



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 1650
Anchorage, Alaska 99501
Main: 907.269.4581
Fax: 907.269.4539

PUBLIC NOTICE

REGARDING DISPOSAL OF AN INTEREST IN MUNICIPAL TRUST LAND IN
SOUTH NAKNEK, ALASKA BY THE MUNICIPAL LANDS TRUSTEE

In accordance with A.S. 44.33.755 and 3 AAC 190.460(1) the Municipal Lands Trust Officer, acting on behalf of the Commissioner of the Department of Commerce, Community, and Economic Development, approved the renewal and amendment of a land lease to Naknek Electric Association for an equipment storage building on the following described parcel of Municipal Trust Land:

That surface estate located within Section 15, Township 17 South, Range 47 West, Seward Meridian, Alaska, being situated in the Native Village of South Naknek, more particularly described as within the unsurveyed remainder of Gov. Lot 5 of U.S. Rectangular Survey of Tracts 37 and 38 and the Subdivision of Sections 12, 14, 15, 16 and 23, officially filed December 17, 1993, containing 0.69 acres more or less, as identified in Appendix A.

This disposal of an interest in municipal trust land by the State of Alaska and the waiver of the fair market value requirement is subject to the approval by the South Naknek Village Council, the recognized appropriate village entity for the Native Village of South Naknek.

The public is invited to comment on the proposed action.

Please submit comments to:
Municipal Lands Trustee Program
Attn: Chris Grundman
550 W 7th Ave, Ste 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

D3D264AA98AF4E1
Sandra Moller, Municipal Lands Trust Officer

11/10/2025

Date

Attachment: DRAFT Renewal and Amendment No. 1 of Lease, MLT File No. 38-0337

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

RENEWAL AND AMENDMENT NO. 1
OF LEASE

This renewal and amendment is made by mutual agreement of the parties of a Lease dated May 10, 1986, recorded in the Kvichak Recording District, State of Alaska, as Document Number 1986-000241-0, 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 South Naknek (Lessor) whose address is 550 W 7th Ave, Ste 1650, Anchorage, AK 99501, and the Naknek Electric Association, Inc. (Lessee), whose address is PO Box 118 Naknek, AK 99633.

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

Paragraphs 1, 2, 3, and 19 are amended to read:

1. The Land. The Lessor agrees to lease to the Lessee the exclusive right to construct, operate, and maintain an equipment storage building on the following real property (referred to as "the Land") located in South Naknek, Alaska:

That surface estate located within Section 15, Township 17 South, Range 47 West, Seward Meridian, Alaska, being situated in the Native Village of South Naknek, more particularly described as within the unsurveyed remainder of Gov. Lot 5 of U.S. Rectangular Survey of Tracts 37 and 38 and the Subdivision of Sections 12, 14, 15, 16 and 23, officially filed December 17, 1993, containing 0.69 acres more or less, as identified in Appendix A.

2. Waiver of Fair Market Value/Rental. Pursuant to 3 AAC 190.460(1), the fair market value requirement for the lease for the renewal term is waived because the equipment storage building serves a public purpose and, therefore, no rent will be charged. Lessee shall immediately notify the lessor in writing if the land is no longer being used for this purpose.
3. Term. The Term of this Lease is **50 years** starting on May 10, 2006, and ending at midnight on May 10, 2056, unless sooner terminated as provided in this lease.

19. 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:

Lessor: Municipal Lands Trust Officer
Department of Commerce,
Community and Economic Development
550 W 7th Ave, Ste 1650
Anchorage, Alaska 99501-3510

Lessee: Naknek Electric Association, Inc.
PO Box 118
Naknek, Alaska 99633

The parties further agree that:

1. All other provisions of the aforementioned 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 the date it has been signed by both parties.

Attachments

Appendix A: Property Plan (1 Page)

Appendix B: South Naknek Village Council Resolution No. XXXX-X, Dated XXX, 2025 (1 Page)

LESSEE:

Naknek Electric Association, Inc.

LESSOR:

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

By: _____
Tim McDermott
President, Board of Directors

By: _____
Sandra Moller
Municipal Lands Trust Officer

ACKNOWLEDGEMENTS

STATE OF ALASKA)
KVICHAK RECORDING DISTRICT)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the _____ day of _____, 2025, before me personally appeared Time McDermott, known to me to be the President, Board of Directors of the Naknek Electric Association, Inc., 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 Naknek Electric Association, Inc., 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)
KVICHAK 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 South Naknek, 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.

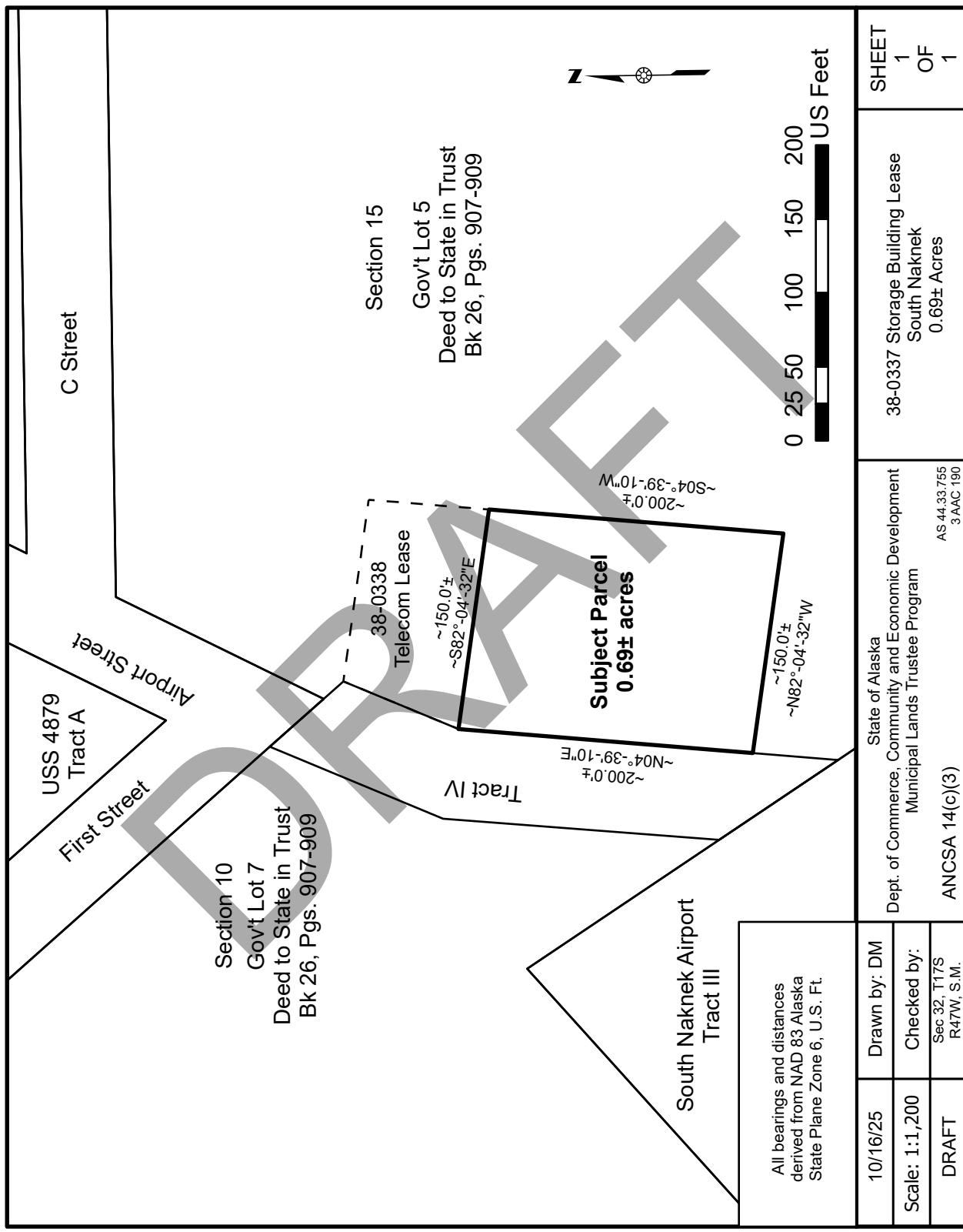
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(SEAL)

Notary Public for Alaska

My Commission expires: _____

Appendix A
Property Plan



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)