



City of Kenai Land Lease Application

Application for: ☐ New Lease
☐ Amendment ☐ Extension
☐ Assignment ☐ Renewal

Application Date:

Applicant Information

Name of Applicant:							
Mailing Address:		City:		State:		Zip Code:	
Phone Number(s):	Home Phone:			Work/ Message Phone:			
E-mail: (Optional)							
Name to Appear on Lease:							
Mailing Address:		City:		State:		Zip Code:	
Phone Number(s):	Home Phone:			Work/ Message Phone:			
E-mail: (Optional)							
Type of Applicant:	<input type="checkbox"/> Individual (at least 18 years of age) <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Government <input type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Other _____						

Property Information and Term Requested

Legal description of property (or, if subdivision is required, a brief description of property):	
Does the property require subdivision? (if Yes, answer next two questions) <input type="checkbox"/> YES <input type="checkbox"/> NO Subdivision costs are the responsibility of the applicant unless the City Council determines a subdivision serves other City purposes: 1. Do you believe the proposed subdivision would serve other City purposes? <input type="checkbox"/> YES <input type="checkbox"/> NO 2. Are you prepared to be responsible for all costs associated with subdivision? <input type="checkbox"/> YES <input type="checkbox"/> NO	
If an appraisal is required to determine the minimum price on the land, are you prepared to be responsible for the deposit to cover costs associated with appraisal? (The cost of the appraisal will be either refunded or credited toward the purchaser at closing) <input type="checkbox"/> YES	
Are you prepared to be responsible for recording costs associated with lease execution? <input type="checkbox"/> YES	
Do you have or have you ever had a Lease with the City? (if Yes, answer next question) <input type="checkbox"/> YES <input type="checkbox"/> NO 1. Legal or brief description of property leased:	
Request a Lease with an Option to Purchase once development requirements are met? <small>*Does not apply to Airport Reserve properties</small> <input type="checkbox"/> YES <input type="checkbox"/> NO	
Requested term for Initial Lease or Renewal (based on Term Table, not to exceed 45 years):	
Requested term for Lease Extension (based on Term Table, not to exceed a total of 45 Years):	
Requested Starting Date:	

Proposed Use and Improvements

Proposed Use (check one): ☐ Aeronautical ☐ Non-Aeronautical

Do you plan to construct new or additional improvements? (if Yes, answer next five questions) ☐ YES ☐ NO

1. Will the improvement change or alter the use under an existing lease? ☐ YES ☐ NO

2. What is the proposed use of the improvement?

3. What is the estimated value of the improvement?

4. What is the nature and type of improvement?

5. What are the dates construction is estimated to commence and be completed?

(generally, construction must be completed within two years)

Estimated Start Date:

Estimated Completion Date:

Describe the proposed business or activity intended:

How does the proposed lease support a thriving business, residential, recreational, or cultural community?

Lease Assignment Only: What is the name of the individual or legal entity the lease is to be assigned?

Lease Renewal Only

☐ Renewal of an Existing Lease (at least one year of term remaining): Requires new development.

Lease Term based on: Estimated cost of new improvements and ☐ Purchase Price (optional)

☐ Renewal of an Expiring Lease (less than one year of term remaining): Does not require new development.

Lease Term based on: ☐ Purchase Price ☐ Professional Estimate of Remaining Useful Life

☐ Fair Market Value appraisal and/or ☐ Estimated cost of new improvements (optional)

Requested Term for Renewal Based on Term Table, not to exceed 45 Years:

Submitting an application for a lease does not give the applicant a right to lease or use the land requested in the application. The application shall expire twelve (12) months after the date the application has been made if the City and the applicant have not, by that time, entered into a lease, unless the City Council for good cause grants an extension for a period not to exceed six (6) months. The City has no obligation to amend, renew or extend a lease and may decline to do so upon making specific findings as to why a lease renewal, extension, or amendment is not in the best interest of the City

Signature:

Date:

Print Name:

Title:

For City Use Only:

☐ General Fund

☐ Airport Reserve Land

☐ Airport Fund

☐ Outside Airport Reserve

Account Number:

Date Application Fee Received:

Date Application Determined Complete:

30-Day Notice Publication Date:

City Council Action/Resolution: