

MATANUSKA ELECTRIC ASSOCIATION, INC.
DOWNTOWN EAGLE RIVER COMMUNITY LEASE OPPORTUNITY

Matanuska Electric Association (MEA) is pleased to invite qualified non-profit, community serving organizations to submit proposals for the lease and utilization of our facility located in the heart of downtown Eagle River.

As a member-owned cooperative, MEA is committed to the strength and vitality of the communities we serve. We recognize that our downtown Eagle River property represents a unique opportunity to house services that enhance the quality of life for our local members.

Vision for the Property

MEA seeks a non-profit partner that will transform this space into a vibrant community asset. Our vision is to support an organization that:

- Provides direct, high-impact services to Eagle River residents and the community.
- Fosters community engagement and local pride.
- Maintains a professional and welcoming presence in the downtown corridor.
- Aligns with MEA's core values of safety, reliability, stewardship, and community.

Lease Terms and Financials

To maximize the community benefit of this facility, MEA is offering the following subsidized terms:

- **Lease Rate:** \$1,000 per month (Base Rent).
- **Initial Term:** Three (3) years, with options for renewal based on performance and community impact.
- **Utilities:** Tenant will be responsible for all utility costs including electricity, natural gas, water/sewer, and refuse.

Maintenance and Operations

- **Routine Maintenance:** The tenant is responsible for all day-to-day upkeep, including janitorial services, landscaping, and snow removal.
- **Minor Repairs:** The tenant will handle and fund minor interior repairs and preventative maintenance.
- **Structural Responsibility:** MEA will remain responsible for the building's envelope, including the roof and major HVAC system replacements, provided the tenant performs required routine filter changes and inspections.

Insurance Requirements

The selected organization must maintain the following insurance coverage for the duration of the lease and name **Matanuska Electric Association, Inc.** as an **Additional Insured**:

- **Commercial General Liability:** Minimum of \$1,000,000 per occurrence and \$2,000,000 aggregate.
- **Workers' Compensation:** Statutory limits as required by the State of Alaska.
- **Property Insurance:** Coverage for all tenant-owned contents and improvements.
- **Proof of Insurance:** A Certificate of Insurance (COI) must be provided prior to occupancy.

Indemnification Clause

To the fullest extent permitted by law, the Tenant shall defend, indemnify, and hold harmless Matanuska Electric Association, Inc., its officers, directors, agents, and employees from and against all claims, damages, losses, and expenses, including but not limited to attorney's fees, arising out of or resulting from the Tenant's use of the premises, provided that such claim, damage, loss, or expense is caused in whole or in part by any negligent act or omission of the Tenant, any subcontractor, or anyone directly or indirectly employed by them. This includes, but is not limited to, personal injury, bodily injury, sickness, disease, or death, or injury to or destruction of tangible property.

Proposal Requirements

Interested organizations should submit a concise letter of intent addressing:

1. **Mission Statement:** A brief overview of your organization and its history in Eagle River.
2. **Usage Plan:** How the building will be used daily (office space, food pantry, youth center, etc.).
3. **Financial Viability:** a copy of the organization's financial records for the most recent year. If you do not provide any financial records information, the application cannot be considered. Most recent form 990 or audited financials AND internally prepared financial statements will be accepted.
4. **Community Impact:** Estimated number of residents served annually through this location.
5. **Non-profit status:** a copy of the organization's I.R.C. Section 501(c)(3) determination letter from the IRS or evidence of the organization's non-profit status.

Submission Deadline

Please email your completed proposals to pr@mea.coop by Friday, July 31, 2026 by 5:00 p.m.

Facility Photos



















