the deadline the acceptance of this form is at the discretion of the Clerk or designee of the Clerk.

[NOTE: Candidate information will be published verbatim on the MOA's Election website and in the Voter Pamphlet.]

CANDIDATE PROFILE	
Name: Justin Milette	
Office Sought: Anchorage Assembly District 1	
Email: justin4anchorage@gmail.com	Phone No.: 9073069436
Education: Associates - Occupational Health and Safety	
ELECTED EXPERIENCE	
Elected and/or appointed positions held and dates of service – List no more than 3	
1. No Prior elected experience	
2.	
3.	
OTHER PROFESSIONAL EXPERIENCE	
Elected and/or appointed positions held and dates of service – list no more than 3.	
1. Anchorage Downtown Partnership Board Member 2025-Present	
2.	
3.	
COMMUNITY SERVICE	
List no more than 3	
1. Anchorage Fire Department - Firefighter	
2. State of Alaska Airport Police and Firefighter	
3. Downtown Community Council	