

By: Public Works Department
Adopted: June 8, 2020
Yes: Burney, Dryden, Graham, Harvey, Ledford, Velock
No: None
Absent: None

**City of Wasilla
Resolution Serial No. 20-19**

A Resolution Of The Wasilla City Council Authorizing A 23-Year Lease Extension To Joshua Yundt In The Amount Of \$3,024.18 Annually For Wasilla Airport Lease Lot 16.

WHEREAS, on April 7, 2020, Joshua Yundt executed an assignment of lease for Lease Lot 16 at the Wasilla Airport under an initial 10-year term that began on March 1, 2017 and the lot is undeveloped; and

WHEREAS, as the new lease holder, Joshua Yundt is seeking to construct a 10-unit hangar facility with two offices with an estimated value of \$2.4 million on Lease Lot 16; and

WHEREAS, Joshua Yundt is seeking a 23-year lease extension when added to the 7 years remaining on the current lease, would provide for a 30-year lease period to secure financing to develop the 10-unit hangar facility.

WHEREAS, Wasilla Municipal Code 5.32.120(C)(3) provides for airport lease extensions subject to recommendation of approval by the Planning Commission and approval of the City Council; and

WHEREAS, the Wasilla Planning Commission provided a recommendation of approval on May 12, 2020, through Planning Commission Resolution Serial No. 20-18 for a 23-year lease extension to Joshua Yundt for Wasilla Airport Lease Lot 16.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla City Council authorizes a 23-year lease extension to Joshua Yundt for Wasilla Airport Lease Lot 16.

Effective Date. This resolution takes effect upon adoption.

ADOPTED by the Wasilla City Council on June 8, 2020.



Bert L. Cottle, Mayor

ATTEST:



Jamie Newman, MMC, City Clerk


[SEAL]

**City of Wasilla
Legislative Staff Report
Resolution Serial No. 20-19**

Authorizing A 23-Year Lease Extension To Joshua Yundt In The Amount Of \$3,024.18 Annually For Wasilla Airport Lease Lot 16.

Originator: Archie Giddings, Public Works Director
Date: 5/20/2020

Agenda of: 6/8/2020

| Route to: | Department Head | Signature | Date |
|-----------|-----------------------|--|-----------|
| X | Public Works Director |  | 5/28/20 |
| X | Finance Director |  | 5-28-20 |
| X | Deputy Administrator |  | 5/28/2020 |
| X | City Clerk |  | 6/1/2020 |
| X | Mayor |  | 5/29/2020 |

Fiscal Impact: yes \$3,024.18 Annual Revenue

Account name/number:

Attachments: Resolution Serial No. 20-19 (2 pages)
PC Resolution Serial No. 20-18 (2 pages)
Assignment of Lease (3 pages)
Maps and Drawings (3 pages)

Summary Statement: This resolution authorizes a 23-year lease extension to Joshua Yundt for Wasilla Airport Lease Lot 16. Joshua Yundt recently became the lease holder of Lease Lot 16 through an assignment of lease with 7 years remaining on the lease. The lot was not developed by the previous lease holder and Joshua Yundt is seeking to construct a 10-unit hangar facility with two offices with an estimated value of \$2.4 million. The lease extension is requested to provide a 30-year term to secure financing for the project. The lease rate is \$0.06 per square annually which is the standard lease rate at the airport that totals \$3,024.18 annually for this lease lot and is subject to adjustment every 5 years.

Proposed Action: Adopt the Resolution.

By: Public Works
Public Hearing: 05/12/20
Adopted: 05/12/20

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 20-18**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A 23-YEAR LEASE EXTENSION TO JOSHUA YUNDT FOR WASILLA AIRPORT LEASE LOT 16; LOCATED AT 4190 W. AVIATION AVENUE.

WHEREAS, on April 7, 2020, Joshua Yundt recently received an assignment of lease for Lease Lot 16 at the Wasilla Airport under an initial 10-year term that began on March 1, 2017 and the lot is undeveloped; and

WHEREAS, Joshua Yundt is seeking to construct a 10-unit hangar facility and two offices with an estimated value of \$2.4 million on Lease Lot 16; and

WHEREAS, Joshua Yundt is seeking a 23-year lease extension when added to the 7 years remaining on the current lease, would provide for a 30-year lease period to secure financing to develop the 10-unit hangar facility.

WHEREAS, Wasilla Municipal Code 5.32.120.C.3 provides for airport lease extensions subject to recommendation of approval by the Planning Commission and approval of the City Council.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission recommends approval to the City Council of a 23-year lease extension to Joshua Yundt for Wasilla Airport Lease Lot 16 in accordance with Wasilla Municipal Code 5.32.120.C.3.

ADOPTED by the Wasilla Planning Commission on May 12, 2020.

APPROVED:

Ben Bell 5-12-2020
Chairman Date

ATTEST:

Tina Crawford
Tina Crawford, City Planner

VOTE: Passed Unanimously

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2020 - 007361 - 0

Recording District 311 Palmer

CC

04/13/2020 11:38 AM

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ASSIGNMENT OF LEASE AGREEMENT
of Lot 16
City of Wasilla
And Joshua Yundt

Return to:
City of Wasilla
290 E Herning Ave
Wasilla, AK 99654

Palmer Recording District
Reference: 2018-000762-0

ASSIGNMENT OF LEASE AGREEMENT

Robert D. Yundt, II an individual, Assignor, whose address is 357 E Parks Hwy, Wasilla, Alaska 99654, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Joshua Yundt, Assignee, whose address is 1191 E. WEST POINT Dr. WASILLA, AK 99654, does hereby assign, transfer, and set over to the Assignee all of the Assignor's right, title, and interest in and to that certain lease agreement dated 2017 between Robert D. Yundt, II, as Tenant, and the City of Wasilla, as Lessor, for the term of 10 years commencing March 1, 2017 and expiring February 28, 2027, recorded January 11, 2018 as Reception No. 2018-000762-0, and any amendments thereto, as it affects the following described real property:

Lot 16, New Wasilla Airport, Located in the Palmer Recording District, Third Juridical District, State of Alaska.

The Assignment effective date is April 7, 2020.

ASSIGNOR:

[Signature]
Robert D. Yundt, II

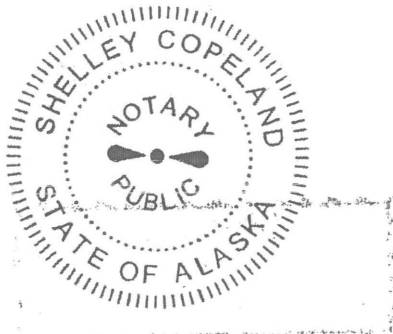
State of Alaska

3rd Judicial District (or County of _____ or Municipality of _____)

On this 7 day of April in the year 2020, before me, the undersigned notary public, personally appeared: Robert D. Yundt, II known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

[Signature]

My Commission Expires: December 17, 2023



Acceptance of Assignment

ASSIGNEE:

Joshua Yundt

Joshua Yundt

State of Alaska

3rd Judicial District (or County of _____ or Municipality of _____)

On this 7 day of April in the year 2020, before me, the undersigned notary public, personally appeared: Joshua Yundt known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

Shelley Copeland

My Commission Expires: December 17, 2020

Consent to Assignment

LESSOR:

Mayor Bert L. Cottle

Mayor Bert L. Cottle

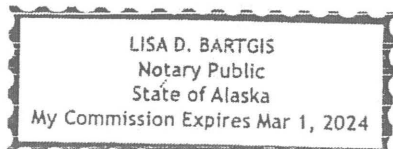
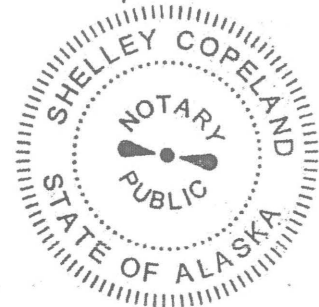
State of Alaska

Judicial District (or County of _____ or Municipality of Wasilla)

On this 9th day of April in the year 2020, before me, the undersigned notary public, personally appeared: Mayor Bert L. Cottle known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

Lisa D. Bartgis

My Commission Expires: March 1, 2024



VICINITY MAP - WASILLA AIRPORT

The screenshot displays the MSB Parcel Viewer web application. The browser's address bar shows the URL: https://mapping.matsugov.us/Html5Viewer/index.html?viewer=MSB_Parcel_Viewer. The application header includes the Matanuska-Susitna Borough logo and the text "MSB Parcel Viewer" and "MATANUSKA-SUSITNA BOROUGH".

The main map area shows an aerial view of the Wasilla Airport area. A white arrow points to a specific parcel labeled "LEASE LOT 16" within the "CITY OF WASILLA" boundary. Other labeled streets include LAKESIDE DR, WICKIYAN CIR, W TRISHA WAY, W SUMMERS DR, S PADDY PL, S BEATINAWAY, S BEACON ST, S GROSBEAK ST, S CLAPP ST, S DRAKE DR, W MILL SITE CIR, and W CALEB CIR. The Alaska Railroad and Lodi Creek are also visible.

The left sidebar contains a "Layers" panel with the following options:

- 100 year Flood Zone
- 500 year Flood Zone
- Floodway
- Tax Map Grid
- Section Lines
- Township Lines
- Land Ownership
- Statewide
- 2011 Contours
- 2019 Imagery
- 2017 Imagery
- 2016 Imagery
- 2011 Imagery
- 2011 Hillshade
- ESRI World Imagery (Map Service)

The bottom of the screen shows a Windows taskbar with the search bar, taskbar icons, and system tray showing the time as 3:18 PM on 5/20/2020.

LEGEND:

S 56°14'56" W MEASURED THIS SURVEY

- () RECORD DATA, WASILLA AIRPORT HANGAR CONDOMINIUMS UNITS 1 THROUGH 10 PLAT No. 2006-158
- FOUND 2-INCH ALUMINUM CAP
- FOUND REBAR

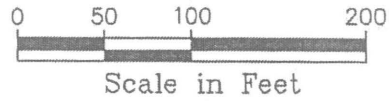
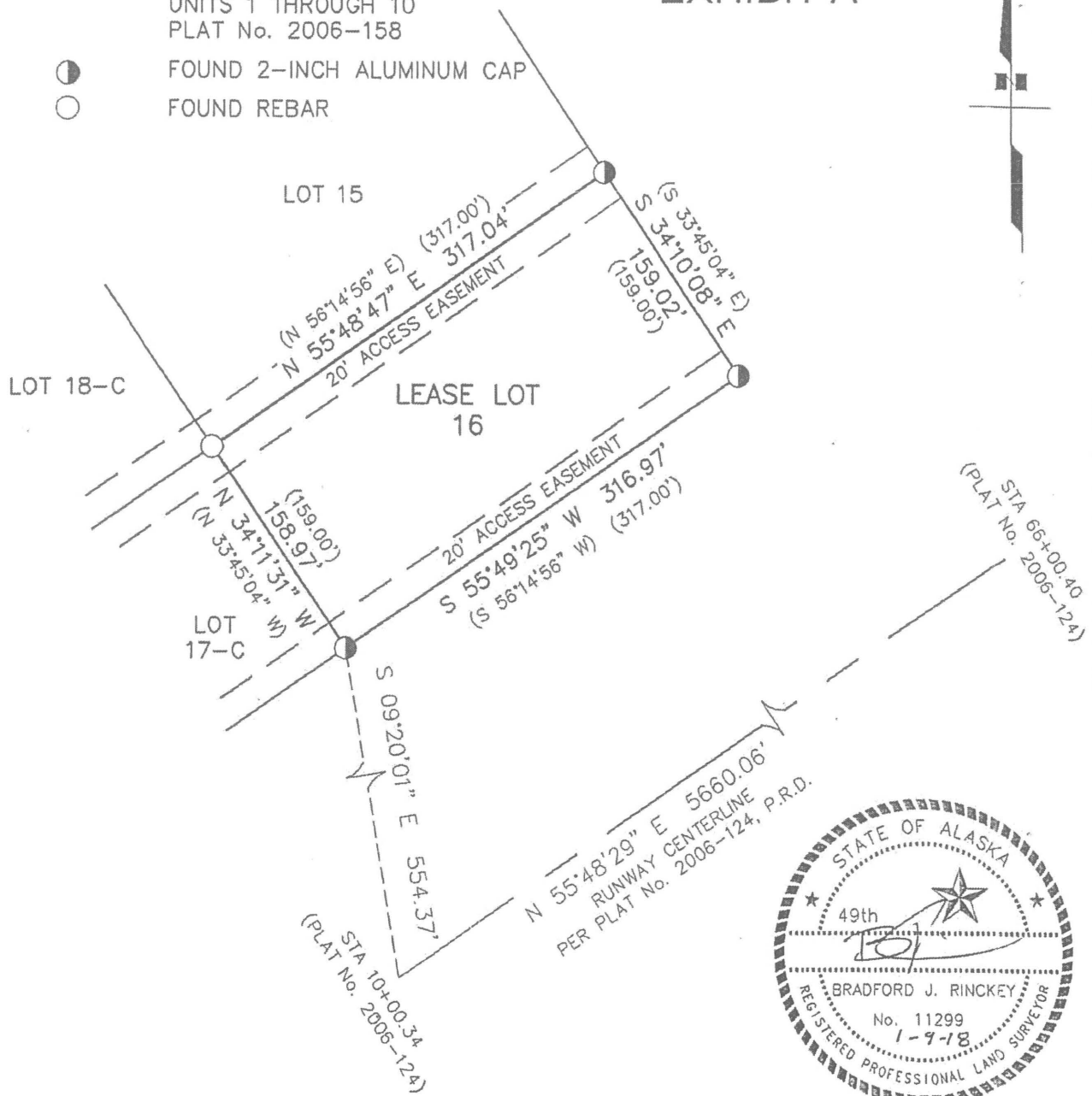


EXHIBIT A



LEASE LOT EXHIBIT
LEASE LOT 16

WASILLA MUNICIPAL AIRPORT

DRAWN BY BAM LEASE AREA 1.16 ACRES
 CHECKED BY BJR
 DATE 01/05/18 SCALE 1"=100'



3335 ARCTIC BOULEVARD, SUITE 100
ANCHORAGE, ALASKA 99503

(907) 584-2120 - ANCHORAGE
(907) 748-6230 - PALMER

WWW.HDLALASKA.COM

