

PUBLIC NOTICE

Land Lease Opportunities



COMMERCIAL & INDUSTRIAL SPACE LEASING DOWNTOWN BUSINESS DISTRICT & THORNE BAY SORT YARD THORNE BAY, ALASKA

The City of Thorne Bay ("City") is offering for lease commercial property located at the Thorne Bay Sort yard & Downtown Business District Subdivision.

The City intends to lease space for Commercial Use within the Downtown Business District and Mixed Commercial/Industrial Use in the Sort Yard, on an on-going basis.

The City reserves the right to negotiate lease term and rates to include annual adjustments based on CPI or other negotiated factors.

The City Council must receive all public comments in writing, by no later than **4:00 P.M. on September 27, 2021**, to be considered.

Please provide written Comments or requests to the City through the City Clerk's Office by:

- fax at (907) 828-3374, or
- sending an email to cityclerk@thornebay-ak.gov

or mailing it to

- PO Box 19110, Thorne Bay, AK 99919.
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Thorne Bay Sort Yard Lands Available for Lease.

The Sort Yard is zoned as Industrial and subject to the development and use requirements in the Thorne Bay Municipal Code Chapter 17.04.028 .

This image is for the purpose of providing the general location of lands available for lease only.

Click the '**Lease Application**' button to complete the application for lease and remit to the City Clerk at cityclerk@thornebay-ak.gov.

LEASE APPLICATION

Click the '**Submit Comment**' button to send a comment by ema

SUBMIT COMMENT

COMMERCIAL ZONE

INDUSTRIAL ZONE



Leasing City Property

While the city does not regularly list land for lease. It is the city's policy that the City Council may approve negotiations for lease of city owned lands that the city is not otherwise using.

Lease term and rates are negotiated between the lessee and the City Administrator and are subject to the City Council approval.

To lease city property, you must complete the [Application for Lease](#) of City Property and submit the Application, plus a one-hundred dollar (\$100) application fee, it to the Thorne Bay City Offices. The application must include the proposed use of the lands and the proposed lease rate.

The deadline to submit the Application for Lease of City Property is **September 27th at 4pm.**

After the application period has closed, city staff will start a 30-day public notice process which will include a publication on the City's website, and in at least 5 locations within the city, the intent to lease said property to the applicant and shall contain the proposed use.

During the public notice period staff will introduce an ordinance to the Thorne Bay City Council about the lease proposal and authorizing staff to begin negotiations. At the conclusion of the 30-day public notice period the City Council will hold a public hearing and make a ruling on the ordinance at the second reading. If the ordinance is not approved, then the lease is disapproved. Applicants can ask the council about modifying the lease or submit a modified application.

If the ordinance is approved, then the applicant and authorized city staff can start negotiating the lease. The Council may require that an appraisal be done on the property in order to determine whether the proposed lease rate is within the current market value. In that case, it will be the responsibility of the applicant for hiring the certified appraiser to complete a current market value appraisal. If there is surveying, subdividing, or replating required as part of the lease the city will have the applicant initiate this process with a professional land surveyor. All appraisal and survey costs are the responsibility of the applicant.

Once the property is appraised and/or surveyed (if necessary) the applicant and city staff negotiate the final terms of the lease and present the final terms to the City Council for approval. Once approved by the City Council the applicant and staff make arrangements for payment and any other terms in the final lease agreement.