

**MATANUSKA-SUSITNA BOROUGH
CML#23-010
KASHWITNA EAST MATERIAL SITE LEASE**

GENERAL INFORMATION

GENERAL INFORMATION: The Matanuska-Susitna Borough (Borough) has received a conditional use permit for material extraction on approximately 152 acres on Parcel Tax ID 20N04W07A001 and 20N04W08A001. An opportunity to bid on leasing the development and operation of the material site is available. The lease is by sealed bid and is for the period of ten (10) years with two (2) five (5) year renewal options. The minimum bid price is \$40,560 annually/\$3,380 per month and \$2.00/ton. The lease allows exclusive use of the 152-acre permitted site. The lease offered is for commercial users. Approximately nine million five hundred thousand (9,500,000) tons of material is estimated to be recoverable on site. Geotechnical data is available for review.

SITE LOCATION: The lease site is shown on the attached map. The Tax ID of the parcels on which the site is located are 20N04W07A001 and 20N04W08A001. The site is near Milepost 77 of the Parks Highway to the east. The approximate latitude is 61.8421990N and longitude is -150.0547910W.

INSURANCE: Successful bidder will be required to provide a Certificate of Insurance prior to the Borough executing the Lease and maintain insurance in the amounts listed for the entire term of the lease. Insurance requirements are attached.

LEASE TERMS AND CONDITIONS: A standard Lease is included for review. All bidders should review this document carefully. This lease is offered at a fair market value monthly rent. Rent is not required during months when material extraction is occurring.

SUBMITTAL OF BIDS:

- A. Bids must be submitted to the Borough Land and Resource Management Division on the forms included in Section III prior to the March 1, 2023 at 2pm.
- B. Successful bidders must be qualified pursuant to MSB 23.10.090 and must include a completed MSB Applicant/Bidder Qualification Statement with your bid.
- C. All bidders are required to submit a bid deposit by certified check, cashier's check or money order equal to ten percent (10%) of their bid for one year's annual rent assuming no extraction occurs. Bid deposits shall be refunded within sixty (60) days of sealed bid opening if the participant is not successful. Bid deposits will be applied to the successful bidder's price.
- D. All commercial operators must provide a copy of a valid State of Alaska Business License and a Matanuska-Susitna Borough Business License prior to the Borough executing the Lease. Current business licenses must be maintained for the duration of the term of the Lease.

SUCCESSFUL BIDS: The successful bidder will be required to sign a Lease within sixty (60) days of receipt and provide payment of the initial Lease monthly fee and cash bond and provide proof of insurance coverage.

OVER THE COUNTER SALE: If the successful bidder fails to pay the monthly lease fee and sign the lease in the time allotted, the Borough will offer a lease to the next highest qualified bidder. If the lease is not issued through this competitive sealed bid, it will be offered over-the-counter on a first-come-first-served basis.