

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING A JOINT MARKETING EFFORT BETWEEN THE BOROUGH AND TERRA ENERGY CENTER CORPORATION FOR THE PROMOTION AND DEVELOPMENT OF DESIGNATED BOROUGH LANDS TO SOLICIT EXPRESSIONS OF INTEREST FROM LARGE POWER CONSUMERS FOR DATA CENTER, ENERGY INFRASTRUCTURE, ADVANCED MANUFACTURING, AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES.

AGENDA OF: March 3, 2026

Assembly Action: Adopted with Assemblymembers Nowers and Bowles opposed 03/03/26 - BJH

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To	Signatures
Originator	03/03/26 X Joe Metzger Signed by Joe Metzger
Department Director	 eSigned Certificate X Jillian Morrissey Signed by Jillian Morrissey
Finance Director	 eSignable Signature X Chayenne Hindt Signed by Chayenne Hindt
Borough Attorney	03/03/26 X Nicholas Spingoulas Signed by Nicholas Spingoulas
Borough Manager	03/03/26 X Michael Brown Signed by Mike Brown
Borough Clerk	03/03/26 X Lonnie McKechnie Signed by Lonnie McKechnie

ATTACHMENT (S): Resolution Serial No. 26-019 (6 pp)
Maps (4 pp)

SUMMARY STATEMENT: This legislation is coming forward at the request of Assemblymembers Fonov and Bernier.

The Borough is committed to fostering economic development, creating diverse revenue streams, and enhancing employment opportunities for Borough residents.

As directed by the Assembly, staff has recently released a Request for Interest (RFI) regarding data centers and large power consumers. Four areas of MSB-managed land have been identified as having

potential for data centers or large power or industrial uses. The four designated areas include: Fish Creek Parcels (approximately 3,435 acres), Ayrshire North (approximately 2,560 acres), Goose Creek (approximately 2,645 acres), and Hollywood Road (approximately 1,230 acres).

Terra Energy Center Corporation (TECC) is interested in developing an energy infrastructure project in the Borough, with the mission of providing power for industrial and commercial investment in the Borough.

Currently, TECC has a land use permit in the Port District encompassing approximately 1,058 acres near Lake Lorraine. The purpose of the permit is to allow TECC the ability to conduct due diligence, marketing, and testing to confirm the feasibility of developing an Advanced Manufacturing and Computing Campus, accommodating large power consuming industries.

TECC intends to pursue a lease agreement for the land under permit in the Port District as well as the Goose Creek parcels identified in the RFI.

In April 2026 TECC is launching an international marketing campaign to market Alaska, and specifically the Borough, as a desirable destination for significant investment and industrial and large facility development. The purpose of the marketing campaign is to solicit expressions of interest from large power consumers who may be interested in development in the Borough.

TECC has proposed a 24-month joint marketing effort with the Borough to market the TECC lands under permit in the Port District and the lands included in the RFI. TECC will be responsible for funding the marketing effort and the Borough will be responsible for providing appropriate staff as needed and related support. Collaborating on a joint marketing campaign will not obligate the Borough to sell, lease, or otherwise dispose of any Borough managed lands.

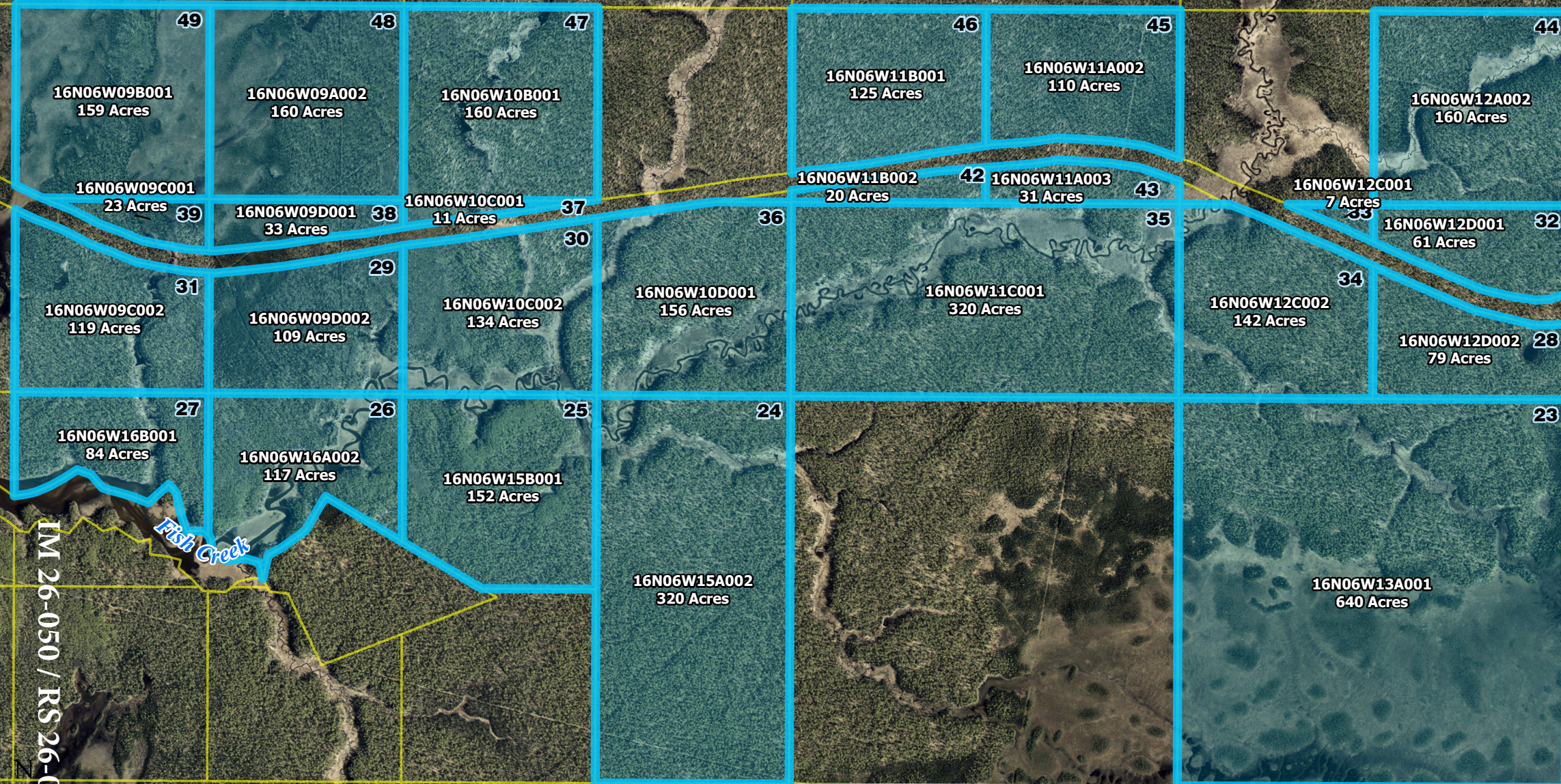
RECOMMENDATION OF ADMINISTRATION: Respectfully request approval.



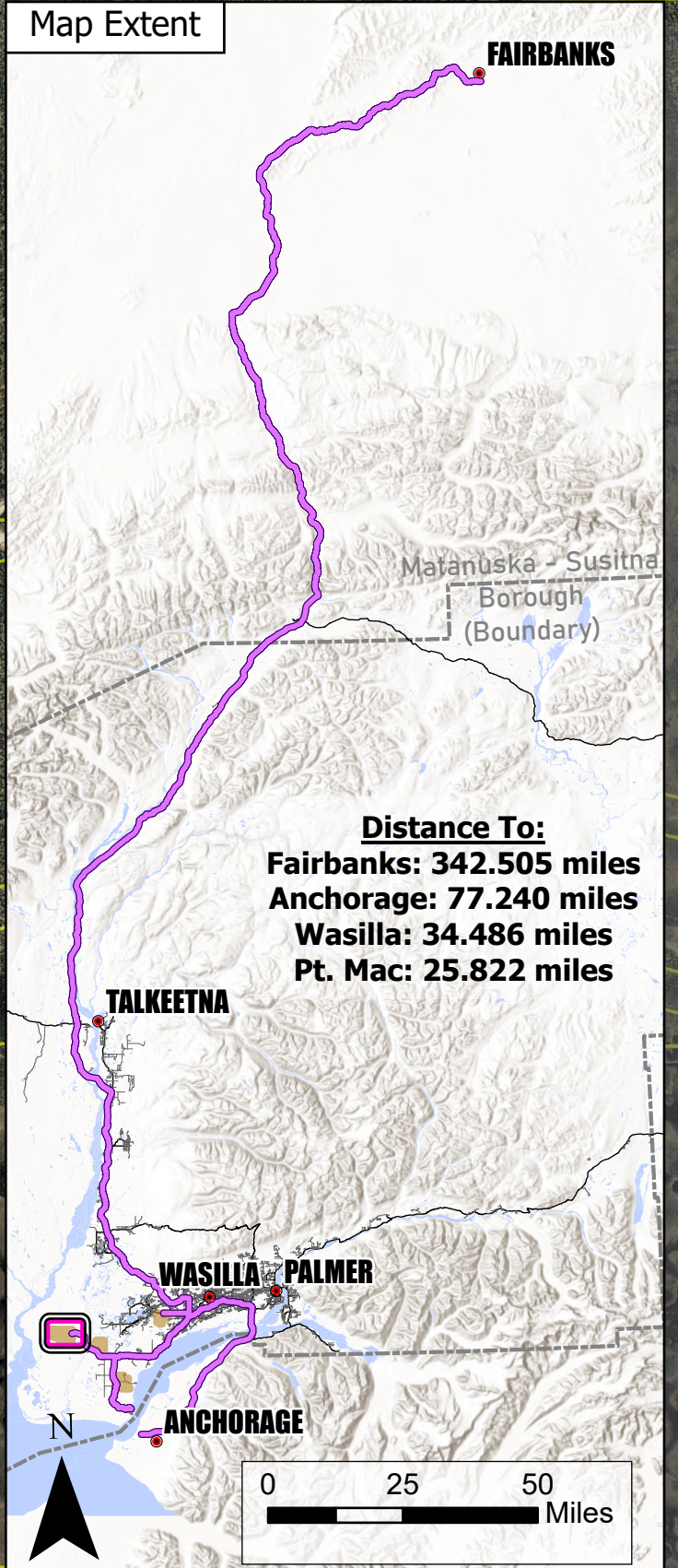
Fish Creek Area

Cadastral Parcels

Total Area available
in Fish Creek:
3431.04 Acres



IM 26-050 / RS 26-019



Distance To:
Fairbanks: 342.505 miles
Anchorage: 77.240 miles
Wasilla: 34.486 miles
Pt. Mac: 25.822 miles

IM 26-050
RS 26-019

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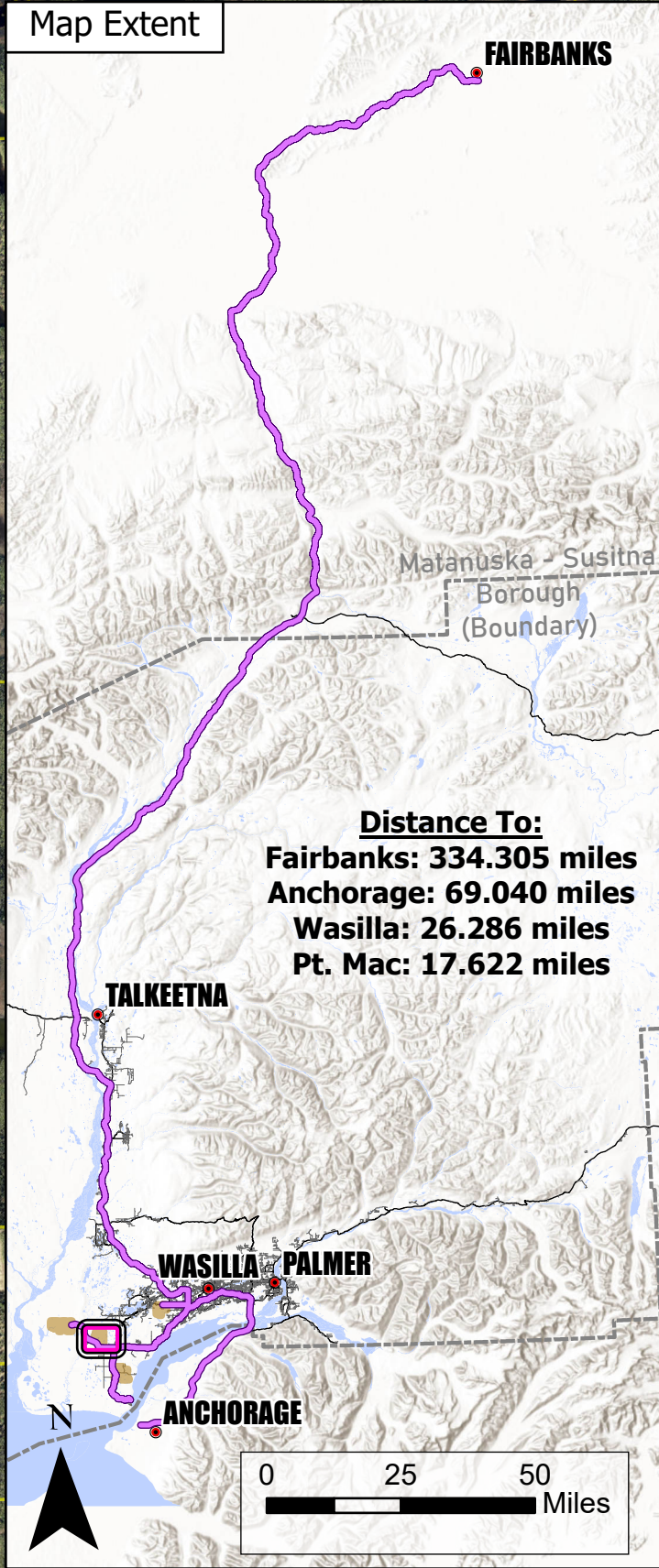
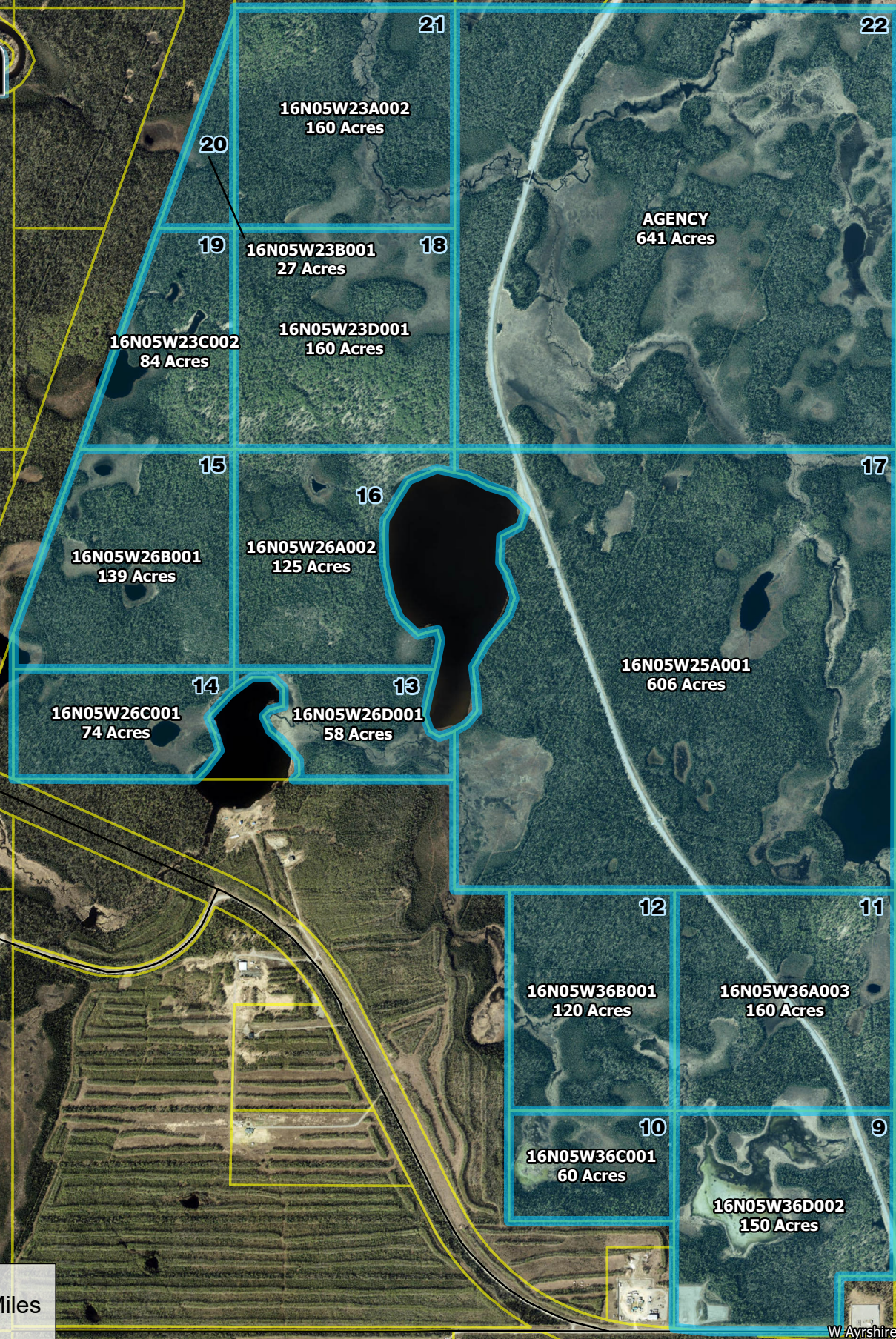


Ayrshire North Area

- Land of Interest
- Cadastral Parcels
- Roads

Total Area available
in Ayrshire North:

2563.69 Acres



Distance To:
Fairbanks: 334.305 miles
Anchorage: 69.040 miles
Wasilla: 26.286 miles
Pt. Mac: 17.622 miles

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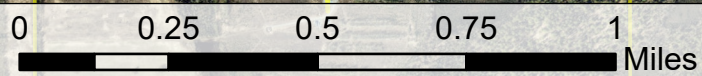
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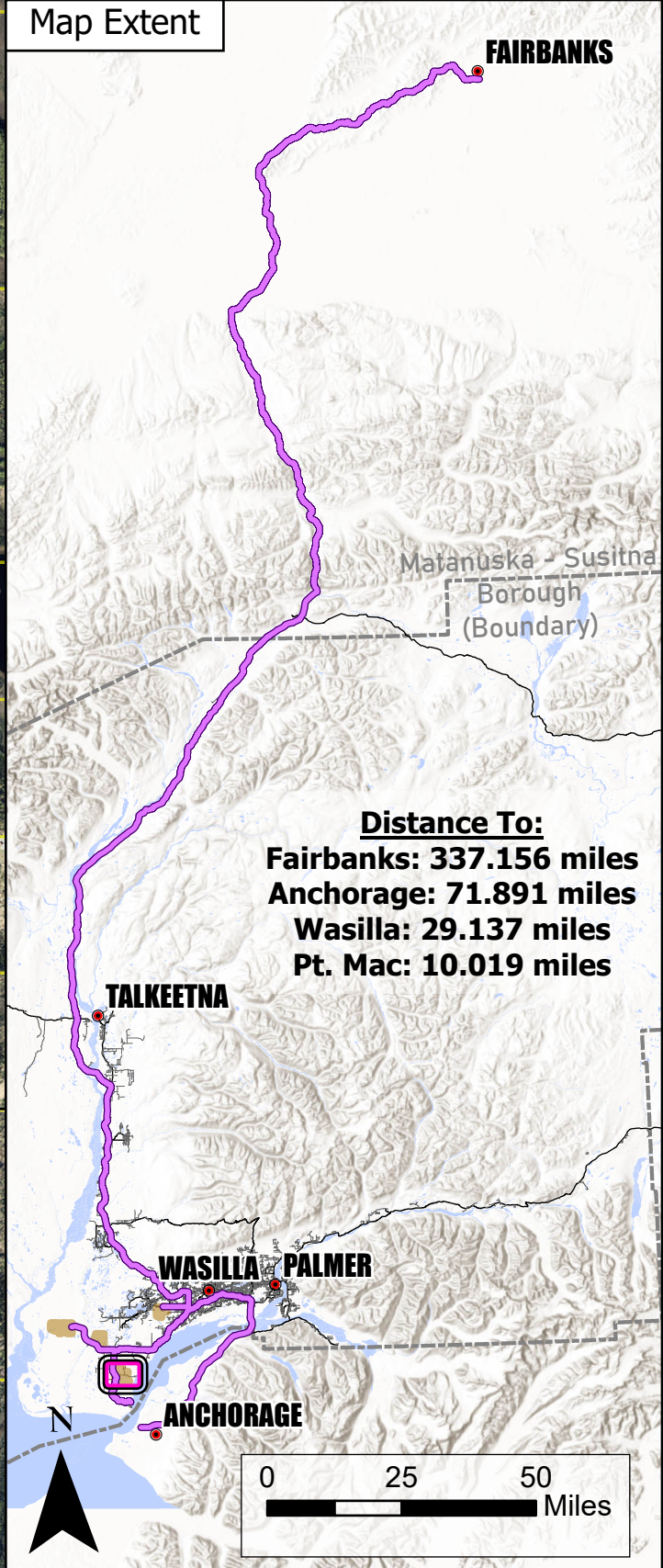
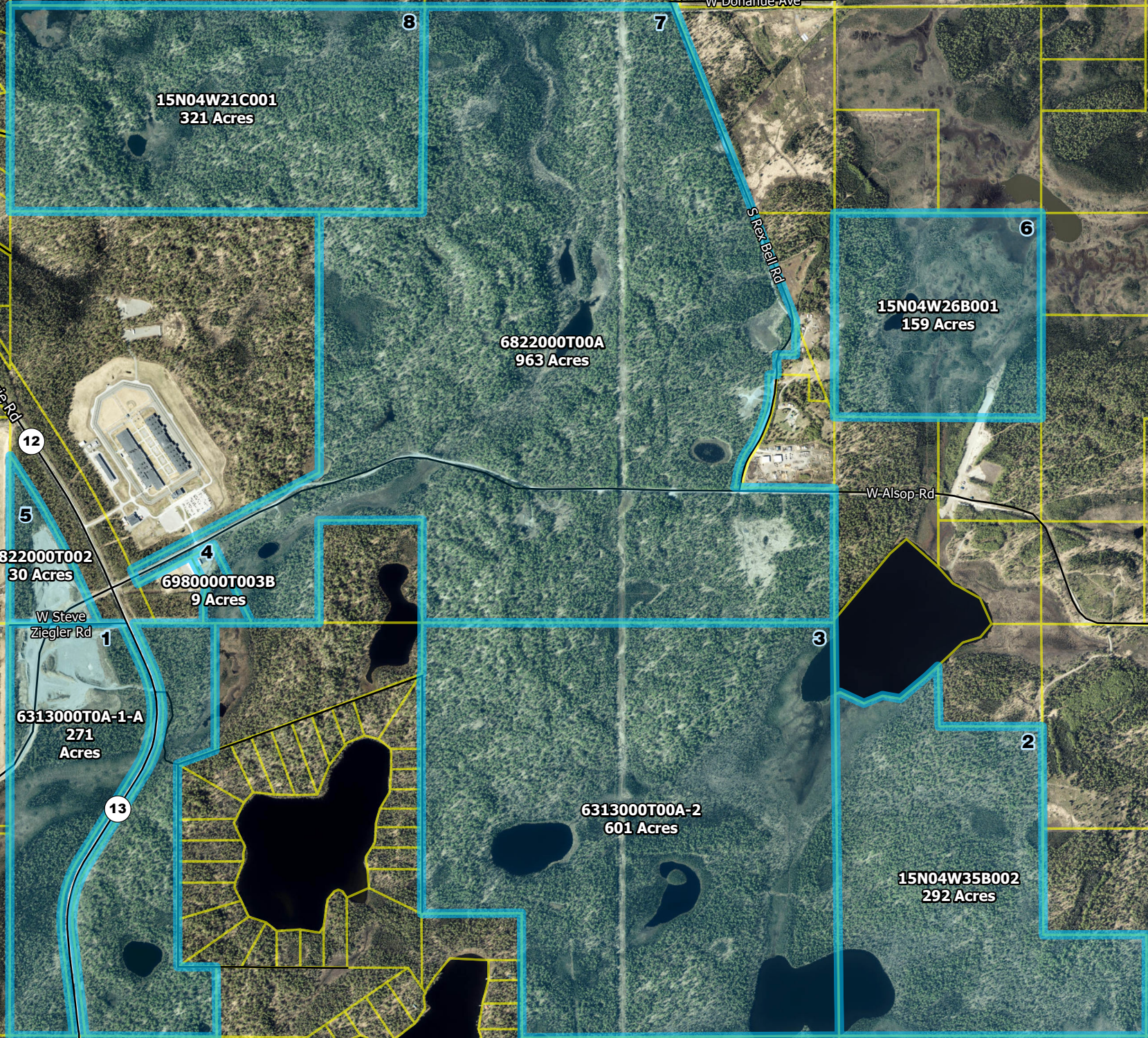
Goose Creek Area

- Land of Interest
- Cadastral Parcels
- Roads
- Mileposts

IM 26-050 / RS 26-019



Total Area available
in Goose Creek:
2646.47 Acres



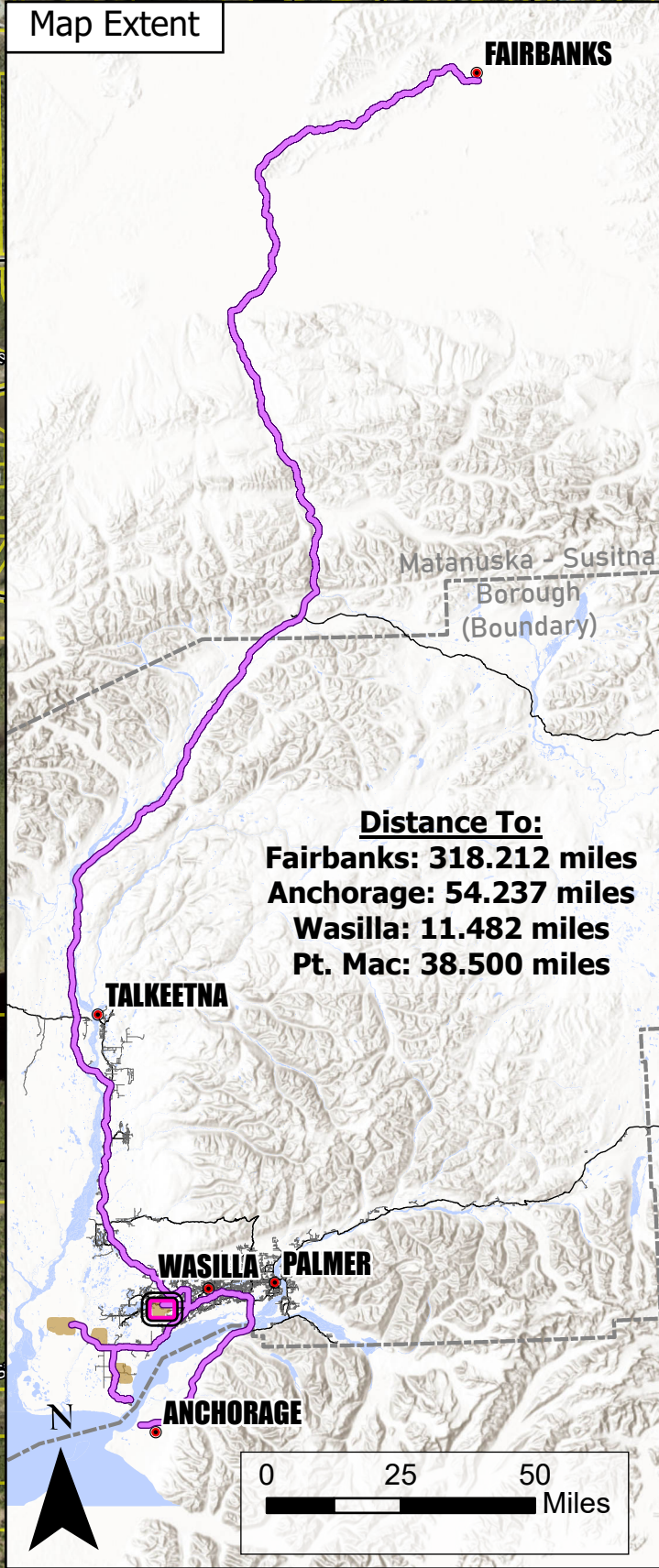
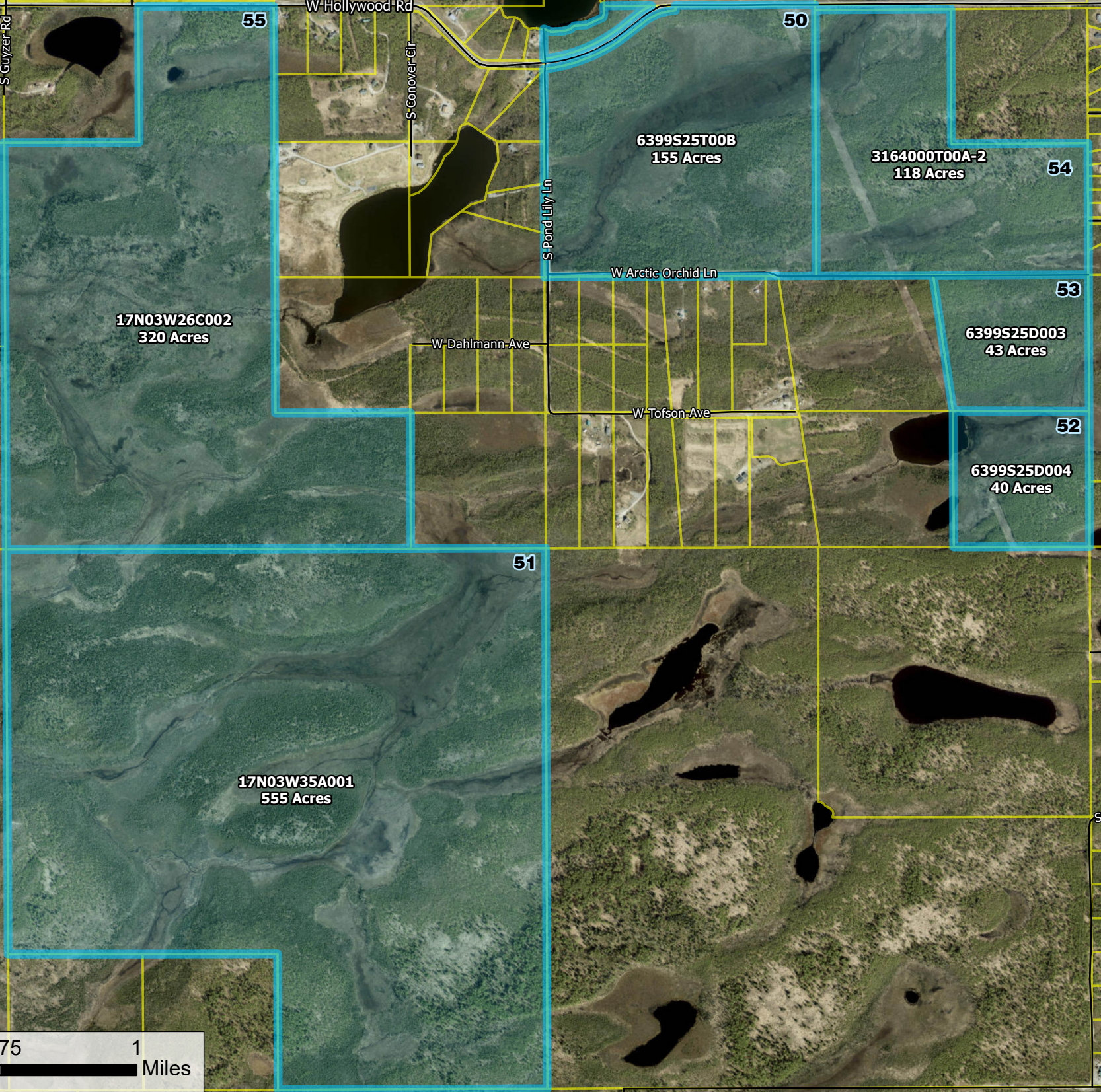
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Hollywood Rd Area

Land of Interest
Cadastral Parcels
Roads

Total Area available
off Hollywood Rd:
1230.82 Acres



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