



WHEREAS, the development of Phase 1A includes a 1,250 lineal foot three-seat chair lift and associated facilities to operate an alpine ski area in the winter, and hiking and mountain biking uses in the summer; and

WHEREAS, the future Phase 1B development plan includes a mile-long, high-speed quad lift and a day lodge to enable more year around activities, such as mountain biking, special events and festivals; and

WHEREAS, the lease is for a 40-year lease term at less than fair market value to allow Hatcher Alpine Xperience, LLC., to realize a greater return on its revenue to allow for future expansion of the ski area while promoting healthy lifestyles, and providing economic growth and local commerce for the Mat-Su Valley Community.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. Matanuska-Susitna Borough Code, Title 23.10.060 Considerations (C) (2) (b). Notwithstanding the requirements of MSB 23.10.060, Considerations, (C) (2) (b), the lease is structured for a nominal annual lease rate for years 1 through 20, with the Assembly reserving the right to collect a percent of gross revenues during years 6 through 20 that shall not exceed the less than fair market value annual rent rate.

Section 3. The best interest of the Borough. It is in the best interest of the Borough to support Hatcher Alpine Xperience, LLC., a community based organization, for its endeavor to promote and provide safe outdoor recreation year-around for the Mat-Su Valley Community and the public at large.

Section 4. Condition of the lease. Pursuant to Matanuska-Susitna Borough Title 23.10.040, the lease contains a statement in the recitals that both parties acknowledge the Borough has management authority to the lease site area and does not have title to the land and cannot guarantee it will receive title from Alaska Department of Natural Resources, but has good cause to believe it will acquire title to the land within ten years of entering the lease agreement.

Section 5. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this  
14 day of July, 2020.

  
VERN HALTER, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Hale, Nowers, McKee, Leonard, Mayfeild,  
Sumner, and Boeve