

NONCODE ORDINANCE

Sponsored By: Borough Manager
Introduced: 06/02/20
Public Hearing: 06/16/20
Amended: 06/16/20
Adopted: 06/16/20

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 20-057**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE MANAGER TO ENTER INTO A LEASE OF BOROUGH-OWNED REAL PROPERTY LOCATED WITHIN THE CITY OF HOUSTON WITH RENEWABLE IPP, LLC, TO CONDUCT DETAILED GRID ENGINEERING STUDIES FOR THE CONSTRUCTION AND INSTALLATION OF A UTILITY SCALE SOLAR FACILITY, TAX PARCEL NO. 17N03W03B001 (MSB007551).

WHEREAS, Renewable IPP, Inc., applied for a lease of property from the Matanuska-Susitna Borough, located within the City of Houston, for the purposes of studying, constructing, managing, and maintaining a utility scale solar facility; and

WHEREAS, the parcel of land requires implementation of a rezone from Public Lands and Institutions to Light Industrial from the City of Houston Planning Commission and Council; and

WHEREAS, Renewable IPP, Inc., preliminary review and study of the Borough-owned land indicates Phase 1 land, 142 acre site is ideal for further evaluation to develop and construct Phase 1 of the development plan for a five (5) megawatt solar facility with enough power for approximately 1,000 homes, which offsets 10 million pounds of carbon dioxide each year; and

WHEREAS, pending a successful detailed grid engineering study, execution of a Power Purchase Agreement between Renewable IPP, LLC and MEA, and the approval of the Regulatory of Alaska, the construction and build out of Phase 1 would be an investment of \$5-\$8 million dollars, initially providing 50-75 paying jobs, with three to 10 long-term jobs, and a long-term tax base for the City of Houston; and

WHEREAS, the lease allows Renewable IPP, LLC., the option to lease an additional 320 acres (Phase 2 land) for a 10 year period to further evaluate an expansion of its solar utility development; and

BE IT ENACTED:

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

Section 2. Acceptance and Authorization. Subject to conditions and stipulations outlined in the Lease Agreement between Matanuska Susitna Borough and Renewable IPP, LLC., the Assembly authorizes the Borough Manager to finalize and enter into the lease agreement for a period not to exceed 32 years with the option of two (2) renewals of five (5) years each.

Section 3. Conditions. The lease will be executed upon the City of Houston's adoption of a code ordinance for rezoning of the

borough property to Light Industrial. The following additional conditions have been adopted by the Assembly:

a. A requirement that Lessee not develop or disturb the natural vegetation within 150 feet of the property boundary or the area located north and east of Matanuska Electric Association line located within the Northeast 1/4 Southeast 1/4, Section 3, Township 17 North, Range 3 West, Seward Meridian, Alaska and substitution of Exhibit A with an updated Exhibit A to reflect this restriction.

b. A requirement that Lessee revegetate any disturbed land with grass vegetation."

Section 4. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 16 day of June, 2020.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

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