



Alaska Public Offices Commission

EXPEDITED COMPLAINT



EXPEDITED COMPLAINT REQUEST	ALL COMPLAINTS MUST INCLUDE:	APOC case name/number/date
PRIOR to requesting expedited review, ensure your filing meets the factors required for expedited approval in AS 15.13.380(c). Those factors are whether the alleged violation: ☒ if not immediately restrained (stopped), could materially affect the outcome of an election or other impending event; ☒ could cause irreparable harm that penalties could not adequately remedy; and ☒ whether there is reasonable cause to believe that a violation has occurred or will occur Expedited review requires the <u>complainant</u> to prove the violation by a preponderance of the evidence.	1. Complainant's name + contact info 2. Respondent's name + contact info 3. Laws, regulations allegedly violated 4. Description of allegations 5. Basis of knowledge of alleged facts 6. Documentation to support allegations 7. Notarized signature of the complainant 8. Proof that complaint and all supporting documents were served on respondent	ARRIVED 9/4/2026 APOC - ANCH PM HC FAX/ELE 26-14-POFD
	APOC LAWS ALLEGEDLY VIOLATED <i>Specify section of law or regulation</i>	
	Campaign Disclosure Law ☒ AS 15.13 ☐ 2 AAC 50.250-405	Public Official Financial Disclosure ☐ AS 39.50 ☒ 2 AAC 50.680-799
Lobbying Regulation ☐ AS 24.45 ☐ 2 AAC 50.550-590	Legislative Financial Disclosure ☐ AS 24.60 ☐ 2 AAC 50.680-799	
☐ APOC ☒ Person ☐ Party ☐ Group	COMPLAINANT	
Address: <u>18730 Milk Run Dr Eagle River, AK 99577</u> City / Zip: <u>Eagle River, AK 99577</u> Phone/Fax: <u>88-892-9813</u> E-mail: <u>joel.g.j@gmail.com</u>		☐ Person ☐ Party ☐ Group
COMPLAINANT'S REPRESENTATIVE		RESPONDENT <i>Person or group allegedly violating law</i>
Name/Title: _____ Address: _____ Phone/Fax: _____ E-mail: _____		Name/Title: <u>Zachary Johnson</u> Address: <u>PO Box 2185 Sitka, AK 99835 / PO Box 11102 Anchorage, AK 99511</u> Phone/Fax: <u>907-206-0753</u> E-mail: <u>Zac.Johnson@alaska.com</u>
DESCRIPTION or SUMMARY of ALLEGED VIOLATION <u>See attached documents</u>		SUPPORTING DOCUMENTS – DESCRIBE: <u>See attached documents</u>
PROOF of SERVICE ATTACHED: ☐ Fax – receipt confirmation ☐ Certified mail – signed receipt ☐ Process server – return of service ☒ E-mail – delivery/read receipt ☐ Other:		
COMPLAINANT'S SWORN STATEMENT: To the best of my knowledge and belief, these statements are true		
Signature: _____ Title: _____ Subscribed and sworn to or affirmed by me at <u>Anchorage AK</u> on <u>9-4-2026</u>		 NOTARY PUBLIC
Signature: _____ Title: _____		
APOC COMPLAINTS, RESPONSES, INVESTIGATION REPORTS & COMMISSION ACTIONS ARE PUBLIC DOCUMENTS		
APOC ANCHORAGE 2221 E. NORTHERN LIGHTS #128 ANCHORAGE, AK 99508 907-276-4176 / FAX 907-276-7018 TOLL-FREE 800-478-4176 WEB: http://doa.alaska.gov/apoc/	APOC JUNEAU 240 MAIN STREET #500 P.O. BOX 110222 JUNEAU, AK 99811 465-4864 / FAX 465-4832 APOC FORMS: http://doa.alaska.gov/apoc/forms_all.html	APOC COMPLAINT PROCESS: 2 AAC 50.490-476 FILING COMPLAINTS: 2 AAC 50.870 ANSWERING COMPLAINTS: 2 AAC 50.880 APOC CRITERIA for ACCEPTING COMPLAINTS: 2 AAC 50.870 INVESTIGATIONS & HEARINGS: 2 AAC 50.875-891 RULES for REQUESTING EXPEDITED CONSIDERATION: AS15 13.380(c) APOC LAWS: http://doa.alaska.gov/apoc/apoclaws.html

EXPEDITED COMPLAINT

Laws and regulations at issue

AS 39.50.030(a), (b)(1), and (b)(4); AS 39.50.200(a)(10); 2 AAC 50.700(a); 2 AAC 50.712; 2 AAC 50.725; and the candidate-compliance procedures in 2 AAC 50.850(h)-(i).

Clear and concise statement of facts

1. Johnson filed a 2026 candidate POFD on June 1, 2026 covering January 1 through December 31, 2025. He disclosed ownership or partnership interests in Coyote Lake LLC, Eagle Standard LLC, Wild Air Farm LLC, and ZHI LLC, as well as related Indiana real property. He reported no rental income, business income, self-employment income, tenants, or clients from those entities. Exhibit A.
2. A June 1, 2024 Zionsville Monthly article identifies Johnson as the current owner of Wild Air Farm and reports that H&H Stables LLC owns and operates a horse business there, manages the barns and horse shows, and works in collaboration with Johnson. H&H's president is quoted saying the business had recently "resigned our long-term lease with Zach" and would remain at Wild Air Farm for many years. In context, "resigned" appears to be a typographical rendering of "re-signed," because the same sentence says H&H would remain for many years. Exhibit B.
3. An April 14, 2025 article separately reports that Morning Dove Therapeutic Riding Center entered a long-term lease with the property owner for a parcel at Wild Air Farms. The article does not name Johnson as the lessor, identify the payee, state the rent, or establish that payment began in 2025. It corroborates that long-term leasing activity was occurring at Wild Air during the reporting year, but it is secondary evidence only. Exhibit C.
4. On information and belief, H&H Stables continued to occupy and operate at Wild Air Farm during 2025 under the reported long-term lease and paid more than \$1,000 in rent to Johnson or an entity through which he held the property. If so, the tenant and amount were required source-of-income information under AS 39.50.030(b)(1), AS 39.50.200(a)(10), and 2 AAC 50.725. The public POFD identifies neither H&H nor any rental income.
5. A separate deficiency is visible on the face of the filing. Johnson reports a \$200,000-\$500,000 "Wiest Trust Distribution" as income. In the Interests section, he reports a 25% beneficial interest managed by PNC Bank but gives the description as "N/A" and does not identify the trust or the property held in it. AS 39.50.030(b)(4) requires the identity of the trust or fiduciary relationship, a description and identification of the property it contains, and the nature and extent of the beneficial interest. Exhibit A.
6. This fits the same disclosure and certification pattern addressed in the Tregarrick Taylor matter. Taylor's filing identified rental income but omitted required tenant information, and APOC recommended that his nomination not be certified after finding that the POFD did not substantially comply within 30 days. Johnson's filing likewise identifies substantial trust income and property or business interests while allegedly omitting information needed to identify the trust property and rental sources. The same substantial-compliance standard should be applied consistently. Exhibit D.

Basis of knowledge

The complainant relies on Exhibits A-D. The trust allegation rests on Johnson's public POFD. The H&H allegation is based on the named tenant's public statement that it entered a long-term lease "with Zach," the article's identification of Johnson as current owner, the stated multi-year continuation, and later reporting of additional long-term leasing at Wild Air.

Requested action

- Accept the complaint and the separately filed request for expedited consideration.
- Determine substantial compliance and take the certification or other remedial action authorized by AS 39.50 and 2 AAC 50.850.

EXHIBIT A

Johnson 2026 Candidate POFD

Submitted June 1, 2026; reporting period January 1-December 31, 2025

Facial trust issue: the Income section reports a Wiest Trust distribution of \$200,000-\$500,000. The Interests section lists a PNC-managed 25% beneficial interest with "N/A" as the description, without identifying the trust or its property.

POFD FORM

COMPLETED

Submission Date: 06/01/2026

FILER INFORMATION

First Name: Zachary
Last Name: Johnson
Partner Type: Spouse
Spouse/Donor/Partner Name: Elizabeth Harpold
Dependent Children: 0
Non-Dependent Children: 0

PURPOSE OF FILING

Report Year: 2026
Report Dates: From 01/01/2025 Through 12/31/2025
Filing As: State Candidate
District: Statewide
Election: 2026 - State Primary
Report Type: Candidate

INCOME

Owner	Type	Detail	Description	Amount
Spouse	Salary	Alaska Legislature Full-time From: 01/01/2025 Through 12/31/2025 Time Worked:	Legislative Aide	\$100,000 - \$200,000
Filer	Salary	Municipality of Anchorage Full-time From: 01/01/2025 Through 12/31/2025 Time Worked:	Anchorage Assembly	\$50,000 - \$100,000
Filer	Dividend or Interest	Alaska Permanent Fund Dividend		\$1,000 - \$2,000
Spouse	Dividend or Interest	Alaska Permanent Fund Dividend		\$1,000 - \$2,000
Filer	Dividend or Interest	Wiest Trust Distribution		\$200,000 - \$500,000

INTERESTS

Owner	Type	Detail	Description / Interest
Filer	Business	Business Name: Coyote Lake, LLC 7400 Hunt Club Rd Zionsville, Indiana 46077	Position / Type: Owner
Filer	Business	Business Name: Eagle Standard, LLC PO Box 5031 Indianapolis, Indiana 46255	Position / Type: Partner
Filer	Business	Business Name: Wild An Farm, LLC 7410 Hunt Club Rd Zionsville, Indiana 46077	Position / Type: Partner
Filer	Business	Business Name: ZNJ, LLC PO Box 5031 Indianapolis, Indiana 46255	Position / Type: Owner
Filer	Real Property	Not Reported Not Reported, Alaska 99507	Ownership Interest: Fee Simple
Filer	Real Property	Not Reported Not Reported, Alaska 99540	Ownership Interest: Tenant in Common
Filer	Real Property	Coyote Lake, LLC Zionsville, Indiana 46077	Ownership Interest: Fee Simple
Filer	Real Property	8700 Oak St Zionsville, Indiana 46077	Ownership Interest: General Partnership
Filer	Real Property	Not Reported Not Reported, Alaska 99507	Ownership Interest: Fee Simple
Filer	Beneficial	Managed By: Empower Retirement	N/A Ownership: 100%
Filer	Beneficial	Managed By: PNC Bank	N/A Ownership: 25%
Filer	Beneficial	Managed By: PNC Bank	Individual (IRA) Ownership: 100%

LOANS AND DEBTS

Owner	Type	Name
Filer	Creditor	PNC Bank

LEASES

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

CLUB ECONOMIC ASSOCIATIONS

Associated Person	Description
No Associations / Nothing to Report	

LOBBYIST PARTIAL EMPLOYERS

Name	Address	Compensation
No Lobbyist Partial Employers / Nothing to Report		

Capture of the public APOC POFD. Business interests are disclosed; no related rent, tenant, client, or business-income entry appears.

EXHIBIT B

H&H Stables Long-Term Lease

Zionsville Monthly, June 1, 2024

The article identifies Johnson as Wild Air Farm's current owner, H&H Stables as the operator and manager of barns and horse shows there, and a direct long-term leasing relationship between H&H and Johnson. This is the LLC that is listed on

"We have recently resigned our long-term lease with Zach" and would remain "for many years to come."

"They shared insights into their operations and their vision for the property's future, which they are working on bringing to fruition in collaboration with the current owner Zachary "Zach" Johnson."

Source: <https://zionsvillemonthlymagazine.com/h-h-stables-continues-to-build-upon-wild-air-farms-legacy/>

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Zionsville MONTHLY

Have your say >

HOME STORIES ~ PRESS RELEASE CONTACT

H & H Stables Continues to Build Upon Wild Air Farm's Legacy

by Janelle Morrison June 1, 2024



May/June 2024

Once upon a time, there was a magnificent and prestigious horse show in Zionsville, Indiana—Traders Point Hunt Charity Horse Show (TPHCHS), located on 250 acres of tranquil countryside known to the equine community as "Wild Air Farm."

H & H Stables

The "South" farm, as Wild Air Farm is known to those with ties to the property, is located south of Oak Street at 7550 Hunt Club Road. The "North" farm, located north of Oak Street, was once the residence of the patriarch and matriarch of the Johnson family. Now, those 260 acres are being developed into a multi-faceted residential community.

I recently had the pleasure of speaking with Chad and Krista Hughes, who own and operate H&H Stables, LLC, at Wild Air Farm. H&H operates and manages barns and horse shows at the farm.

They shared insights into their operations and their vision for the property's future, which they are working on bringing to fruition in collaboration with the current owner Zachary "Zach" Johnson.

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Animation to Host First-Ever Tent Sale and 'Animation Days' Community Event in Zionsville

NEWSLETTER

Using the Land for Its Intended Purpose

Today, Chad and Krista Hughes and their daughter Kelli, in collaboration with Zach Johnson, are revitalizing the farm to reclaim its status as central Indiana's premier destination for horse shows, lessons and boarding facilities.

Chad Hughes is the president of H&H Stables, and, with the help of his daughter Kelli [Hughes], Nathan Rabensteine and Jim Farmer, the organization has completed three successful show seasons. He is a captain of the Carmel Fire Department and is in his 30th year with CFD. Hughes has been in fire service since 1989. Hughes and his wife Krista have been married for 25 years. The Hugheses have diverse backgrounds that include owning H&H Realty Group and owning/managing Airbnbs on the White River in Noblesville.

H & H Stables

"We have recently resigned our long-term lease with Zach, so we're going to be out here [Wild Air Farm] for many years to come," Hughes shared. "The property is unlike anything else in the area. When you're out here, you can't believe you're in Zionsville. It's really amazing what potential the property holds, and our future is bright out here."

Hughes continued, "We are affiliated with the Indiana Hunter Jumper Association (IHJA)—they are local schooling shows. Our show bill and schedule are posted on H&H Stables on Facebook, and our Instagram presence is growing. What we do really well is horse management from shows, boarding and care, and just being a good steward in the equine community. Kelli operates the boarding and lesson program at the barn with the assistance of Nathan Rabensteine, and Jim Farmer is our show manager. He's been at the farm since 1964. They have helped tremendously [with] taking [H&H] to another level this year."

EXHIBIT C

Additional 2025 Long-Term Lease at Wild Air

Current Publishing, April 14, 2025

The article reports that Morning Dove Therapeutic Riding Center entered a long-term lease with the property owner for a future parcel at Wild Air Farms. It does not name Johnson, identify the payee, state the rent, or establish that payment began in 2025. It is offered only as corroboration of leasing activity at the property.

Source: <https://youarecurrent.com/2025/04/14/saddle-up-therapeutic-riding-center-wants-to-expand-services/>

many years, he has been supportive of us moving so we can expand to serve more students."

The organization's goal is to construct a permanent home at Wild Air Farms in Zionsville. Morning Dove has entered into a long-term lease with the property owner, securing a future on a parcel at the 250-acre grounds on Hunt Club Road. Wild Air Farms hosts the annual Traders Point Hunt Charity Horse Show.

Building from scratch will require significant funding.

EXHIBIT D

APOC Recommendation on Tregarrick Taylor

Recommendation on Certification, August 27, 2026

APOC found that Taylor's 2026 financial disclosure did not substantially comply within thirty days after the due date and recommended that the lieutenant governor not certify his nomination. The staff memorandum focused on missing tenant identities associated with a significant source of rental income.

Commission recommendation: <https://aws.state.ak.us/ApocReports/Paper/Download.aspx?ID=28075>

Staff recommendation: <https://aws.state.ak.us/ApocReports/Paper/Download.aspx?ID=28074>

BEFORE THE ALASKA PUBLIC OFFICES COMMISSION

IN RE:	)	
TREGARRICK TAYLOR	)	FINANCIAL DISCLOSURE
	)	STATEMENT COMPLIANCE
	)	

RECOMMENDATION ON CERTIFICATION

On August 26, 2026, the Alaska Public Offices Commission considered the matter of Mr. Taylor's public official financial disclosure statement. The Commission finds that Mr. Taylor's 2026 financial disclosure statement did not substantially comply with AS 39.50 "within 30 days after the due date."¹ As a result, the Commission recommends that the lieutenant governor not certify Mr. Taylor's nomination for the office of governor.² A full written order explaining the Commission's reasoning will be issued by August 31, 2026.

Dated: August 27, 2026

BY ORDER OF THE ALASKA PUBLIC OFFICES COMMISSION³

ARRIVED

9/9/2026

APOC - ANCH
PM HC FAX ELE

**RETURN OF PERSONAL SERVICE
ALASKA PUBLIC OFFICES COMMISSION**
Expedited Complaint Against Zachary H. "Zac" Johnson

APOC Case No. (if assigned):	
Respondent:	Zachary H. "Zac" Johnson
Person personally served:	Zachary H. "Zac" Johnson
Date of service:	9-7-26
Exact time of service:	15:53
Place/address of service:	Lavelle's Taphouse, 412 2nd Ave, Fairbanks, AK

DOCUMENTS PERSONALLY SERVED

I personally delivered a true and correct copy of the following 8-page packet to Zachary H. "Zac" Johnson:

- APOC Expedited Complaint Request and Expedited Complaint against Zachary H. "Zac" Johnson;
- Exhibits A through D and all supporting documentation contained in the 8-page complaint packet; and
- The attached email/delivery-notification documentation contained as the final page of the packet.

METHOD OF SERVICE

I personally delivered the documents identified above directly to Zachary H. "Zac" Johnson at Lavelle's Taphouse, 412 2nd Ave, Fairbanks, Alaska, on the date and at the exact time stated above.

SERVER'S DECLARATION

I certify that the foregoing accurately states the service I personally performed and that the documents identified above were personally delivered to Zachary H. "Zac" Johnson.

Person making personal service:	John McCowan
Mailing address:	585 Slater, Fairbanks, AK 99701
Telephone:	615-767-6267
Email:	jmccowan64@me.com
Signature:	
Date signed:	9-8-26

NOTARY ACKNOWLEDGMENT / JURAT

Subscribed and sworn to (or affirmed) before me on Sept 8, 2026, by John McCowan, who personally appeared before me and swore or affirmed that the foregoing Return of Personal Service is true and correct.

Notary Public signature:	
Printed name:	Tamara Toy
My commission expires:	01/25/2029
Notary seal:	