

# Kenai Peninsula Borough

## Planning Department – Land Management Division

---

### MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Peter A. Micciche, Mayor *PM*  
Robert Ruffner, Planning Director *RR*  
Marcus A. Mueller, Land Management Officer *mam*

**FROM:** Aaron Hughes, Land Management Agent *AH*

**DATE:** January 4, 2024

**RE:** Ordinance 2024-01 \_\_, Authorizing a Negotiated Lease with Traylor Bros, Inc. for a Temporary Craft Worker Housing Site in Support of the Sterling Highway MP 45-60 Construction Project Near Cooper Landing (Mayor)

---

The Alaska Department of Transportation and Public Facilities has selected QAP – Traylor Bros Joint Venture as the contractor for the Sterling Highway MP 45-60 construction project near Cooper Landing. Traylor Bros, Inc., has submitted an application for a negotiated lease for the expressed purpose of temporary craft worker housing in support of construction operations necessary for the completion of the Juneau Creek Bridge.

The proposed negotiated lease would encompass 5 acres of vacant Borough lands adjacent to other related project construction sites located off of the Pioneer Road near the highway project alignment. Development of the identified parcel for this purpose would provide additional value to the KPB land through site improvements. The subject property is municipal entitlement land in approved KPB management authority status.

The negotiated lease terms provide for an initial annual lease amount of \$11,880.00 for a 5-year term, to include a 3% annual escalation, with an option to extend the lease for 2 additional one-year terms.

Authorization of the proposed lease in support of the Sterling Highway MP 45-60 Project will help to improve safe and efficient travel on the Sterling Highway for residents and visitors while generating addition lease revenues and other added values for the KPB.

Your consideration is appreciated.