



Lake Hood Seaplane Base

User Group
Meeting

November 2025





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Introductions/Welcome

Seasonal Wrap-up/ Outlook

Agency Updates

Operational/ Field Mx Notes

Construction / Capital Projects Update

Planning Development Leasing Update

Admin Notes

Questions/Comments



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Aaron Danielson, C.M.

Division Operations Manager

**Ted Stevens Anchorage International
Airport**





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Operations Notes

- **Pedestrians, Drivers, Visitors**
 - Aircraft have priority
 - *Stay off the Ice*
 - Remain clear of runways, taxiways, aircraft parking areas
 - Please stick to the marked pedestrian routes & control pets
- **Pilots**
 - *Please “Fly Friendly”*
 - *Altitude and ground track awareness*



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Winter at Lake Hood Seaplane Base



ACTIVE AIRCRAFT AREA

**STAY OFF
THE ICE**

Unless accessing or operating aircraft

(auth: 17 AAC 42.02(a)3)

For further information, contact Lake Hood Seaplane Base at (907) 266-2410.





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- **Snow Ops**
 - **Patience and be kind**
 - **It may take 2-3 days to clean up following a snow event**
 - *Please be patient, we'll get there as soon as we can*
 - **Please don't put your snow where it blocks or interferes with taxiways, roadways, neighbors or FMx**



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- **Snow Ops**
 - **Tiedown Permits:**
 - **Responsible for own snow**
 - **Push snow approx 10ft in front of aircraft**
 - **Do not block taxiways, roadways, neighbors**



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- **Snow Ops**
 - **Leaseholds**
 - **Responsible for own snow**
 - **Keep snow on leasehold or register with FMx for use approved Echo Snow Dump**
 - **Do NOT use FMx temporary snow storage areas**



Construction / Capital Projects Update

Lake Hood
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Jennifer Pepin, P.E., C.M.

Engineering & Environmental
Manager

**Ted Stevens Anchorage International
Airport**





Alaska Department of Transportation & Public Facilities

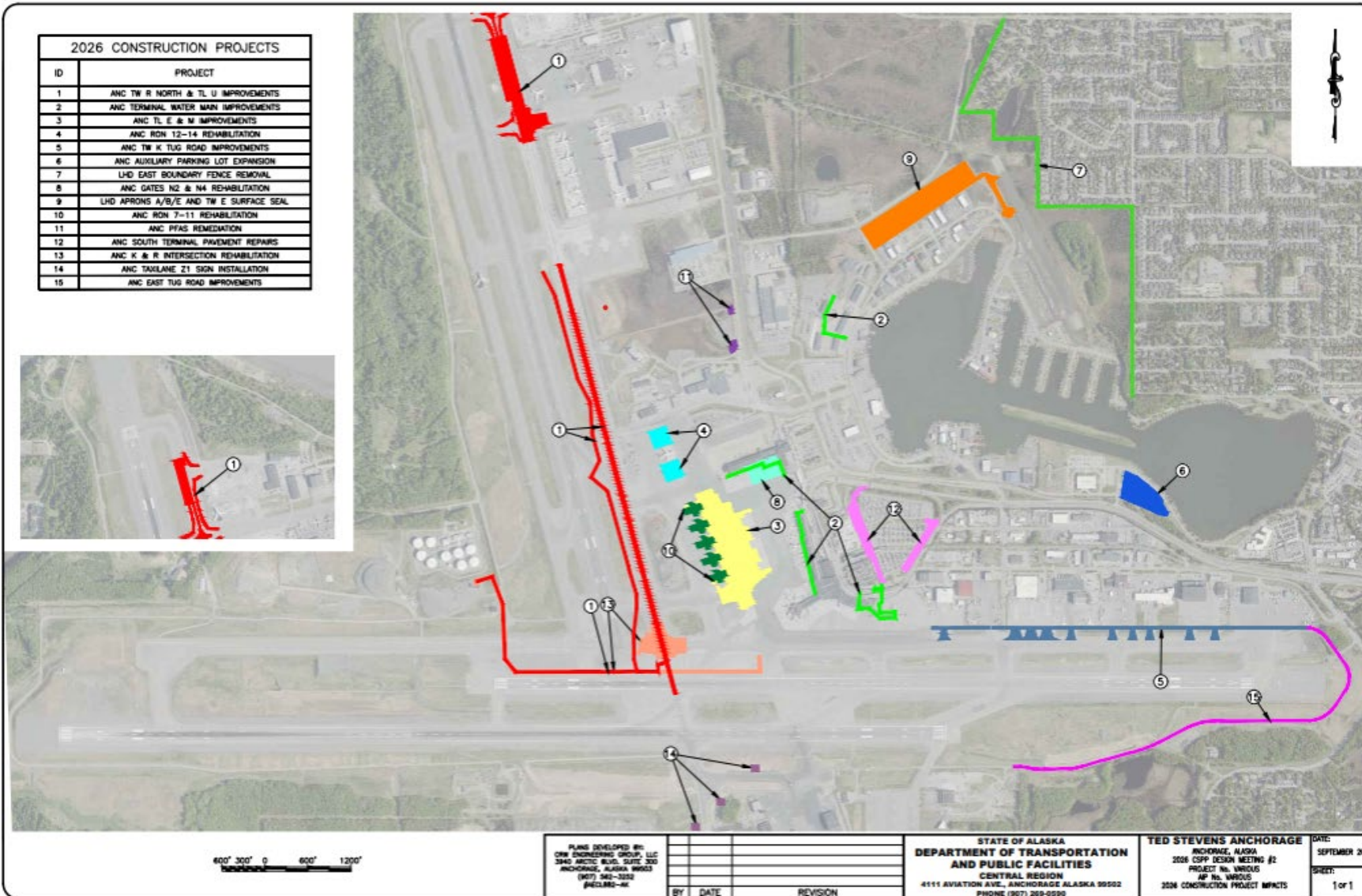
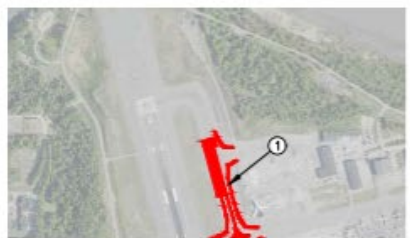
2026 ANC & LHD Capital Projects LHD User Group Meeting

November 25, 2025

Our mission is to *Keep Alaska Moving* through service and infrastructure.

Overview of ANC & LHD

ID	PROJECT
1	ANC TW R NORTH & TL U IMPROVEMENTS
2	ANC TERMINAL WATER MAIN IMPROVEMENTS
3	ANC TL E & W IMPROVEMENTS
4	ANC RON 12-14 REHABILITATION
5	ANC TW K TUG ROAD IMPROVEMENTS
6	ANC AUXILIARY PARKING LOT EXPANSION
7	LHD EAST BOUNDARY FENCE REMOVAL
8	ANC GATES N2 & N4 REHABILITATION
9	LHD APRONS A/B/E AND TW E SURFACE SEAL
10	ANC RON 7-11 REHABILITATION
11	ANC PFAS REMEDIATION
12	ANC SOUTH TERMINAL PAVEMENT REPAIRS
13	ANC K & R INTERSECTION REHABILITATION
14	ANC TAGLANE 21 SIGN INSTALLATION
15	ANC EAST TUG ROAD IMPROVEMENTS



PLANS DEVELOPED BY:
COWI ENGINEERING GROUP, LLC
3345 ANCHORAGE BLVD, SUITE 300
ANCHORAGE, ALASKA 99503
(907) 562-3525
@COWI-AL

BY	DATE	REVISION

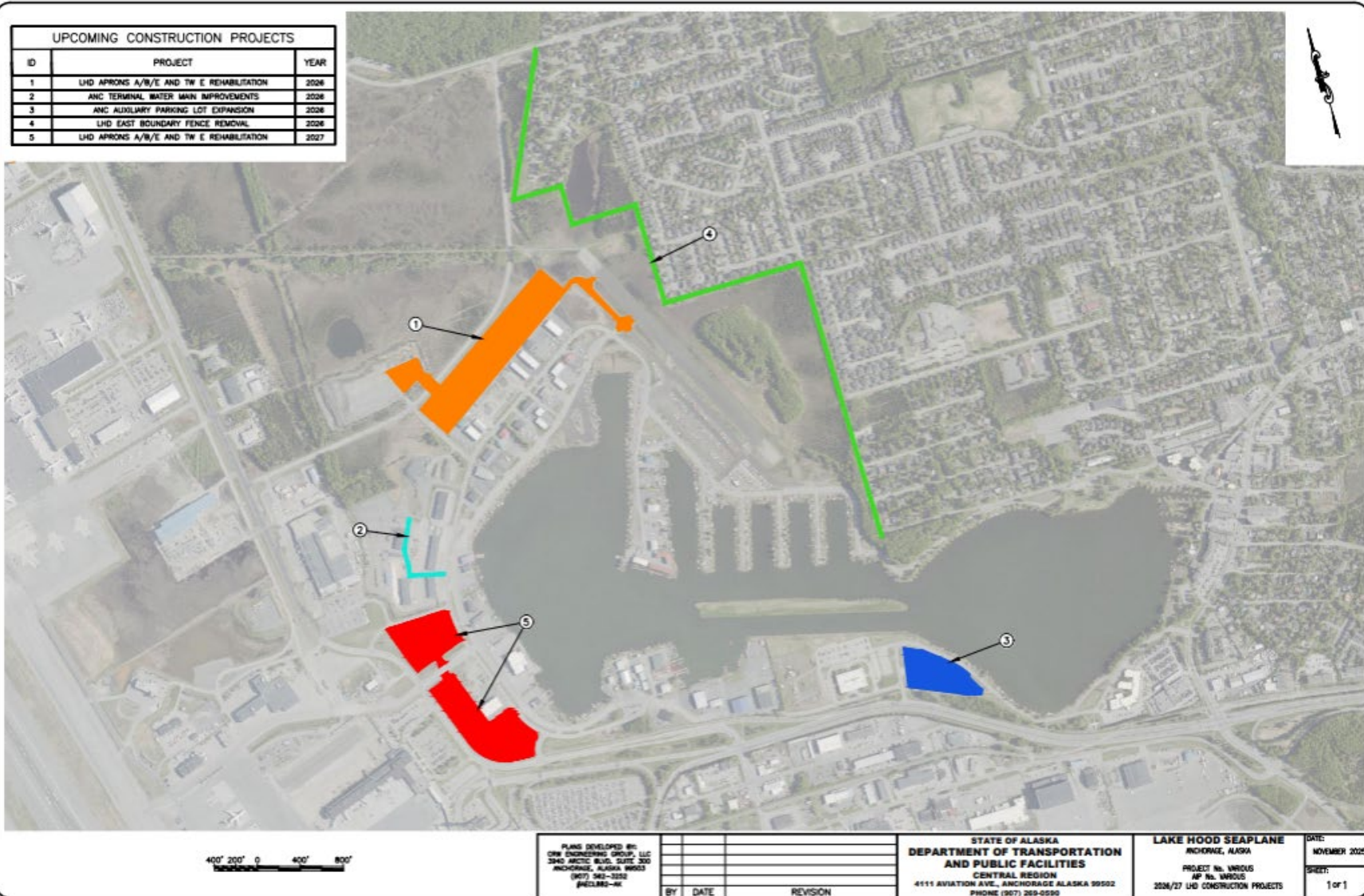
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
CENTRAL REGION
4111 AVIATION AVE., ANCHORAGE ALASKA 99502
PHONE (907) 269-5595

TED STEVENS ANCHORAGE
ANCHORAGE, ALASKA
2026 CSPP DESIGN MEETING #2
PROJECT No. UNR005
AP No. UNR005
2026 CONSTRUCTION PROJECT IMPACTS

DATE:
SEPTEMBER 2025
SHEET:
1 of 1



LHD CIP Projects

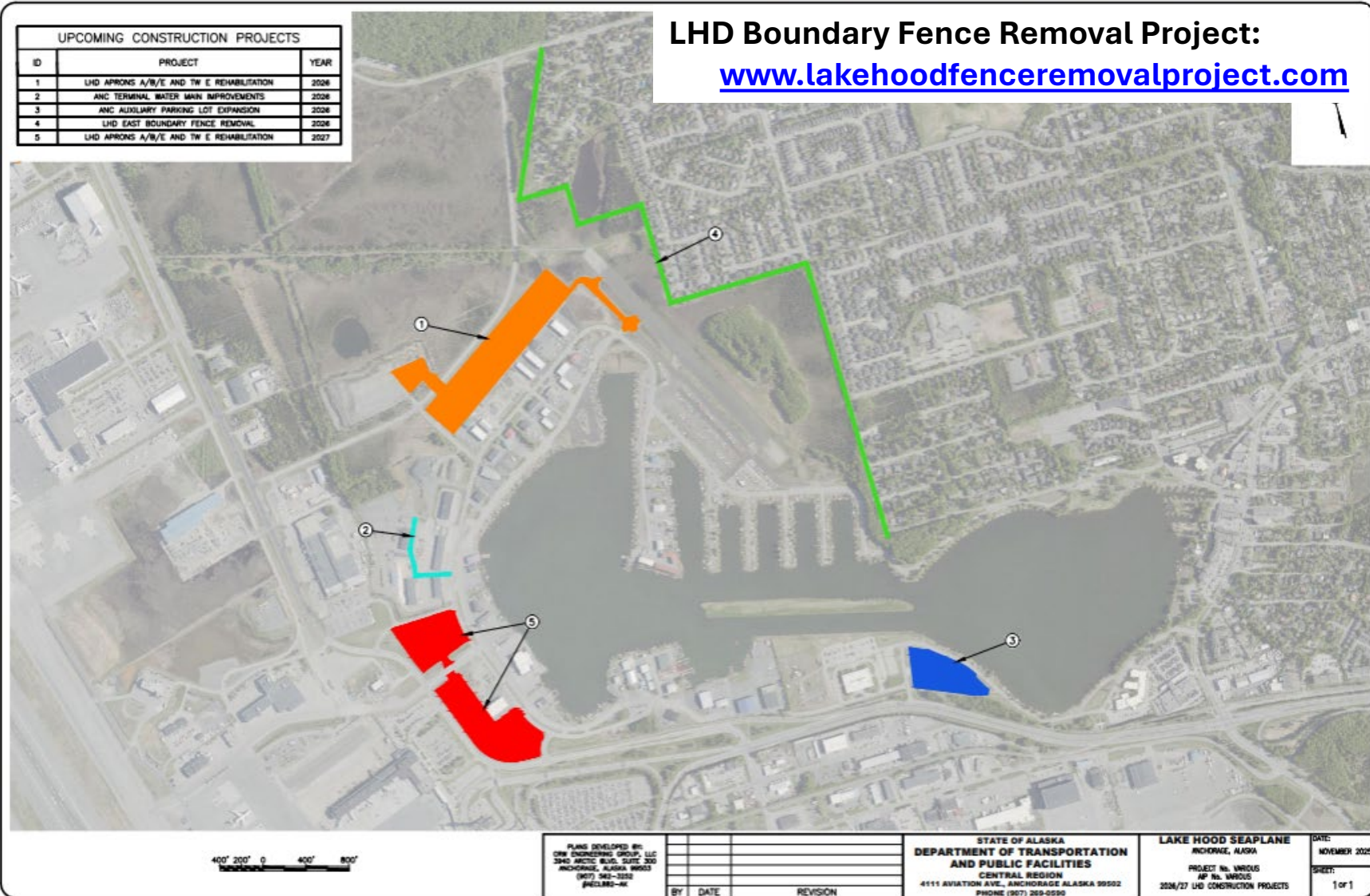


LHD CIP Projects

UPCOMING CONSTRUCTION PROJECTS		
ID	PROJECT	YEAR
1	LHD APRONS A/B/E AND TW E REHABILITATION	2024
2	ANC TERMINAL WATER MAIN IMPROVEMENTS	2024
3	ANC AUXILIARY PARKING LOT EXPANSION	2024
4	LHD EAST BOUNDARY FENCE REMOVAL	2024
5	LHD APRONS A/B/E AND TW E REHABILITATION	2027

LHD Boundary Fence Removal Project:

www.lakehoodfenceremovalproject.com



LHD: Future Development





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Planning Development Leasing Update



Sara Haley, CM
Leasing Program Manager – ANC Airport
Alaska International Airport System
Phone: 907-744-7157

Delivering World-Class Cargo and Passenger Services as Alaska's Gateway to the World

Planning & Development Update



Lake Hood Development (Red)

- TLC Properties
- Reeve Air Alaska
- K Lot

Proposed Investments (Green)

- Alaska Aircraft Sales
- Airplane Hangars Inc
- Lake Hood Air Harbor





Planning & Development Update



LAKE HOOD
SEAPLANE BASE
ALASKA





Planning & Development Update



Ted Stevens Anchorage International Airport
P.O. Box 196960, Anchorage, Alaska 99519
Phone 907.266.2526
anchorageairport.com

SUBLEASE GUIDELINES

PER CHAPTER 42, TITLE 17 OF THE ALASKA ADMINISTRATIVE CODE (17 AAC 42)

17 AAC 42.270:

(a) Unless the lease, permit, or concession expressly provides otherwise, a lessee, permittee, or concessionaire may not sublease all or a portion of a lease, permit, or concession premises without the prior written consent of the airport manager under 17 AAC 42.275. A sublease for security purposes made contrary to the requirements of this section and 17 AAC 42.275 is void.

Definitions from 17 AAC 42.990:

Airport: Ted Stevens Anchorage International Airport

Lessor: The Department of Transportation and Public Facilities acting in the department's capacity as grantor of a lease on airport property.

Lessee: A person legally competent to enter into contracts and who enters into a lease with the lessor.

Sublessor: A person who leases, rents, or otherwise grants occupancy rights to a sublessee under a sublease.

Sublessee: A person who leases, rents, or otherwise receives occupancy rights from a sublessor under a sublease.

Sublease: A transaction or agreement under which a lessee, permittee, or concessionaire leases, rents, or otherwise



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Ted Stevens Anchorage International Airport
P.O. Box 196960, Anchorage, Alaska 99519
Phone 907.266.2526
anchorageairport.com

ASSIGNMENT GUIDELINES

PER CHAPTER 42, TITLE 17 OF THE ALASKA ADMINISTRATIVE CODE (17 AAC 42)

17 AAC 42.260:

(a) This section applies to an assignment of an interest in a lease, permit, or concession other than an assignment for security purposes. For purposes of this section, any single or cumulative transfer of more than 50 percent interest in a partnership, limited liability company, or corporation that holds a lease, permit, or concession in an assignment of interest is subject to approval under this section.

(b) Unless the lease, permit, or concession expressly provides otherwise, a lessee, permittee, or concessionaire may not assign all or a portion of a lease, permit, or concession, including improvements, without the prior written consent of the airport manager under 17 AAC 42.275. An assignment made contrary to the requirements of this section and 17 AAC 42.275 is void.

Definitions from 17 AAC 42.990:

Airport: Ted Stevens Anchorage International Airport

Assignor: A lessee, permittee, or concessionaire, who is the grantor in an assignment.

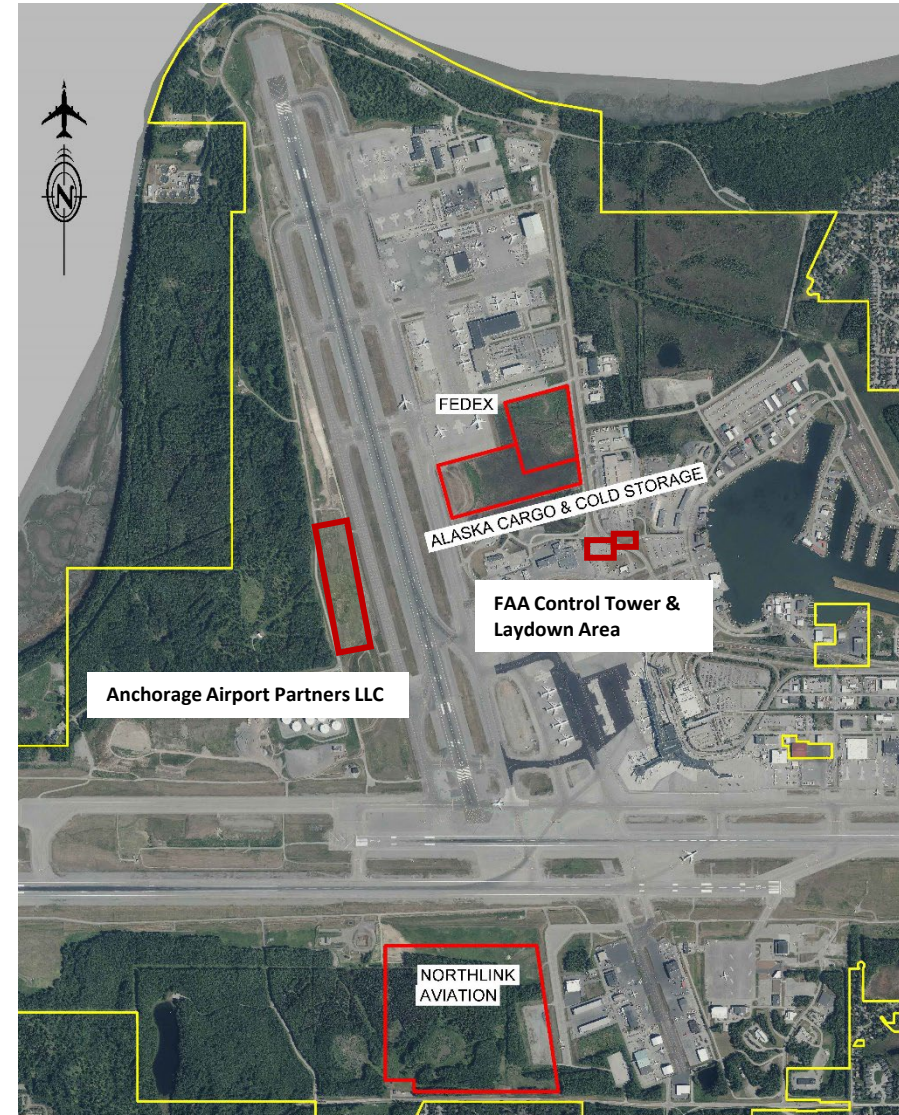
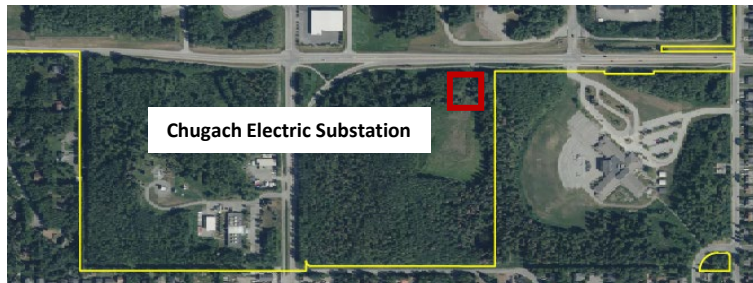
Assignee: A person who receives an interest under an assignment of a lease, permit, or concession.

Assignment: The transfer to another person of all or a part of the interest of a lessee, permittee, or concessionaire in a lease, permit, or concession and includes a merger, consolidation, or cumulative transfer of controlling interest of a

Planning & Development Update

ANC Land Development

- Anchorage Airport Partners LLC
- Alaska Cargo and Cold Storage
- FAA Tower (2029)
- NorthLink Aviation
- FedEx Domestic Sorting Facility
- Chugach Electric Substation





Planning & Development Update

ANC Non-Aeronautical FMV Appraisal Project

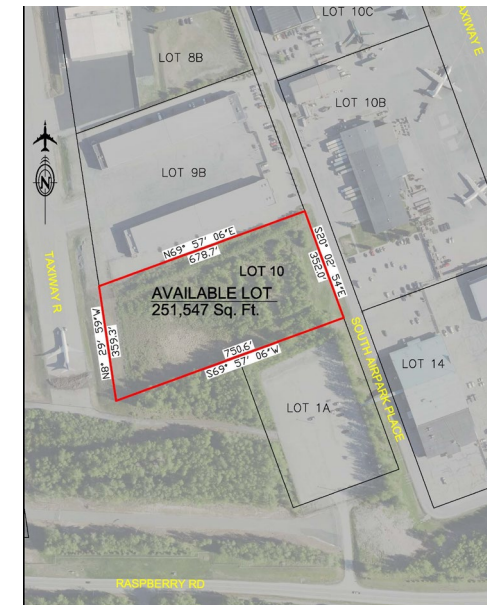
- 34 Nonaeronautical leases | 3 Phases | 10 Leases Appraised in 2025
- Contract awarded – BBG Real Estate Services

Property Marketing Progress

ANC and FAI is market terminal and land lease opportunities through the Aviation Property Network, AIAS/airport websites, and social media.

<https://dot.alaska.gov/aias/leasing.shtml>

- South Airpark
property w/direct
Taxiway R access
- East Airpark fish plant
- East Airpark vacant lot





Planning & Development Update

ANC Terminal:

- **Aleutian Airways, LLC:** Consent approved on the assignment of Operating Agreement ADA-32533 from New Pacific Airlines, Inc. f/k/a Northern Pacific Airways.
- **Alaska Central Express (ACE):** Executed Supplement 1 to ACE's Signatory OA to add A12 gate, holdroom and office space.
- **Kalitta Air, LLC:** Executed a 5-year terminal lease for approximately 2,808 square feet of line maintenance office space, including limited parts storage, in the North Terminal. Will generate \$24,642.54 in monthly terminal rent and is expected to bring up to 50 additional employees to ANC's North Terminal.

Planning & Development Update

ANC Concessions:

RFP's and ITB's in Progress:

- Car Rental Concession
- Advertising
- Cold Storage
- South Terminal Retail – Old “KULH” Store



Planning & Development Update

Airlines

- New Carrier – Southwest Airlines seasonal service from ANC to Las Vegas and Denver
- Expanded ANC passenger service announcements for Summer 2026:
 - American Airlines: New nonstop daily flight to Phoenix
 - Alaska Airlines: New nonstop to New York-JFK and Sacramento. Increased twice daily flights to Honolulu and summer daily to Vegas
 - United: Increased to four flights daily nonstop to Denver
 - Delta: Increased to daily nonstop to Los Angeles





Planning & Development Update

ANC Master Plan

- Updated Airport Layout Plan (ALP) submitted to FAA for first review in June 2025
- Final review in progress as of September 2025
- Next steps: publish compiled Master Plan report and complete grant closeout

Part 150 Noise Study

- Update to the 2015 plan is underway; project will take about two years
- Deliverables: revised Noise Exposure Map (NEM) and updated Noise Compatibility Program
- SAC Meeting #2 held October 7 to review progress, mitigation efforts, and summer monitoring
- Next SAC meeting and Community Open House planned for January 2026

Sustainability Study

- RFP response period closed; submissions under review by selection committee
- Vendor selection and negotiations expected to continue through year-end
- Project funded through AIG Federal grant
- Anticipated kickoff in early 2026

FY25 Federal Funding Grant Program

FY25 Estimated Projects	Funding Source	Federal Project Cost	Grant Status
ANC Taxilane V Gate Reconstruction	AIP	\$1,172,635	Grant Executed
ANC RON 12-14 Rehabilitation	AIP	\$3,133,823	Grant Executed
ANC Equipment 2025	AIP	\$1,603,584	Grant Executed
ANC Taxilane E & M Improvements	AIP	\$38,740,922	Grant Executed
FAI Equipment 2025 – Dump Trucks (2)	AIP	\$774,372	Grant Executed
FAI Equipment 2025 – Loader	AIP	\$692,983	Grant Executed
FAI Equipment 2025 – Cupping Plow	AIP	\$165,252	Grant Executed
LHD Aircraft & Lakeshore Drive Rehabilitation	AIP	\$3,356,110	Grant Executed
ANC Passenger Boarding Bridge Replacement B5 & B7	PFC	\$6,074,000	Grant Executed
ANC West Perimeter Road	BIL-AIG	\$1,738,950	Grant Executed
ANC Taxiway R North & Taxilane U Improvements – Phase II	BIL-AIG	\$563,789	Grant Executed
ANC Passenger Boarding Bridge Replacement N3 & N5, Design-Build	BIL-ATP	\$3,696,691	Grant Executed
ANC North Terminal Combined Heat & Power	Discretionary (Supplemental)	\$2,326,921	Grant Executed
ANC ALCS Resilience & Reliability	Discretionary (Resilient Infrastructure)	\$3,117,629	Grant Executed

	AIP Total	LHD AIP Total	PFC Total	BIL-AIG Total	BIL-ATP Total	Discretionary Total	FY25 Total
FY25 Fund Totals	\$46,283,571	\$3,356,110	\$6,074,000	\$2,302,739	\$3,696,691	\$5,444,550	\$67,157,661

Stay Connected

Leasing Manager

Sara Haley

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Land Leasing Specialist

Andy Dinsmore

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andy.dinsmore@alaska.gov

<https://dot.alaska.gov/anc/business/#leasing>

Leasing & Property Management

Sara Haley

ANC Properties Manager

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📠 (907) 266-2458

✉️ sara.haley@alaska.gov

✉️ dot.aia.leasing@alaska.gov

Related Information

- Leasing Office Main Line

📞 (907) 266-2420

🔗 [AIAS Rates and Fees](#)

🔗 [Alaska Statute Title 02](#)

🔗 [Alaska Administrative Code
Title 17, Chapter 42](#)

As part of the Alaska International Airport System Development Team, the Leasing & Property Management department oversees all airline, concession, and land leases within the airport. Oversight includes drafting, negotiating, and administering tenant agreements in accordance with operating policies and regulations. The overall goal is to optimize airport revenues and to provide opportunities for businesses on airport property on a fair and equitable basis.

Stay informed on leasing opportunities and updates at Ted Stevens Anchorage International Airport by visiting the [Public Notices section](#) 📄 dedicated to airport leasing. Keep abreast of important announcements and leasing opportunities to stay engaged with the airport community.

For more information, please visit [Leasing & Business Opportunities, Alaska International Airport System, Transportation & Public Facilities, State of Alaska](#)

[View ANC Public Notices](#)

Terminal Leases & Airlines

📄 [Terminal Lease Application](#)

🔗 [Signatory & NON-Signatory CAR Rates](#)

🔗 [Terminal Rental Rates](#)

📄 [AIAS Other Rates and Fees](#)

Terminal & Airline Leasing Specialist

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Upcoming Event:

Alaska International Airport System Regulatory Revisions

Stakeholder engagement online meeting Monday, December 8, 2025 2-4pm regarding possible regulation changes to AAC Title 17, Chapter 42, Ted Stevens Anchorage International Airport (ANC) including Lake Hood Seaplane Base (LHD) and Fairbanks International Airport (FAI)

For further information and meeting links please refer to Alaska Online Public Notice:

“Solicitation for Public Input – DOT&PF, Alaska International Airport System Regulatory Revisions” <http://notice.alaska.gov/221821>

For questions or more information, contact Agency Regulatory Liaison, Jodi Gould, AIAS Planner at jodi.gould@alaska.gov/907-748-2452



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State of Alaska AO 360 Regulations Update

The regulatory package from 2024 that included ANC/FAI updates, tiedowns and Lake Hood related items (Reg package 2024000367) was put on hold as part of the Administrative Order 360 implementation, and then closed along with many other active regulations packages that were open. All the work and input that was put into that regulations package will be used in the larger regulatory reform effort as part of AO 360. There will be a stakeholder engagement meeting on December 8 from 2pm-4pm in which we encourage everyone to participate regarding current/existing 17 AAC 42 regulations, knowing that the closed regulatory package is already part of the input and reform review efforts going into 2026. The December 8 meeting information is posted on Alaska's Online Public Notice system.

<http://notice.alaska.gov/221821>

For questions or more information, contact Agency Regulatory Liaison, Jodi Gould, AIAS Planner at jodi.gould@alaska.gov/907-748-2452



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Questions/Comments?



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Lake Hood Seaplane Base Office

**Ted Stevens International Airport
North Terminal Lobby
Room NA 208, 2nd Floor Mezzanine
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**(907) 266-2410 office
(907) 266-2788 fax**

<http://www.dot.state.ak.us/anc/business/generalAviation/>

**Tim Coons - tim.coons@alaska.gov
Cheryl McDowell - cheryl.mcdowell@alaska.gov**





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