

Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *ANFPP*
Aaron Hughes, Land Management Officer *AH*

FROM: Jennifer Shields, Land Management Agent *JS*

DATE: April 9, 2026

RE: Ordinance 2026- 14, Authorizing a Communications Site Lease Agreement with GCI Communication Corp., in Beluga (Mayor)

In 2015, the Kenai Peninsula Borough (KPB) issued a Land Use Permit (LUP) to GCI Communication Corp. (GCI) for the installation and maintenance of a wireless, 120' self-supporting communications tower and equipment shelter on approximately 1,600 square feet of KPB-owned land near Beluga, Alaska. The LUP expired on April 5, 2020. Since the LUP's expiration, KPB has treated GCI's presence as a month-to-month holdover tenancy, and GCI has continued to use the site while paying rent in the current amount of \$672.95 per month.

GCI desires to continue its use of the site, and has applied to KPB for a five-year lease agreement with renewal options. The lease was negotiated at a monthly rent of \$2,000 (\$24,000/annually). Rent will adjust annually by three percent (3%) over the prior year's rent amount.

The KPB Planning Commission will hold a public hearing regarding the proposed lease at its regularly-scheduled meeting on April 27, 2026, and will forward its recommendation to the Assembly.

Your consideration is appreciated.