

**LAKE AND PENINSULA BOROUGH  
ORDINANCE 15-16**

**AN ORDINANCE AUTHORIZING A TRANSFER AND FIVE YEAR LEASE OF REAL PROPERTY CONTAINING 1.0 ACRES MORE OR LESS TO STEVEN STEFFENSEN. FOR THE OPERATION OF A COMMERCIAL SET NET OPERATION.**

**WHEREAS**, the Lake and Peninsula Borough owns a 1.00 acre parcel of land located at North Coordinates: 58-15-00.32, West Coordinates: 157-30-21, Township 22 South, Range 49 West, Section 31, Seward Meridian, Alaska ("the Property"); and

**WHEREAS**, Steve Steffensen has been operating a commercial set net operation at this site; and

**WHEREAS**, Representatives of Lake and Peninsula Borough have inspected the property and observed that Steve Steffensen has demonstrated extemporaneous care and stewardship of this land; and

**WHEREAS**, Steve Steffensen has submitted a completed lease application and is ready to fulfill all terms set forth by Borough Code 6.80.260; and

**THEREFORE BE IT ENACTED** by the Assembly of the Lake and Peninsula Borough that:

**Section 1. Classification.**

This is a Non-Code Ordinance.

**Section 2. General Provisions.**

The Assembly finds that issuing a 5-year lease located at North Coordinates 58-15-00.32, West Coordinates: 157-30-21, Township 22 South, Range 49 West, Section 31, Seward Meridian, Alaska, containing 1.0 acres, more or less, to Steve Steffensen is in the best interest of the Borough. A copy of the completed lease application is attached to this Ordinance as Exhibit "A." The Assembly hereby approves the issuance of a 5-year lease to Steve Steffensen for the operation of a set net site for a 5-year term.

**Section 3. Rental Rate.**

The Assembly determines that it is not cost efficient or practical to obtain an appraisal under Borough Ord. 6.80.140 to determine the fair rental value of the Property. By the best estimate the Borough can obtain, the approximate fair rental value of the Property is \$1000 per year. Based upon the Borough's experience, the cost of obtaining an appraisal of the property would be significantly greater than the annual rent. Therefore the foregoing rental rate was determined by examining lease rates charged by the Borough for similar commercial activities on similar properties inside the Borough.

**Section 4. Authorization.**

The Lake and Peninsula Borough Assembly authorizes the Borough Manager to sign a lease and all other documents deemed necessary to finalize a lease in accordance with Chapter 6.80 of Lake and Peninsula Borough Code.

**Section 5. Effective Date.**

This ordinance shall become effective upon enactment by the Borough Assembly.

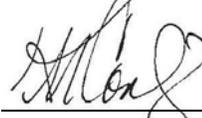
**ENACTED** by a duly constituted quorum of the Lake and Peninsula Borough Assembly this 11<sup>th</sup> day of May 2015.

**IT WITNESS THERETO:**



Glen Alsworth Sr., Mayor

**ATTEST:**



Kate Conley, Borough Clerk

Introduced: April 6, 2015

Public Hearing: May 11, 2015

Enacted: May 11, 2105

Ayes: Alsworth, Alvarez, Anderson, Olsen, Pedersen, Ravenmoon, Salmon

Nays: None

Not Voting: None