

Monday, January 19, 2009

MEMORANDUM

To: Sawmill Cove Industrial Park Board of Directors (SCIP Board)

From: Garry White, Director

Subject: ADF&G Storage Request

Background

The Alaska Department of Fish and Game (ADF&G) are considering leasing land at the SCIP to store State vehicle and boats. Troy Tydingco of ADF&G toured the park on 01/14/09 and identified a lot that would fit their needs.

Block 3, Lot 2 has a space available to the south of the lease area held by Fortress of the Bear. The site area has not been subdivided and an official lease area has not been determined. Rough measurements suggest approximately 6,000 SF available. ADF&G suggest they would only need roughly 3,200 SF. I believe we can have a defined lease area of 4,000 SF.

The subject lease area is similar to property leased by Fortress of the Bear and the CBS Recycling Center. Both tenants lease rates are based off \$.34/SF/YR. Using similar lease rates for this proposed lease area of 4,000 SF would result in a \$113.33/ month or \$1,360 per year. ADF&G are considering a short term lease.

Please see attached lease area map.

Action

Determine if this fits mission of SCIP?

Determine lease area and rate?

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Tank

2nd'y
Clarifier

Primary
Clarifier

Sawmill Creek Road
(State Highway)

Subject
Lease
Area

lower
tation

Lake Road

Approximate Area of Proposed
Lease Lot = 107,220 sq. ft.
(2.46 Acres)

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1" = 100'

Proposed Lease Lot

Site Layout

D.G. JONES/ASSOCIATES

ENGINEERING INSPECTION CONSTRUCTION MANAGEMENT
Box 2184
Sitka, Alaska 99835
(907)-747-7998
Fax: 907-747-7997
E-mail: dgj@dgjonesassociates.com

SCIP

4600 Sawmill Creek Road
Sitka, AK 99835

May 23, 2003

Dsgnd by: DGJ

Drwn by: DJS

Chckd by: DGJ

Project: 03044