



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Commerce, Community, and Economic Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS  
Anchorage Office

550 West Seventh Avenue, Suite 1640  
Anchorage, Alaska 99501  
Main: 907.269.4581  
Fax: 907.269.4539

78-0330 & 78-0867

**PUBLIC NOTICE**  
**RENEWAL AND AMENDMENT OF**  
**WELL SITE LEASE AND COMMUNITY HALL LEASE**  
**ON MUNICIPAL TRUST LAND IN MANLEY HOT SPRINGS, ALASKA**  
**BY THE MUNICIPAL LAND TRUSTEE**

In accordance with AS 44.33.755 and 3 AAC 190-410 - .460, the Municipal Lands Trust Officer, acting on behalf of the Commissioner of the Department of Commerce, Community, and Economic Development, as trustee for the future city in Manley Hot Springs, Alaska, approves the renewal and amend of the Well Site Lease and Community Hall Lease issued to the Manley Hot Springs Community Association. The leases are set to expire on July 11, 2026 and January 12, 2027, respectively.

Paragraphs 1 and 4 of both leases will be amended to reflect an updated legal description and to renew the lease term for an additional 55 years.

This notice is being posted and published in accordance with the requirements of 3 AAC 190.420 and .910. This approval becomes final upon the expiration of 30 days following the publication of this notice, or after 30 days of continuous posting of this notice, whichever is later.

The public is invited to comment on the proposed amendment.

**Please submit comments to:**  
Municipal Lands Trustee Program  
Attn: Chris Grundman

550 West 7<sup>th</sup> Avenue, Suite 1650, Anchorage, AK 99501  
Phone: 907-269-4548 Fax: 907-269-4539 Email: mlt@alaska.gov

**No later than 5:00 p.m. 30 days after: \_\_\_\_\_ (date of posting)**

Following the comment deadline, all responses will be reviewed and the Commissioner's decision on this matter may be modified as a result of information received.

DocuSigned by:  
*Sandra Moller*  
\_\_\_\_\_  
Sandra Moller, Municipal Lands Trust Officer

4/3/2025  
\_\_\_\_\_  
Date

Attachments: 1) DRAFT Renewal and Amendment of Well Site Lease (3 Pages)  
2) DRAFT Renewal and Amendment of Community Hall Lease (3 Pages)  
3) Manley Hot Springs Community Association Resolution No. 2025-2,  
Dated 03/27/2024 (1 Page)

STATE OF ALASKA  
DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT  
MUNICIPAL TRUST LAND

**RENEWAL AND AMENDMENT NO. 1  
WELL SITE LEASE**

This renewal and amendment is made by mutual agreement of the parties of a Well Site Lease dated July 12, 2016, recorded in the Manley Hot Springs Recording District, State of Alaska, as document number 2016-000096-0, entered into, by and between the State of Alaska, Department of Commerce, Community, and Economic Development, as trustee for any future city in Manly Hot Springs (Lessor) whose address is 550 W 7<sup>th</sup> Ave, Ste 1650, Anchorage, AK 99501, and the Manley Hot Springs Community Association (Lessee), whose address is PO Box 107, Manley Hot Springs, AK 99756.

The parties agree to renew and amend the Well Site Lease as follows:

Paragraphs 1 and 4 are amended to read:

1. The Land. The Lessor agrees to lease to the Lessee the exclusive right to operate and maintain a Community Well on the following real property (referred to as "the Land") which is located in Manley Hot Springs, Alaska:

That surface estate located within Section 9, Township 2 North, Range 15 West, Fairbanks Meridian, Alaska, being situated in the Native Village of Manley Hot Springs, **more particularly described as a portion of Tract 9 of Plat No. 2005-2, Manley Hot Springs Recording District**, 10.09 acres more or less, as identified in Appendix A.

4. Term. The Term of this Lease is **55 years** starting on **July 12, 2026**, and ending at midnight on **July 11, 2081**, unless sooner terminated as provided in this lease.

The parties further agree that:

1. All other provisions of the aforementioned Well Site Lease remain in full force and effect.
2. This amendment sets forth all terms, conditions and agreements of the parties and supersedes any previous understanding or agreements regarding the provisions contained in this amendment whether oral or written. No modification of this amendment or the lease is effective unless in writing and signed by both parties.

3. The effective date of this renewal and amendment is \_\_\_\_\_, 2025,  
the date it has been signed by both parties.

Attachments

Appendix A: Manley Hot Springs Community Association Resolution No. 2025-2,  
Dated March 27, 2025 (2 Pages)

LESSEE:

Manley Hot Springs  
Community Association

By: \_\_\_\_\_  
Charles Parker  
President

LESSOR:

THE STATE OF ALASKA  
Department of Commerce, Community,  
and Economic Development, as  
Trustee for any future city established  
in Manley Hot Springs

By: \_\_\_\_\_  
Sandra Moller  
Municipal Lands Trust Officer

ACKNOWLEDGEMENTS

State of Alaska )  
Manley Hot Springs Recording District )ss.  
Fourth Judicial District )

THIS IS TO CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Charles Parker, known to me to be the President of the Manley Hot Springs Community Association, who is authorized to sign this renewal and amendment as shown by the attached resolution, and who executed this renewal and amendment and acknowledged voluntarily signing it on behalf of the Manly Hot Springs Community Association as Lessee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(SEAL)

\_\_\_\_\_  
Notary Public for Alaska

My commission expires: \_\_\_\_\_

State of Alaska )  
Manley Hot Springs Recording District )ss.  
Third Judicial District )

THIS IS TO CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned Notary Public for the State of Alaska, duly commissioned and sworn as such, personally appeared Sandra Moller, Municipal Lands Trust Officer acting under delegation of authority for the Commissioner of the Department of Commerce, Community, and Economic Development, for and on behalf of the STATE OF ALASKA as trustee for any municipal corporation which may be established in the future at Manley Hot Springs, Alaska, and acknowledged that this RENEWAL AND AMENDMENT NO. 1 OF WELL SITE LEASE was signed and sealed on behalf of the STATE OF ALASKA by proper authority delegated and vested in herself, and acknowledged further said instrument to be the free act and deed of said STATE OF ALASKA.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(SEAL)

\_\_\_\_\_  
Notary Public for Alaska

My Commission expires: \_\_\_\_\_

STATE OF ALASKA  
DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT  
MUNICIPAL TRUST LAND

**RENEWAL AND AMENDMENT NO. 1  
COMMUNITY HALL LEASE**

This renewal and amendment is made by mutual agreement of the parties of a Community Hall Lease dated January 13, 2017, recorded in the Manley Hot Springs Recording District, State of Alaska, as document number 2017-000024-0, entered into, by and between the State of Alaska, Department of Commerce, Community, and Economic Development, as trustee for any future city in Manly Hot Springs (Lessor) whose address is 550 W 7<sup>th</sup> Ave, Ste 1650, Anchorage, AK 99501, and the Manley Hot Springs Community Association (Lessee), whose address is PO Box 107, Manley Hot Springs, AK 99756.

The parties agree to renew and amend the Community Hall Lease as follows:

Paragraphs 1 and 4 are amended to read:

1. The Land. The Lessor agrees to lease to the Lessee the exclusive right to operate and maintain a Community Hall on the following real property (referred to as "the Land") which is located in Manley Hot Springs, Alaska:

That surface estate located within Section 20, Township 2 North, Range 15 West, Fairbanks Meridian, Alaska, being situated in the Native Village of Manley Hot Springs, **more particularly described as a portion of Tract 14 of Plat No. 2005-2, Manley Hot Springs Recording District**, 0.98 acres more or less, as identified in Appendix A.

4. Term. The Term of this Lease is **55 years** starting on **January 13, 2027**, and ending at midnight on **January 12, 2082**, unless sooner terminated as provided in this lease.

The parties further agree that:

1. All other provisions of the aforementioned Community Hall Lease remain in full force and effect.
2. This amendment sets forth all terms, conditions and agreements of the parties and supersedes any previous understanding or agreements regarding the provisions contained in this amendment whether oral or written. No modification of this amendment or the lease is effective unless in writing and signed by both parties.

3. The effective date of this renewal and amendment is \_\_\_\_\_, 2025,  
the date it has been signed by both parties.

Attachments

Appendix A: Manley Hot Springs Community Association Resolution No. 2025-2,  
Dated March 27, 2025 (2 Pages)

LESSEE:

Manley Hot Springs  
Community Association

LESSOR:

THE STATE OF ALASKA  
Department of Commerce, Community,  
and Economic Development, as  
Trustee for any future city established  
in Manley Hot Springs

By: \_\_\_\_\_  
Charles Parker  
President

By: \_\_\_\_\_  
Sandra Moller  
Municipal Lands Trust Officer

ACKNOWLEDGEMENTS

State of Alaska )  
Manley Hot Springs Recording District )ss.  
Fourth Judicial District )

THIS IS TO CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Charles Parker, known to me to be the President of the Manley Hot Springs Community Association, who is authorized to sign this renewal and amendment as shown by the attached resolution, and who executed this renewal and amendment and acknowledged voluntarily signing it on behalf of the Manly Hot Springs Community Association as Lessee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(SEAL)

\_\_\_\_\_  
Notary Public for Alaska

My commission expires: \_\_\_\_\_

State of Alaska )  
Manley Hot Springs Recording District )ss.  
Third Judicial District )

THIS IS TO CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned Notary Public for the State of Alaska, duly commissioned and sworn as such, personally appeared Sandra Moller, Municipal Lands Trust Officer acting under delegation of authority for the Commissioner of the Department of Commerce, Community, and Economic Development, for and on behalf of the STATE OF ALASKA as trustee for any municipal corporation which may be established in the future at Manley Hot Springs, Alaska, and acknowledged that this RENEWAL AND AMENDMENT NO. 1 OF COMMUNITY HALL LEASE was signed and sealed on behalf of the STATE OF ALASKA by proper authority delegated and vested in herself, and acknowledged further said instrument to be the free act and deed of said STATE OF ALASKA.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(SEAL)

\_\_\_\_\_  
Notary Public for Alaska

My Commission expires: \_\_\_\_\_

78-0330 & 78-0867  
Renewal and Amendment for the  
Well Site Lease and Community Hall Lease

**MANLEY HOT SPRINGS COMMUNITY ASSOCIATION  
RESOLUTION No. 2025-2**

WHEREAS, the State of Alaska, Department of Commerce, Community, and Economic Development (DCCED), in trust for any future city that may be established in Manley Hot Springs, has title to the surface estate of certain lands located in the Manley Hot Springs; and

WHEREAS, the Well Site Lease, dated July 12, 2016, and recorded in the Manley Hot Springs Recording District, Alaska, as document number 2016-000096-0, was entered into for a 10-year term, by and between DCCED and Manley Hot Springs Community Association (MHSCA); and

WHEREAS, the Community Hall Lease, dated January 13, 2017, and recorded in the Manley Hot Springs Recording District, Alaska, as document number 2017-000024-0, was entered into for a 10-year term, by and between DCCED and MHSCA; and

WHEREAS, MHSCA has requested the renewal of the leases for a new term totaling 55 years; and

WHEREAS, AS 44.33.755 and 3 AAC 190.010 et seq. provide that the Commissioner of DCCED is designated to administer and dispose of such lands conveyed to the State in trust, and that the Commissioner may transfer an interest in such land only after obtaining the approval of an appropriate village entity; and

WHEREAS, the Commissioner of DCCED proposes to amend both leases for a new 55-year term and correct the legal descriptions; and

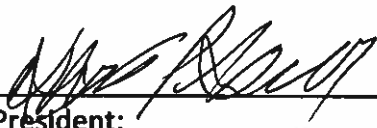
WHEREAS, the Manley Hot Springs Community Association is the recognized appropriate village entity and has been consulted in accordance with 3 AAC 190.430; and

NOW THEREFORE BE IT RESOLVED that the Manley Hot Springs Community Association approves of the renewal and amendment of the Well Site Lease and the Community Hall Lease, and recommends the Commissioner of the Department of Commerce, Community, and Economic Development issue said renewals and amendments to the MHSCA; and



ADOPTED AND DATED this 27 day of March, 2025 at Manley Hot Springs, Alaska.

MANLEY HOT SPRINGS COMMUNITY ASSOCIATION

BY:   
\_\_\_\_\_  
President:  
Charles Parker

ATTEST:   
\_\_\_\_\_  
Secretary:  
Charles Zimmerman

## AFFIDAVIT (OR CERTIFICATION)-OF-POSTING

I, \_\_\_\_\_, residing at \_\_\_\_\_, Alaska, being  
(name) (village)

first duly sworn, on oath disposes and says: That the attached notice was posted at

\_\_\_\_\_, a conspicuous location in \_\_\_\_\_ for an  
(posting location) (village)

uninterrupted duration of 30 days between \_\_\_\_\_ and \_\_\_\_\_,  
(date posted) (date removed)

20\_\_\_\_.

Signed: \_\_\_\_\_

SUBSCRIBED and SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, My Commission Expires: \_\_\_\_\_  
(Signature of Notary, Postmaster, or postal clerk)

(seal or stamp)

Instructions: If there is not a notary public available in the village, this document can be certified by the village postmaster. If there is not a postmaster, it can be certified by the postal clerk. If there is neither a notary nor a postal employee available to sign the document, use the spaces below for three witnesses to certify the posting.

\_\_\_\_\_  
(witness) (date) (witness) (date)

\_\_\_\_\_  
(witness) (date)