



CITY OF UTQIAGVIK

"Farthest North Incorporated City"

Introduced by:	Asisaun Toovak, Mayor
Date of Introduction:	June 20, 2025
Date of Public Hearing:	
Action:	
Vote:	

ORDINANCE #2-2025

AN ORDINANCE APPROVING A GROUND LEASE WITH THE ALASKA WIRELESS NETWORK FOR A TELECOMMUNICATIONS TOWER AND OTHER FACILITIES

WHEREAS the City of Utqiagvik (the "City") proposed to lease land to The Alaska Wireless Network, LLC, a Delaware limited liability company ("Tenant") for the purposes of installing a telecommunications tower and other facilities, under a long term lease with options for renewal;

WHEREAS the terms and conditions of the proposed ground lease agreement between the City and Tenant are attached as Exhibit A to this Ordinance (the "Lease").

BE IT ORDAINED by the City Council of Utqiagvik, Alaska, that:

SECTION 1. Classification. This ordinance is not permanent or general in nature and shall not be placed in the City of Utqiagvik Code of Ordinances ("Code").

SECTION 2. Inapplicability of Code Provisions. The requirement for an appraisal in Sections 13.12.020(A) of the Code, and the requirement for a lease auction in Section 13.12.060 of the Code shall not apply to the Lease as the parcel has been assessed by a tax assessor during the year in which the property is being leased, consistent with Section 13.12.020(B) of the Code.

SECTION 3. Council Approval. In accordance with Sections 13.12.010, 13.12.030(A) and (B), and 13.12.050 of the Code, the City Council hereby:

- (1) finds that the Lease charges a fair rental value, and current market value of the leased land for its intended purposes;
- (2) authorizes the Mayor to execute the Lease;
- (3) authorizes the Mayor to approve modifications to the Lease as may best effectuate the intent of this ordinance, and as are in the best interest of the City and its residents prior to execution; and
- (4) authorizes the Mayor to execute the Lease as so modified.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon adoption and shall have retroactive effect back to the first date that the City

administration began to negotiate the terms and conditions of the Lease with Tenant.

ENACTED THIS 20th DAY OF JUNE, 2025, by a vote of _ in favor and _ opposed.

Asisaun Toovak, Mayor

ATTEST:

Mary V. Patkotak, City Clerk

Exhibit A Property Description

Parcel ID: R-001-481-02		Card: 1/1	Ex	Act
Account: 1300				
State Acct:				
Location: STEVENSON STREET BARROW				
Land Use: VAC - Vacant		Neigh: BTRC - Barrow/Tract		
Owner #1: CITY OF BARROW		Own Type: CTY - City		
Market Adj Value	Current	Year 2024	Legal Description	
Calc. Land Area:	595,639	595,639.438	BAN 4 PLAT 86-13 TRACT S	
Building Value:				
Yard Items:	1,900	1,900		
Land Value:	982,800	982,800		
Total Value:	984,700	984,700		
Assessed Value:	984,700	984,700		
Agricult. Credit:			Reval / Market	
Sales Information		Narrative Description		
Grantor: UIC		This Parcel contains 595639. Sq. Ft.		
Sale Price: 10		of land mainly classified as Vacant		
Sale Date: 12/29/1986				
Validity: N		Vacant: No		
Legal Ref: 49-30				
<input type="checkbox"/> Office Notes	<input type="checkbox"/> Notes			



No Map
Available

No Sketch
Available

Exhibit B
Terms and conditions