

MSB Gravel Resources

Construction Aggregate Opportunities



Gravel Basic Facts

- Low value, high volume & high weight commodity
- Transportation costs drive need close to projects
- Most gravel in the MSB is poor quality
- Few locations on MSB owned land have high quality gravel deposits
- Gravel deposit Size, Purity, and LOCATION = value

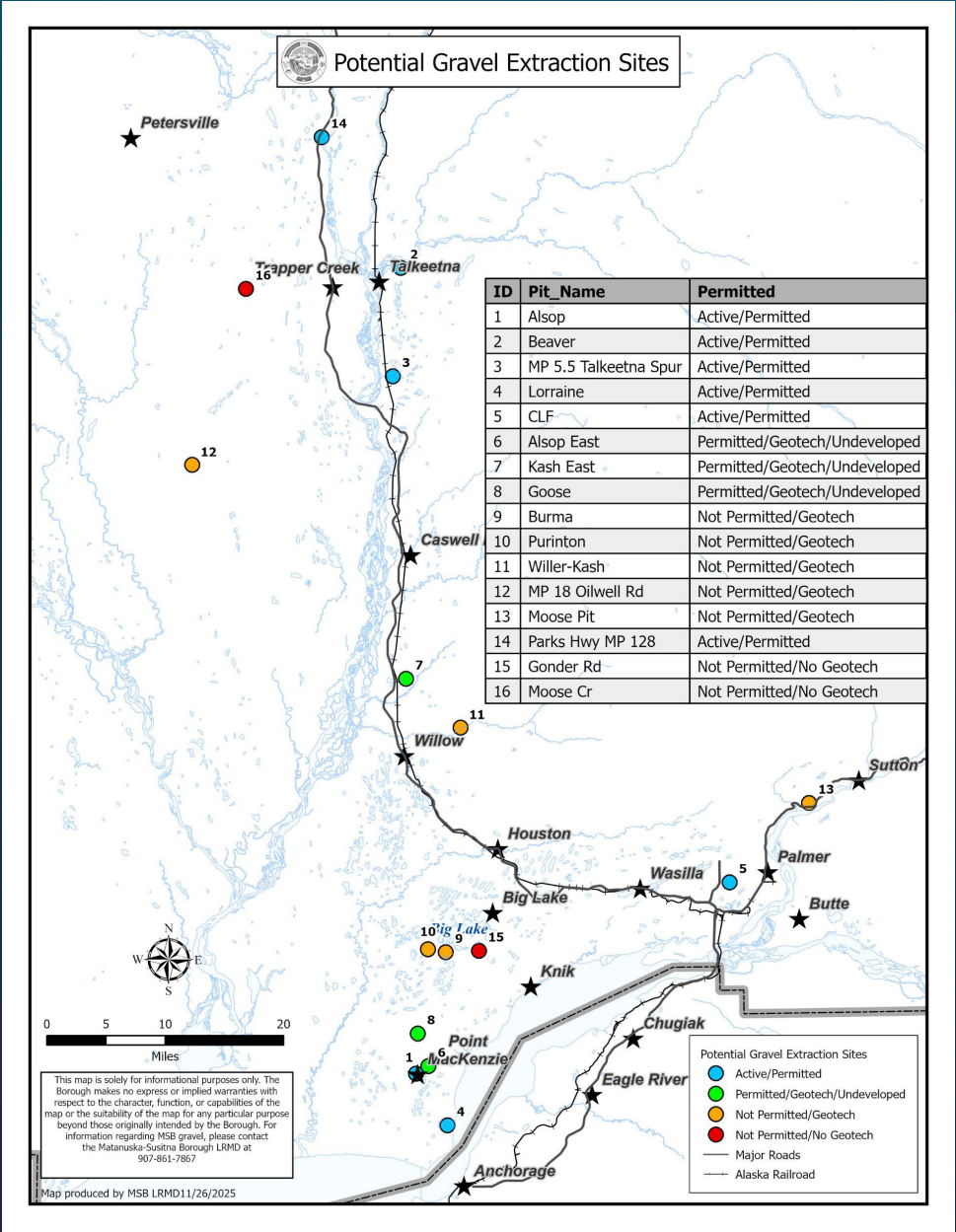
Strategy

- No more pits!
- Prepare land for future development
- Finding the good gravel, permitting, planning access, then wait...



Gravel on MSB Land

- Active/Permitted
 - Permitted / Geotech / Undev.
 - Not Permitted / Geotech
 - Not Permitted / No Geotech
- ❖ Info incl. for MSB projects



Beaver Pit

- Classified 1982
- Local roads and private property
- 2016 Airport Project
 - Improved Material Stockpiles
- Local Sales
 - Property development





Alsop Pit (off Reddane Ave.)

- Only source of Class A Fill in Point MacKenzie
- Used extensively to build Pt Mac Rd, Port, and PRME
- Used to build neighborhood roads / home sites
- Hauled 8 miles to Port instead of washing Class C Fill in Port
- Screened bone rock from PMRE has been used for septic rock and French drains







New Gravel Sites

- Meadow Lakes – 10-yr Lease
 - Leased to Operator
- MP 128 Parks – Contract
 - Permitted and Geotech
 - Material Sale Contract
 - Access is being constructed now*

Gravel Sites to Open

- MP 77 Parks – Permit, need access
 - Available for lease
- MP 56 Glenn – Geotech, need permit

Geotechnical Investigations

- Don't know till you dig
- Drilling or excavating
- Collect samples
- Determine quality
- Estimate quantity
- Sample many parcels
 - A little
- Sample one area
 - Definitely
- Caswell
 - Winter '25

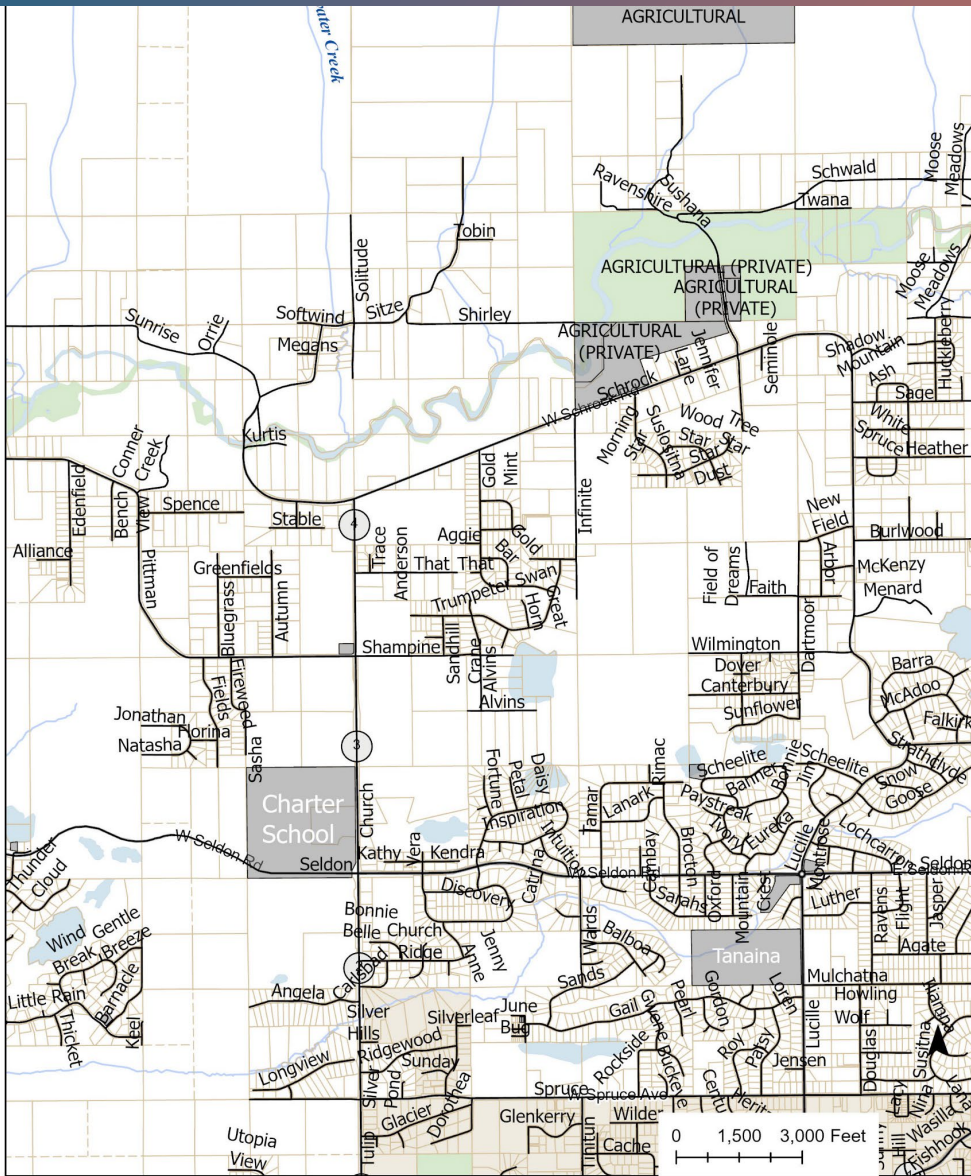
Date & Time: Fri, May 26, 2023 at 16:48:54 AKDT
Position: 061.679299° N / 149.000827° W (±11.6ft)
Altitude: 491ft (±13.1ft)
Datum: WGS-84
Azimuth/Bearing: 351° N09W 6240mils True (±14°)
Elevation Angle: +02.0°
Horizon Angle: +01.4°
Zoom: 1.0X
MEB MP56 TB04
SR/RECON



Area of Need

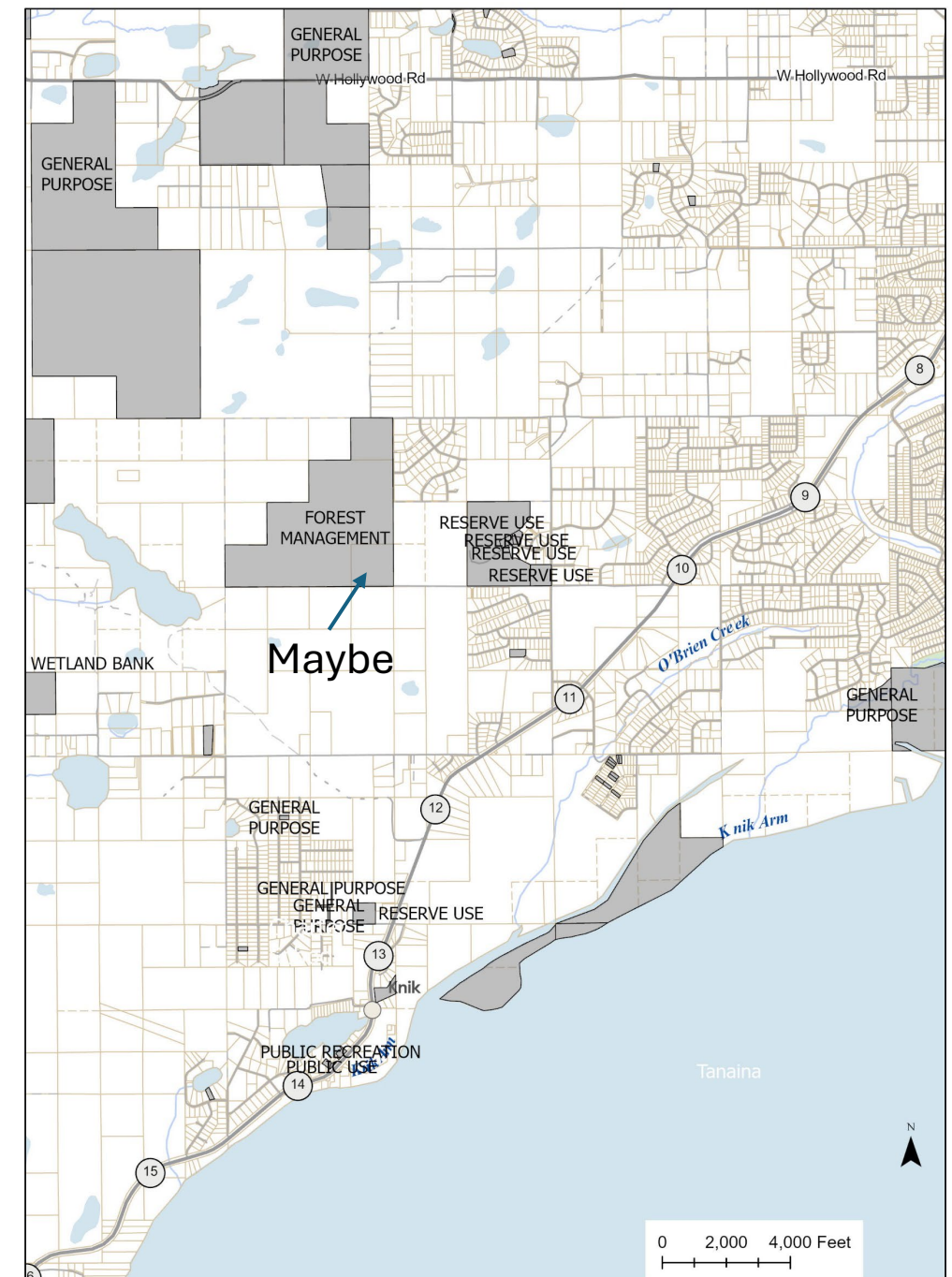
- Schrock Road Area

- Very little undeveloped MSB land remaining
- Classified for Agriculture
- High water table?
- No Road Access!
- Low probability of good gravel

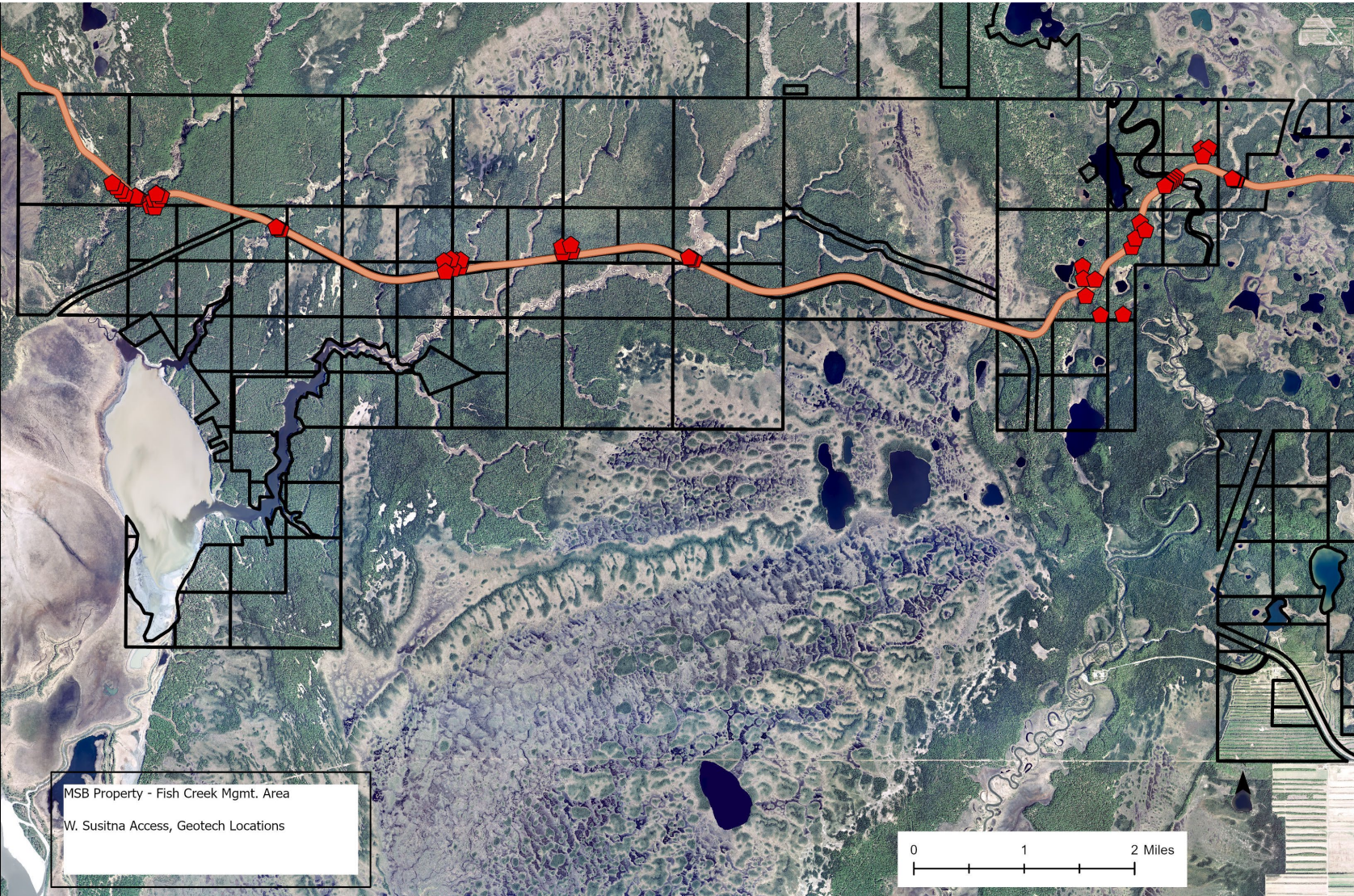


Area of Need

- Knik-Goose Bay Road
 - More MSB land in area
 - Lots of wetland
 - Mile 11 KGB Rd, off Clay-Chapman
 - Classified Forest Management
 - S.E. 40-acres may have good gravel
 - Funding needed for preliminary Geotech
 - \$45,000 needed



Area of Need: West Susitna Access Project



- First 13 mile on MSB land
 - 10 possible gravel sources
 - Geotech and wetlands
- Gravel may require compliance with 17.30.037
- Key Gravel MSB Code Challenges

Questions?

