



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 Bristol Bay Borough for a sanitary landfill on the following described parcel of Municipal Trust Land:

The surface estate of that certain real property located in surveyed Township 17 South, Range 47 West, Seward Meridian, Section 15: SW1/4 NW1/4 and N1/2 NW1/4 SW1/4, being situated at the Native village of South Naknek, Alaska, containing 60 acres, more or less, which is more particularly described 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 was approved 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

8/7/2026

Date

Attachment: DRAFT Renewal and Amendment No. 1 of Lease, MLT File No. 38-0258

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 April 24, 1984, recorded in the Kvichak Recording District, State of Alaska, as Document Number 1984-000206-0, entered into, by and between the State of Alaska, Department of Community and Regional Affairs, which by act of law has been replaced by the Department of Commerce, Community, and Economic Development, as trustee for any future city in South Naknek (Lessor) whose address is 550 W 7th Ave, Ste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 Bristol Bay Borough (Lessee), whose address is PO Box 189, Naknek, AK 99633.

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

Paragraphs 1, 3, 4, and 23 are amended to read:

Premises Conveyed

1. The Lessor, in consideration of the mutual agreements and covenants contained herein does hereby grant and lease to the Lessee the right to construct, operate, and maintain a sanitary landfill on the surface estate of the following described land, hereafter called the premises:

The surface estate of that certain real property located in surveyed Township 17 South, Range 47 West, Seward Meridian, Section 15: SW1/4 NW1/4 and N1/2 NW1/4 SW1/4, containing 60 acres, more or less, being situated at the Native village of South Naknek, Alaska, which is more particularly described in Appendix A, attached hereto.

The legal description may change to conform to survey.

Waiver of Fair Market Value/Rental

3. Pursuant to 3 AAC 190.460(1), the fair market value requirement for the renewal term of the Lease is waived in full because the sanitary landfill 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.

Term and Conditions

4. The Lessee has the right to use the surface estate for sanitary landfill purposes, including the right to construct and maintain all buildings or other improvements necessary for a sanitary landfill for a period of 55 additional years, continuing from the original expiration date of April 24, 2024, and expiring at midnight on April 24, 2079. The original lease remains in full force and effect upon execution of this renewal and amendment, continuing from its original expiration date, ensuring continuous leasehold rights and incorporating the changes set forth in this renewal without affecting the continuity of the lease terms. Pursuant to 3 AAC 190.460(1), if the lessee uses the land for other than sanitary landfill purposes the lease shall terminate and all interests shall automatically revert to the Lessor or to any successor municipality. If at the end of the lease it is mutually determined that a new lease should be granted, the Lessee will be afforded a right of first refusal to lease the premises upon the terms and for the duration fixed by the lessor.

Notices

23. Notices required by this agreement must be hand delivered or sent by registered or certified mail to the appropriate party at the following addresses listed below. Either party must notify the other in writing of any change 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: Bristol Bay Borough
PO Box 189
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. 2026-13, Dated 08/08/2026 (2 Pages)

LESSEE:

Bristol Bay Borough

LESSOR:

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

By: _____

James Wilson
Borough Manager

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 _____, 2026, before me personally appeared James Wilson, known to me to be the Borough Manager for the Bristol Bay Borough, who is authorized to sign this renewal and amendment, and who executed this renewal and amendment and acknowledged voluntarily signing it on behalf of the Bristol Bay Borough 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 _____, 2026, 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.

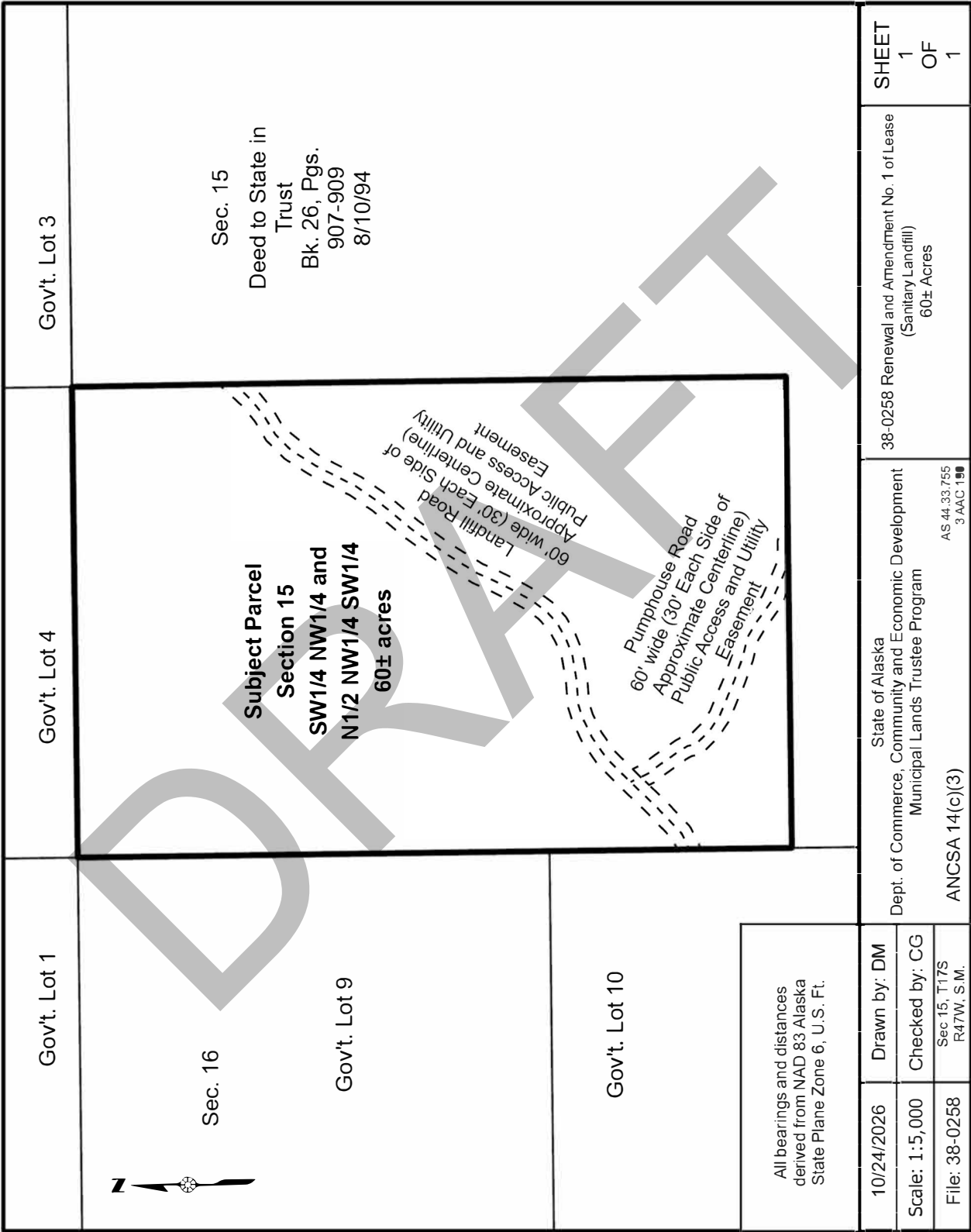
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

(SEAL)

Notary Public for Alaska

My Commission expires:_____

Appendix A
Property Plan





**Native Village of South Naknek
South Naknek Village Council
101 Airport Street ~~Box~~ PO Box 70029
South Naknek, AK 99670
Main: (907) 246-7942 Fax: (907) 246-7641**

SOUTH NAKNEK VILLAGE COUNCIL

RESOLUTION No. 2026-13

**Renewal & Amendment of Lease Between State of Alaska,
Department of Commerce, Community & Economic Municipal Trust Land
& Bristol Bay Borough for South Naknek Landfill**

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

WHEREAS, the sanitary landfill Lease, dated April 24, 1984, and recorded in the Kvichak Recording District, Alaska, as document number 1984-000206-0, was entered into for a 40-year term, by and between DCCED and Bristol Bay Borough; and

WHEREAS, Bristol Bay Borough has requested the renewal of the lease for a new 55-year term and to include an additional 20 acres for future expansion and operations; 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 (AVE); and

WHEREAS, the Commissioner of DCCED proposes to renew the lease for a new 55-year term continuing from the original expiration date, and to amend the lease to waive the fair market value requirement, to update the legal description to include an additional 20 acres, and update contact information; and

WHEREAS, the South Naknek Village Council is the recognized AVE and has been consulted in accordance with 3 AAC 190.430; and

NOW THEREFORE BE IT RESOLVED that the South Naknek Village Council, in its capacity as the AVE, approves of this disposal of an interest in municipal trust land, including the waiver of the fair market value requirement, with the granting of the Renewal and Amendment No. 1 of Lease.

ADOPTED at a lawfully held meeting of the South Naknek Village Council, at which a quorum was present by a vote of __4__ in favor, __0__ in abstention and __0__ in opposition on the 8th day of August, 2026, in South Naknek, Alaska.

SOUTH NAKNEK VILLAGE COUNCIL

DocuSigned by:
Anishia Elbie
BY: _____
9F8D79F3895A48B...
Anishia Elbie,
Vice President
Authorized Signatory for President

DocuSigned by:
CARVEL ZIMIN JR
ATTEST: _____
B5AB45D3E39646D...
Carvel Zimin Jr,
Secretary/Treasurer

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)