

# Municipality of Anchorage

## Declaration of Candidacy Form

### DISTRICT 1 – SEAT B – North Anchorage

Term ends 2029



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.

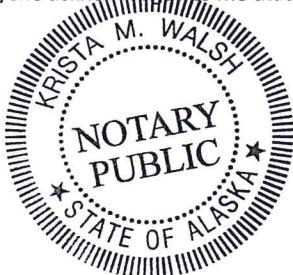
  
**Signature of Candidate**

DATED THIS 26<sup>th</sup> 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.



Notary Public in and for Alaska  
My Commission expires:

7/24/2029

## POFD FORM

COMPLETED

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

## FILER INFORMATION

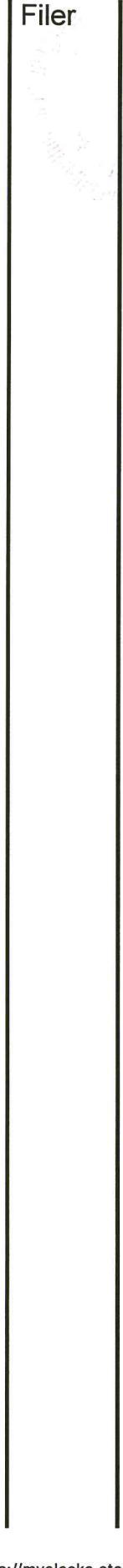
First Name: **Justin**Last Name: **Milette**Address: **P.O Box 200313**City, State Zip: **Anchorage, Alaska 99520**Contact Phone: **9073069436**Alternate Phone: **Nothing to Report**Fax (Optional): **Nothing to Report**Email: **justin4anchorage@gmail.com**Partner Type: **Spouse**Spouse/Domestic Partner 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 Commission From: 01/01/2025 Through 12/31/2025 Time Worked: 12/30/160	Real Estate commissions	\$200,000 - \$500,000
		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 & Necy 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 Fahnestock	\$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	Casa Rentals LLC <hr/> Commission From: 01/01/2025 Through 12/31/2025 Time Worked: Full Time	Owned by filer and Spouse, Commissions from vacation rental management.
		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  Part-time From: 01/01/2025 Through 12/31/2025 Time Worked: Part time	Income from vacation rentals managed by Casa Rentals  <b>\$100,000 - \$200,000</b>
		Client Names	Client Amount
		Casa Rentals LLS	\$100,000 - \$200,000

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

## INTERESTS

Owner	Type	Detail	Description / Interest
Filer	Business	Business Name: Aspire Realty Group  529 W 3rd Avenue Anchorage, Alaska 99501	Position / Type: Owner
Filer	Business	Business Name: 3rd Avenue Investments LLC  1415 P Street Anchorage, Alaska 99501	Position / Type: Owner
Filer, Spouse	Business	Business Name: Casa Rentals  529 W 3rd Ave Anchorage, Alaska 99501	Position / Type: Partner
Filer	Business	Business Name: AK Art Collective  521 W 3rd Avenue Anchorage, Alaska 99501	Position / Type: Partner
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
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
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
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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 Anchorage, Alaska 99501	Ownership Interest: Fee Simple
Filer	Real Property	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
<b>No Leases / Nothing to Report</b>					

## CLOSE ECONOMIC ASSOCIATIONS

Associated Person	Description
<b>No Associations / Nothing to Report</b>	

## LOBBYIST PARTNER EMPLOYERS

Name	Address	Compensation
<b>No Lobbyist Partner Employers / Nothing to Report</b>		



# 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](mailto: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](mailto: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