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Kenai Peninsula Borough
Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor PAM
Robert Ruffner, Planning Director RR
Aaron Hughes, Land Management Officer AH

FROM: Jennifer Shields, Land Management Agent JS

DATE: February 5, 2026

RE: Ordinance 2026-08, Authorizing a Communications Site Lease Agreement with Chugach Electric Association, Inc., in Cooper Landing (Mayor)

Since 1992, Chugach Electric Association, Inc. (CEA) has maintained a communication tower site on vacant, KPB-owned parcel 11912509 in Cooper Landing. CEA's lease of the site was originally authorized by KPB Ordinance 92-41. However, the 1992 lease was never fully executed, and the offer to lease terminated one year after enactment of the ordinance.

In 2014, CEA's use of the site was authorized under a temporary land use permit.

CEA desires to continue its exclusive use of the site as a communications and operations link, and has applied to KPB for a five-year lease agreement with renewal options. The lease was negotiated at a monthly rent of $1,000 ($12,000/annually). Rent will adjust annually by three percent (3%) over the prior year's rent amount.

The Cooper Landing Advisory Planning Commission will provide a recommendation on the proposed lease prior to the public hearing on this ordinance.

The KPB Planning Commission will hold a public hearing regarding the proposed lease at its regularly-scheduled meeting on March 16, 2026, and will forward its recommendation to the Assembly.

Your consideration is appreciated.