



MATANUSKA-SUSITNA BOROUGH

PLANNING DEPARTMENT

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Phone 745-4801 • Fax 745-9876

July 21, 1997

Mr. Victor W. Trygstad, President
Homestead Resort Properties
P.O. Box 2267
Palmer, AK 99645

Certified Mail
P 378 067 072

RE: MSB 2467 Disposition

Dear Mr. Trygstad:

This letter formally notifies you of the Matanuska-Susitna Borough Assembly's approval of Ordinance 97-039(AM). The ordinance approves the lease of borough-owned land requested by Homestead Resort Properties. This approval also grants the option to purchase the leasehold only provided that certain conditions are fulfilled by Homestead Resort Properties.

A photocopy of Ordinance 97-039 as amended is attached for your records. Please note this photocopy has yet to be signed by the Borough Mayor, and therefore has not yet been enacted. Once the Ordinance is executed and becomes law you will be forwarded a photocopy of the fully signed document.

As it was explained to you, the initial draft lease is not yet completed for any review. We share your desire to conclude this process quickly and prudently, and expect to have a completed draft base lease available in the near future. I wish to note that this document will contain standard lease provisions, and the stipulations which have been mandated by Ordinance 97-039(AM). Before we can proceed any further, you need to provide us with the projected development schedule and the projected investment schedule including phases so these items are properly incorporated into the lease.

Given your stated commitments to a conscientious and responsible development, it's anticipated that a contract agreement can be successfully concluded in a timely manner. It is our hope that contract discussions can be considerably shortened given that the required lease conditions are identical to accepted business development practices. For your information, the borough will have a lease negotiation team comprised of Mr. Steve Cypra of the borough, Mr. Jay Sullivan of Land Field Services and Mr. Thomas Meacham, Esq. I will also participate.

Our files contain several addresses to which correspondence to Homestead Resort Properties has been previously directed. When possible, please provide a current address, phone number and fax number where correspondence may be directed in the future.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Duffy".

John Duffy
Planning Director

attachment