

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PURPOSE OF PUBLIC RIGHT-OF-WAY NEEDED FOR THE BOGARD ROAD AT ENGSTROM ROAD IMPROVEMENTS PROJECT NO. 0001(630)/CFHWY00453. (MSB008104)

AGENDA OF: September 2, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	<div>8 / 18 / 2025</div> <div>X Lisa Gray</div> <div>Signed by: Lisa Gray</div>
Land & Resource Management Manager	<div>8 / 18 / 2025</div> <div>X Joe Metzger</div> <div>Signed by: Joe Metzger</div>
Community Development Department Director	<div>8 / 18 / 2025</div> <div>X Jillian Morrissey</div> <div>Signed by: Jillian Morrissey</div>
Emergency Services Director	<div>8 / 18 / 2025</div> <div>X Ken Barkley</div> <div>Signed by: Kenneth Barkley</div>
Finance Director	<div>Recoverable Signature</div> <div>X Cheyenne Heindel</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>8 / 20 / 2025</div> <div>X Nicholas Spiropoulos</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>Recoverable Signature</div> <div>X Michael Brown</div> <div>Signed by: Michael Brown</div>
Borough Clerk	<div>8 / 21 / 2025</div> <div>X Lonnie McKechnie</div> <div>Signed by: Lonnie McKechnie</div>

ATTACHMENT (S) : Vicinity Map (1 pp)
 Memorandum of Agreement (1 pp)
 Public Comment (1 pp)
 Ordinance Serial No. 25-096 (3 pp)

SUMMARY STATEMENT:

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) has presented an offer to purchase a portion

of Borough-owned property legally described as Lot 14A, Block 14, Shorewood Subdivision, Plat No. 2007-105, Palmer Recording District, containing 1.84 +/- acres (MSB tax parcel number 6718B14L014A). The subject property is the location of the Maynard Public Safety Building, Fire Station 5-2. DOT&PF will be constructing a roundabout at the intersection of E. Bogard Road and N. Engstrom Road and have requested 7,560 square feet, more or less of Borough property for right-of-way.

Additionally, DOT&PF has requested a Temporary Construction Permit for 7,145 square feet, more or less, for activities associated with the reconstruction of the existing driveway approach and any required re-seeding.

DOT&PF follows state and federal requirements for right-of-way acquisitions and hired Black-Smith, Bethard & Carlson, LLC, a state certified appraisal firm, to conduct the appraisal for this project. Staff reviewed the appraisal report for completeness, accuracy, and compliance with industry standards and found it acceptable. Based on the appraisal, DOT&PF has formally offered for acceptance by the Borough an amount of \$35,300 constituting the fair market value.

This property was purchased by the FSA (fire service area) in 1979 for the purpose of constructing the fire station therefore the proceeds from the acquisition will be returned to the Central FSA.

Public noticing has been fulfilled in accordance with MSB 23.05.025 and one public comment was received. Marcia Hansen objected to the DOT&PF acquisition because the fire station is an absolute necessity for the hundreds of homes up Engstrom, see attached comments. Staff notes the proposed acquisition is for a portion of the property (7,560 square feet) and the fire station will not be closed. The fire station will still serve the public. There were no objections from Borough departments regarding this matter.

Pursuant to MSB 23.05.030, the manager may, with the consent of the Assembly, convey real property to the State of Alaska where it is in the best interest of the Borough to do so. Supporting DOT&PF's planned upgrades to the intersection at E. Bogard Road and N. Engstrom Road appears to be in the public's best interest.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough Assembly approval of the fair market value sale of Borough-owned land to the State of Alaska Department of Transportation and Public Facilities in the amount of \$35,300 for purpose of public right-of-way needed for the Bogard Road at Engstrom Road Improvement Project No. 0001(630)/CFHWY00453.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: September 2, 2025

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PURPOSE OF PUBLIC RIGHT-OF-WAY NEEDED FOR THE BOGARD ROAD AT ENGSTROM ROAD IMPROVEMENTS PROJECT NO. 0001(630)/CFHWY00453. (MSB008104)

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$35,300	FUNDING SOURCE Land sale
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 250.000.000 3xx.xxx	PROJECT #
VERIFIED BY: <div style="text-align: right;">8 / 2 0 / 2 0 2 5</div> <div style="text-align: center;"> X _____ L i e s e l Z a n t o S i g n e d b y : L i e s e l W a l l a n d </div>	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		35.3				
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FUNDING:

(Thousands of Dollars)

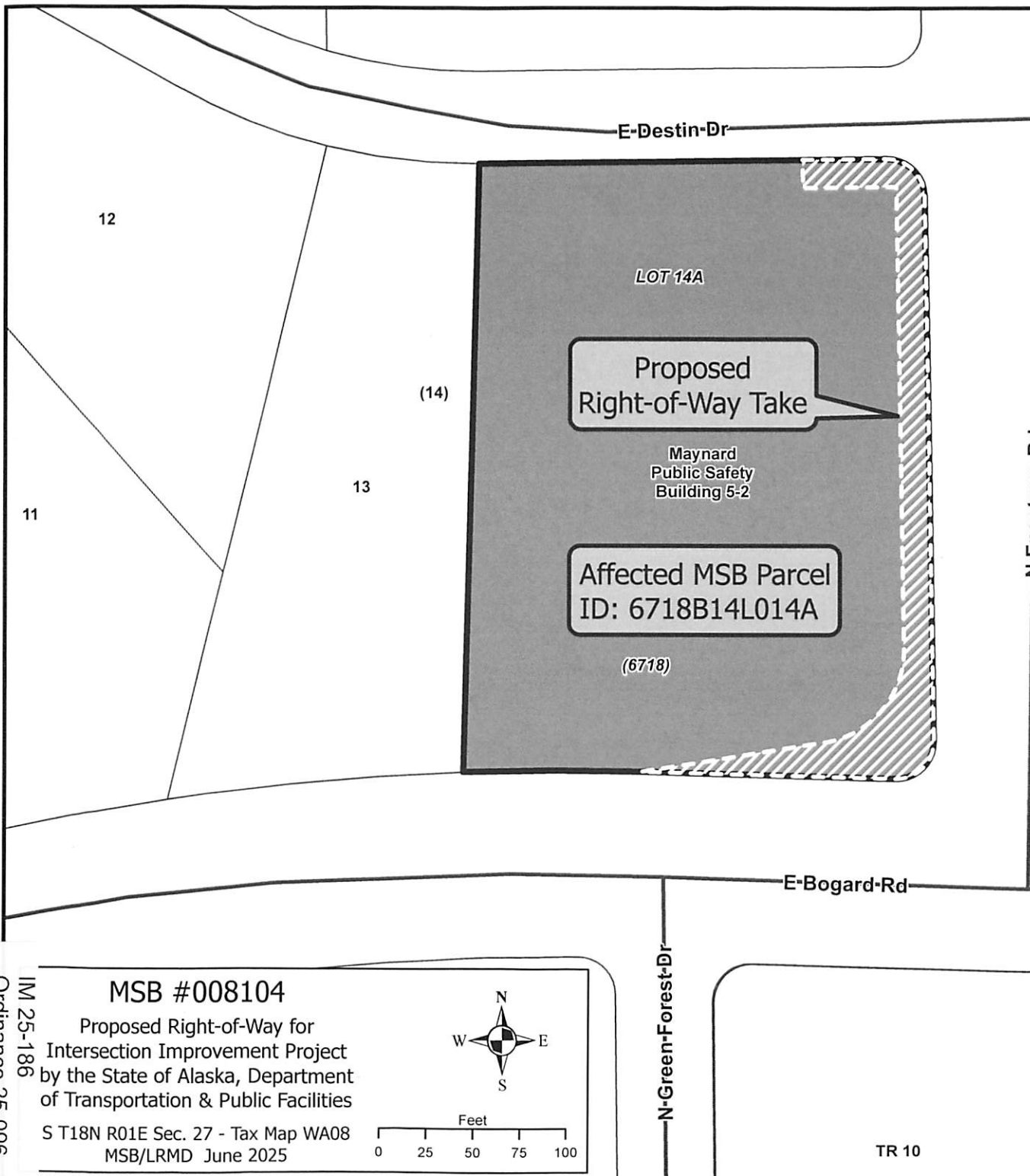
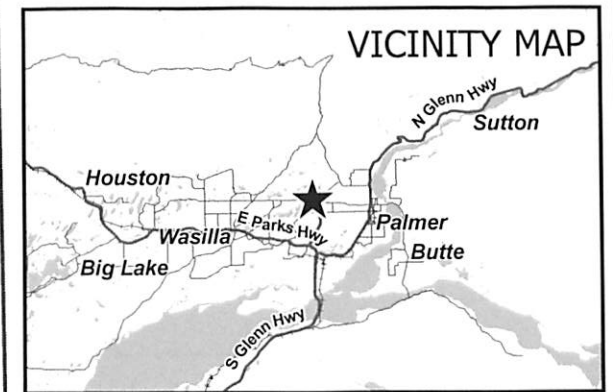
General Fund						
State/Federal Funds						
Other		35.3				
TOTAL		35.3				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	8 / 2 0 / 2 0 2 5
	<div style="text-align: center;"> X _____ C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l </div>

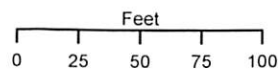


IM 25-186
Ordinance 25-096

MSB #008104

Proposed Right-of-Way for
Intersection Improvement Project
by the State of Alaska, Department
of Transportation & Public Facilities

S T18N R01E Sec. 27 - Tax Map WA08
MSB/LRMD June 2025



TR 10



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
MEMORANDUM OF AGREEMENT

**PROJECT NAME: HSIP: BOGARD ROAD AT ENGSTROM ROAD
AND GREEN FOREST DRIVE - INTERSECTION IMPROVEMENTS**

STATE PROJECT #: CFHWY00453

FEDERAL-AID PROJECT #: 0001630

PARCEL NO(s): 5 AND TCP-5

AGREEMENT has been reached this _____ day of _____, 2025, between **MATANUSKA-SUSITNA BOROUGH**, the owner or owners of the below designated parcel or parcels, and the **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES** hereinafter (**DOT&PF**), for the purchase of said parcel(s). The amounts to be paid, and other considerations to be given, in full satisfaction of this Agreement, are as follows:

Right-of-Way Acquisition Parcel	5				
Fixtures and Improvements Purchased:	Paving (730 SF)				\$3,000.00
Land Purchased:		_____	acres	7,560	square feet
Utility Easement Parcel		_____	acres		square feet
Temporary Const. Easement (TCE) No.		_____			square feet
Temporary Const. Permit (TCP) No.	TCP-5	_____		7,145	square feet
Cost to Cure:	Fencing				\$8,400.00

PARCEL COMPENSATION:

Damages are a consideration: ☐ yes ☒ no Amount of Damages: \$0.00 included in total compensation above.

TOTAL COMPENSATION

\$35,300.00

\$35,300.00

Other Conditions: The Department (DOT&PF) and their contractor(s) will provide 24-hour advance notice to Borough officials, Jake Boothby, Battalion Fire Chief, at 907-355-8562 or Michael Keenan, Fire Chief, at 907-982-5399, of all on-site construction activity affecting access onto or from Bogard Road. DOT&PF will provide a point of contact for the Borough official to work with directly to ensure said access is not impeded for emergency response vehicles and/or emergency responders at any time. In the event construction of access may impede emergency services access, DOT&PF will work in advance with the Borough official to provide alternate, temporary access acceptable to the Borough for emergency response purposes and day-to-day operations.

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the owner or owners.
2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The owner or owners hereby agree that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said owner or owners agree to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of DOT&PF.

Of the total amount of compensation hereinabove agreed upon, the sum of **\$35,300.00** shall be paid upon execution and delivery of a good and sufficient: ☒ Warranty Deed ☐ Easement ☐ Temporary Const. Easement or ☒ Temporary Construction Permit, and the balance of the compensation, amounting to **\$0.00** shall be paid upon compliance by the owner or owners with the terms hereof.

Disbursement of funds will be made in the following manner:

	Amount of Payment
Mat-Su Title Agency, LLC or Matanuska-Susitna Borough	\$35,300.00

The Owner or Owners certify that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

STATE OF ALASKA DOT&PF

OWNER: MATANUSKA-SUSITNA BOROUGH

DESIGN PROJECT MANAGER _____ Date _____
Signature required when construction consideration is involved

By: _____
Mike Brown, Borough Manager _____ Date _____

RIGHT OF WAY AGENT _____ Date _____

APPROVED FOR PAYMENT AS ABOVE:

CHIEF RIGHT OF WAY AGENT _____ Date _____
CENTRAL REGION



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

AUG 04 2025

Community Development

91 1344B05L014
HANSEN MARCIA
PO BOX 3865
PALMER AK 99645-3865

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Right-of-Way Acquisition (MSB008104)

Tax ID: 6718B14L014A

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division has received an offer to purchase a portion of Borough-owned property for right-of-way and a request for a temporary construction permit from the State of Alaska, Department of Transportation and Public Facilities (DOT&PF). The subject property is located at the corner of Bogard Road and Engstrom Road (tax account number 6718B14L014A) and is the location of the Maynard Public Safety Building, Fire Station 5-2. DOT & PF will be constructing a roundabout at the intersection and has requested 13,427 square feet, more or less of Borough property for right-of-way.

Supporting material is available for public inspection by appointment only during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **July 28, 2025**. If you have questions about this request or would like to schedule an appointment to view supporting materials, call Lisa Gray at 907-861-7848 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to MSB008104 DOT & PF Right-of-Way Take when submitting comments).

Comments: I AM TOTALLY AGAINST THE PURCHASE OF THIS PROPERTY FOR ROUND ABOUT. PLEASE USE PROPERTY DIRECTLY ACROSS ENGSTROM INSTEAD. THE FIRE STATION IS AN ABSOLUTE NECESSITY FOR THE HUNDREDS OF HOMES UP ENSTROM. IN MY EXPERIENCE, THE FIEMEN ARRIVED WITHIN 15 MIN. OF MY CALL. MY GARAGE WAS IN FLAMES & IT WAS EXTINGUISHED WITHIN MINUTES OF THEIR ARRIVAL. YOU CANNOT SACRIFICE PUBLIC SAFETY FOR A LUCRATIVE ROAD PROJECT.

Signature: Marcia Hansen 7500 Shorewood Drive (x 35 years)

(If you need more space for comments please attach a separate sheet of paper.)
*This public notice & request for comments is in compliance with MSB Code 23.05.025

IM 25-186
Ordinance 25-096