

**MATANUSKA-SUSITNA BOROUGH
CML#22-010
MEADOW MATERIAL SITE LEASE**

GENERAL INFORMATION

GENERAL INFORMATION: The Matanuska-Susitna Borough has received a conditional use permit for material extraction on approximately 62-acres on Parcel Tax ID 17N02W02C004. 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 one (1) five (5) year renewal option. The minimum bid price is \$46,000 annually/\$3,833.00 per month and \$2.25/ton. The lease allows exclusive use of the 62-acre permitted site. The lease offered is for commercial users. Approximately two million cubic yards of material 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 parcel on which the site is located is 17N02W02C004. The site is near the intersection of Vine Road and Parks Highway. The approximate latitude is 61.586549N and longitude is -149.604255W.

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 June 8, 2022 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. 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 bidders price.
- D. All commercial operators must provide a copy of a valid 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 royalty 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.