



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

STATEWIDE AVIATION LEASING
Norther Region Aviation Leasing

2301 Peger Road
Fairbanks, Alaska 99709-5399
Main: 907-451-2216
TDD: 907-451-2363
FAX: 907-451-2253

July 26, 2017

City of Valdez
Attn: City Manager
PO Box 307
Valdez, AK 99686

Dear Sir or Madam:

Effective July 1, 2017, the Department of Transportation and Public Facilities amended Chapter 45 of Title 17 of the Alaska Administrative Code (17 AAC 45) to include the implementation of new rental rates and fees at rural airports. Effective July 1, 2017, the rates and fees changed at most airports.

EXPLANATION OF CHANGE: According to 17 AAC 45 and the provisions of Lease ADA-72348, your annual rent is subject to adjustment at this time. Your current annual rent is \$33,931.76 (275,868.00 square feet @ \$0.123 per square foot). Effective 9/1/2017, your new annual rent will be \$40,828.46 (275,868.00 square feet @ \$0.148 per square foot).

PRORATED AMOUNT DUE: As a result of this adjustment, the additional amount due for the period 9/1/2017 to the end of your current billing cycle - 1/1/2018 - is:

\$2,305.20

Enclosed is an invoice for this additional amount. Please submit payment by 9/1/2017. Your check should indicate your Lease number (ADA-72348) or the invoice number and be made payable to the State of Alaska. Mail it to the following address:

Brittany Staker, Finance Office
Department of Transportation and Public Facilities
2301 Peger Road
Fairbanks, Alaska 99709-5399

You may also pay online using a credit card (MC or VISA up to \$10,000) as follows:

- 1) Use this link: <https://leasing.dot.state.ak.us/airWeb/presentation/Login2.po>
- 2) Register using the individual/company link and/or log in.
- 3) Click on the blue Pay Invoices button.

- 4) If you do not see any invoices, enter your account (72348) into the box at the top and click Submit.
- 5) You should now see your invoices listed there. Click on the blue word "Pay" at the end of the invoice line you wish to pay and follow the instructions to enter your credit card details.

Your annual rent will not be subject to change again before 01 September, 2018 or your Lease expiration date, whichever comes first.

The majority of airports still remain significantly below Fair Market Rent (FMR). However, if you believe the new rental rate exceeds FMR, you may protest the new rental rate by retaining the services of a real estate appraiser and following the steps listed on the enclosed protest procedure. To exercise this option you must, within 120 days of the date of this letter, notify this office in writing that you intend to protest.

As a reminder, in addition to paying the above prorated amount for the current billing cycle, your next annual rent of \$40,828.46 will be due on 1/1/2018.

If you have any questions regarding this notice, please contact me at (907) 451-5201 or email at diana.osborne@alaska.gov.

Sincerely,



Diana M. Osborne, C.M.
Airport Leasing Specialist II

Enclosures: Invoice for your pro-rated rental increase for the period 9/1/2017 to 1/1/2018
Rental Rate Adjustment Protest Procedures for Airport Tenants

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DOT&PF FINANCE OFFICE
2301 PEGER ROAD
FAIRBANKS AK 99709-5316

FAX: (907) 451-2368

CITY OF VALDEZ
ATTN: CITY MANAGER
PO BOX 307
VALDEZ AK 99686

ORIGINAL INVOICE DATE- 07/27/17
REPRINT DATE-

INVOICE- N050717
CONTRACT NUMBER- 72348
DUE ON OR BEFORE- 09/01/17
INTEREST RATE- N/A
INTEREST BEGINS- 09/02/17

BILLING PERIOD- 09/01/17 - 01/01/18

BILLING ACCOUNTS RECEIVABLE
CONTACT- (907) 451-5247

DATE	DESCRIPTION	AMOUNT
07/27/17	VALDEZ AIRPORT BLOCK 0300 LOT 002	\$ 2,305.20
	VALDEZ AIRPORT BLOCK 0300 LOT 003	
	LAND LEASE/RENTAL 275,868.00 SQ. FT.	

RENTAL RATE ADJUSTMENT PER RATE CHANGE NOTICE

TOTAL DUE THIS INVOICE

=====

\$ 2,305.20

1. Pay ON-LINE: www.dot.state.ak.us/stwdav/eLeasing_Welcome.shtml
 2. By CHECK: Payable to 'STATE OF ALASKA' (Reference invoice/Include copy of invoice)
 2. By Credit Card: Return completed form or call (907)451-5247 / (907)451-5248

Invoice Number: N050717 Due: \$2,305.20 Amount Paid: (\$10,000 Limit) _____

Cards Accepted: VISA Mastercard Mail Receipt?

Card Number _____/_____/_____/_____ Exp Date ____/____

Print Name On Credit Card _____

Address On Billing Statement _____ Zip _____

Signature _____ Date ____/____/____ Phone _____

=====

25852225 35850452 55115 2,305.20