

In accordance with 17 AAC 42.400 (a) – The following should be published: December 31, 2025 through January 30, 2026 (30 days) in the Alaska Online Public Notice System.

NOTICE OF APPLICATION FOR LAND LEASE: The State of Alaska, Department of Transportation and Public Facilities (DOT&PF), Ted Stevens Anchorage International Airport (Airport) proposes to execute a land lease under Lease ADA-32699, as follows:

LESSEE: Tsin’a LLC. **PREMISES:** Block 2, Lot 9, consisting of approximately 110,642 square feet.

LEASE TERM: 55 years.

PROPOSED LEASE RENTAL RATE: The annual rent is Fair Market Value plus applicable concession fees plus applicable other airport fees. Concession and other airport fees may apply dependent on use. (Appraised Market Rent per square foot x square feet + Applicable Concession Fees + Applicable Other Airport Fees.)

RATE NOTE: Appraisal is forthcoming. Rate, Applicable Concession Fees and Other Airport Fees are to be determined and will be made available to the public upon request.

PROPOSED AUTHORIZED USES: Construction and operation of a hotel and construction and operation of associated food and beverage.

This file is available for review during regular business hours, Monday through Friday, at the Leasing Office of Ted Stevens Anchorage International Airport, located in Room C3980 on the third floor of the South Terminal, at 5000 W. International Airport Road, Anchorage, Alaska 99502. Comments or competing applications may be submitted in writing via email or letter to: Teri.Lindseth@alaska.gov Attention: Teri Lindseth, Leasing Office, Ted Stevens Anchorage International Airport, P.O. Box 196960, Anchorage, Alaska, 99519-6960, but must be received **by 4:30 P.M. on or before January 30, 2026**, after which the Department will determine whether or not to execute the Land Lease.

The DOT&PF operates Federal Programs without regard to race, color, national origin, sex, age, or disability. Full Title VI Nondiscrimination Policy: dot.alaska.gov/tvi_statement.shtml. To file a complaint go to: dot.alaska.gov/cvlrts/titlevi.shtml

DOT&PF complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services, and/or special modifications to participate in public meetings or who require special accommodations while gathering information on this file, should contact the Airport Leasing Office at telephone number (907) 266-2420, or Alaska Relay at telephone number: 711. Requests should be made at least 5 days before the accommodation is needed make any necessary arrangements.

The Department reserves the right to correct technical defects in lease language, the premises' description, lease term, or the purposes of the lease, and to reject any or all applications when to do so is in the best interests of the Department.

BY:

Signed by:
Teri Lindseth
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Teri Lindseth
Development Manager

DATE: 12/31/2025

CERTIFICATE OF POSTING

I hereby certify that this notice was posted at Ted Stevens Anchorage International Airport, North and South Terminals, in view of the general public for a period of at least **30 calendar** days from December 31, 2025 to January 30, 2026.

SIGNATURE: _____
TITLE: _____
DATE: _____