



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

34-0495

PUBLIC NOTICE

RENEWAL AND AMENDMENT OF COMMUNITY HALL LEASE ON MUNICIPAL TRUST LAND IN PEDRO BAY, 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 Pedro Bay, Alaska, approves the renewal and amendment of a Community Hall Lease issued to the Pedro Bay Village Council.

The lease will be renewed for an additional 30-year term from the original expiration date and amended to update the legal description to conform to a new survey and to update the notice contact information

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 7th 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, Municipal Lands Trust Officer

9/23/2025
Date

Attachments: 1) DRAFT Renewal and Amendment of Lease (4 Pages)
2) Pedro Bay Village Council Resolution No. 2025-06, Dated 09/09/2025 (1 Page)

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

RENEWAL AND AMENDMENT NO. 1 OF
LEASE
(COMMUNITY HALL)

This renewal and amendment is made by mutual agreement of the parties of a Lease dated January 17, 1991, recorded as Document Number 1991-000308-0, Iliamna Recording District, Third Judicial District, State of Alaska, entered into, by and between the State of Alaska, Department of Community and Regional Affairs, which by act of law has been replaced by the Department of Commerce, Community, and Economic Development, as trustee for any future city in Pedro Bay (Lessor) whose address is 550 W 7th Ave, Ste 1650, Anchorage, Alaska 99501-3510, and the Pedro Bay Village Council (Lessee), whose address is P.O. Box 47020, Pedro Bay, Alaska 99647.

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

Sections 1, 3, and 21 are amended to read:

1. The Land. The Lessor agrees to lease to the Lessee the exclusive right to construct, operate, and maintain a community hall on the following real property located in the vicinity of Pedro Bay (referred to as "the land"):

That surface estate of Lot 1A of Big Hill Subdivision recorded as Plat 2010-3 in the Iliamna Recording District, Alaska, located within Section 32, Township 4 South, Range 28 West, Seward Meridian, Alaska, containing 1.801 acres more or less.

3. Term. The term of the renewal of the lease is 30 years commencing on January 17, 2021, and ending at midnight January 16, 2051, unless sooner terminated as provided in this lease.
20. Notices. All notices and other writings required or permitted by this lease must be sent by registered or certified mail, postage prepaid, to the parties at the following addresses. A party must notify the other in writing of any changes in address:

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Lessor: Municipal Land Trust Officer
Department of Commerce,
Community and Economic Development
550 W 7th Ave, Ste 1650
Anchorage, Alaska 99501

Lessee: Pedro Bay Village Council
Attn: Tribal Administrator
P.O. Box 47020
Pedro Bay, Alaska 99647

The parties further agree that:

1. All other provisions of the aforementioned Lease, as amended, 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 aforementioned lease is effective unless in writing and signed by both parties.
3. The effective date of this renewal and amendment is the date it has been signed by both parties.

Attachments


Appendix A: Pedro Bay Village Council Resolution No. 2025-06, Dated 09/09/2025

(SIGNATURE PAGES FOLLOW)

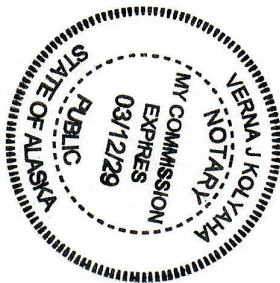
By: Keith Jensen
Keith Jensen
President

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

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


Notary Public for Alaska

My commission expires: 03/12/29



LESSOR:

THE STATE OF ALASKA

Department of Commerce, Community,
and Economic Development, as
Trustee for any future city established
in Pedro Bay

By: _____
Sandra Moller
Municipal Lands Trust Officer

ACKNOWLEDGEMENT

STATE OF ALASKA)
)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 Pedro Bay, Alaska, and acknowledged that this RENEWAL AND AMENDMENT NO. 1 OF 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: _____

**PEDRO BAY VILLAGE COUNCIL
RESOLUTION NO. 2025 - 06**

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

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

WHEREAS, the Lease for a community hall, dated January 17, 1991, and recorded in the Iliamna Recording District, State of Alaska, document number 1991-000308-0, by and between DCCED and Pedro Bay Village Council, expired on January 17, 2021;

WHEREAS, the Pedro Bay Village Council has requested renewal of the lease for an additional 30 years retroactive to and continuing from the original expiration date;

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;

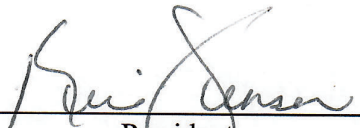
WHEREAS, the Commissioner of DCCED proposes to renew and amend the Lease for a community hall by renewing for an additional 30-year term from the original expiration date, updated the legal description to conform to a new survey, and to amend and update notice contact information; and

WHEREAS, the Pedro Bay Village Council is the recognized appropriate village entity regarding the approval of such municipal trust land disposals in accordance with 3 AAC 190.430 and 3 AAC 190.460.

NOW THEREFORE BE IT RESOLVED, that the Pedro Bay Village Council approves the renewal and amendment of the Lease, and recommends the Commissioner of the DCCED issue said renewal and amendment to the Pedro Bay Village Council.

ADOPTED AND DATED this 9th day of September, 2025 at Pedro Bay, Alaska.

PEDRO BAY VILLAGE COUNCIL

BY: 
President

ATTEST: 
Secretary

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____

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

(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)