CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2026-12 (AM)

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT WITH GCI COMMUNICATION CORP. FOR CITY-OWNED PROPERTY LOCATED AT 412 W. 2ND AVENUE

WHEREAS, the City of Dillingham owns real property located at Lot 3, Block 17, Plat 2023-04, Bristol Bay Recording District, commonly known as 412 W. 2nd Avenue, Dillingham, Alaska; and

WHEREAS, the property includes a commercial retail/office building of approximately 936 square feet; and

WHEREAS, the City of Dillingham previously leased the property to GCI Communication Corp. for telecommunications retail and office use; and

WHEREAS, the prior lease expired on December 31, 2024, and the City Council authorized administration to negotiate a new lease agreement through Resolution No. 2025-29; and

WHEREAS, the City has obtained a market lease rate analysis indicating a fair market rental rate for the property consistent with current conditions; and

WHEREAS, a proposed lease agreement between the City of Dillingham and GCI Communication Corp. has been prepared and is attached to this resolution; and

WHEREAS, the lease establishes updated rental terms and conditions consistent with market value and City policy;

WHEREAS, upon expiration of this contract, the City shall solicit bids for the lease of the property in accordance with Dillingham Municipal Code Chapter 5.30.

NOW, THEREFORE, BE IT RESOLVED by the Dillingham City Council:

Section 1. Authorization.
The Mayor is hereby authorized to execute the lease agreement between the City of Dillingham and GCI Communication Corp. for the property located at 412 W. 2nd Avenue, in substantially the form attached to this resolution.

Section 2. Effective Date.
This resolution shall become effective immediately upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on November 5, 2026

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Alice Ruby, Mayor

ATTEST: [SEAL]

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Abigail Flynn, City Clerk