

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A LESS THAN FAIR MARKET VALUE SALE OF BOROUGH LAND FOR TEN DOLLARS TO FAMILIES FOR THE IMPROVEMENT OF SAFETY & HEALTH (F.I.S.H.) FOR PURPOSE OF CONSTRUCTING, MANAGING, AND MAINTAINING A SMALL COMMUNITY PARK AND PLAYGROUND IN THE WILLIWAW SUBDIVISION, SAID PARCEL IDENTIFIED AS LOT 11, BLOCK 14, WILLIWAW SUBDIVISION NO. 2 (MSB007454).

AGENDA OF: February 5, 2019

ASSEMBLY ACTION:

Amended & adopted without objection
2-7-19
[Signature]

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED *for* **JOHN MOOSEY, BOROUGH MANAGER:** *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>llsc</i>	
	Community Development Director	<i>EP</i>	
	Finance Director	<i>OF</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>[Signature]</i>	<i>1/28/19</i> <i>[Signature]</i>

ATTACHMENT(S): Fiscal Note: YES ☒ NO ☐
 Vicinity Map (1 pp)
 Letter of Request and Pamphlet (4 pp)
 Best Interest Finding (3 pp)
 Public Comments (Exhibits "A") (15 pp)
 Ordinance Serial No. 19-013 (4 pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough Land & Resource Management received a letter through the Deputy Borough Manager from Families for the Improvement of Safety & Health (F.I.S.H.), requesting donation of land to construct, manage, and maintain a small community park and playground in the Williwaw Subdivision. F.I.S.H. is a registered non-profit organization borne out of a group of subdivision residents focused on a vision of achieving a safer and better

quality of life within the subdivision. The Wasilla Sunrise Rotary Club supports the proposal and has offered assistance with construction and funding efforts.

DISCUSSION:

The desired parcel lies within the Williwaw Subdivision, located off Bogard Road, east of the city limits of Wasilla.

The borough received the property through tax foreclosure for non-payment of taxes in the late 1970's. MSB Ordinance 84-008 retained this property for public purpose due to its sub-standard size of .37 acres and inability to be developed for residential purpose; therefore, it has sat vacant since foreclosure. Accompanying MSB AM 84-14 stated that such retained parcels were to provide for public parks in subdivisions that did not previously allow for them. The borough proposes the "public purpose" has not been accomplished by the borough in the past 35 years. Therefore, the borough deems it appropriate to remove its public purpose determination and transfer the property to an entity who will fulfill the goal of making a park.

Pursuant to MSB 23.05.030 (G), F.I.S.H. qualifies for less than fair market value under public health and welfare purpose and as a non-profit corporation. In accordance with MSB 23.10.060 (C)(1) and Land & Resource Management Division Policies & Procedures Manual, Part 60, Less Than Fair Market Value Sales and Leases, Section 8.1(A,) the minimum fee to be paid to the borough for a sale at less than fair market value shall be the greater than \$500.00 or a range between 50 percent and 90 percent of the market value which shall be determined by the assembly.

Further, under the same Policy, Section 7.1, the borough is to retain the right to revert title back to the borough when property is sold at less than fair market value or if it is not used for the purpose intended at sale. The borough does not have the manpower or resources to manage subdivision parks. If the conveyance is so approved by the Assembly, adopted borough code and Policy & Procedure as referenced above shall be "notwithstanding" by Ordinance.

The property will be conveyed by quitclaim deed wherein any and all interest the borough has in the property will be transferred to F.I.S.H. Design and management steps for the park have been outlined by F.I.S.H. to include:

- 1) installing a play-set, picnic tables, park benches, garbage cans and charcoal BBQ;
- 2) several parking spaces will be located within the property boundary lying adjacent to N. Copper Creek Road;

- 3) park hours are proposed from 9 am to 9 pm during the winter, and 8 am to 10 pm during the summer, with gates allowing community access to the park from both Chickaloon and the parking lot on the Copper Creek; and
- 4) erecting an 8 foot privacy fence along the boundary of the property which is connected to other residential properties, and a 4 foot fence that will wrap around the remaining sides of the park where entrance gates and parking will be located.

Inter department review was obtained with no objection from borough departments. Public notice was provided in accordance with MSB 23.05.25. The majority of public comments received from the noticing are in support of the park and are attached to the Best Interest Finding as Exhibits "A", and included herein.

RECOMMENDATION OF ADMINISTRATION:

Assembly approval of a less than fair market value sale of borough land for ~~\$100~~^{\$10} dollars to Families For The Improvement of Safety & Health (F.I.S.H) for purpose of constructing, managing and maintaining a small community park and playground in the Williwaw Subdivision within Lot 11, Block 14, Williwaw Subdivision No. 2.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: February 5, 2019

SUBJECT: An ordinance of the Matanuska-Susitna Borough Assembly approving a less than fair market value sale of borough land for ~~ten~~ dollars to Families For The Improvement Of Safety & Health (F.I.S.H.) for purpose of constructing, managing and maintaining a small community park and playground in the Williwaw Subdivision, said parcel identified as Lot 11, Block 14, Williwaw Subdivision No. 2 (MSB007454).

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED *	FUNDING SOURCE <i>Property Sale</i>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Greminger</i>	CERTIFIED BY:
DATE: <i>1/24/19</i>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

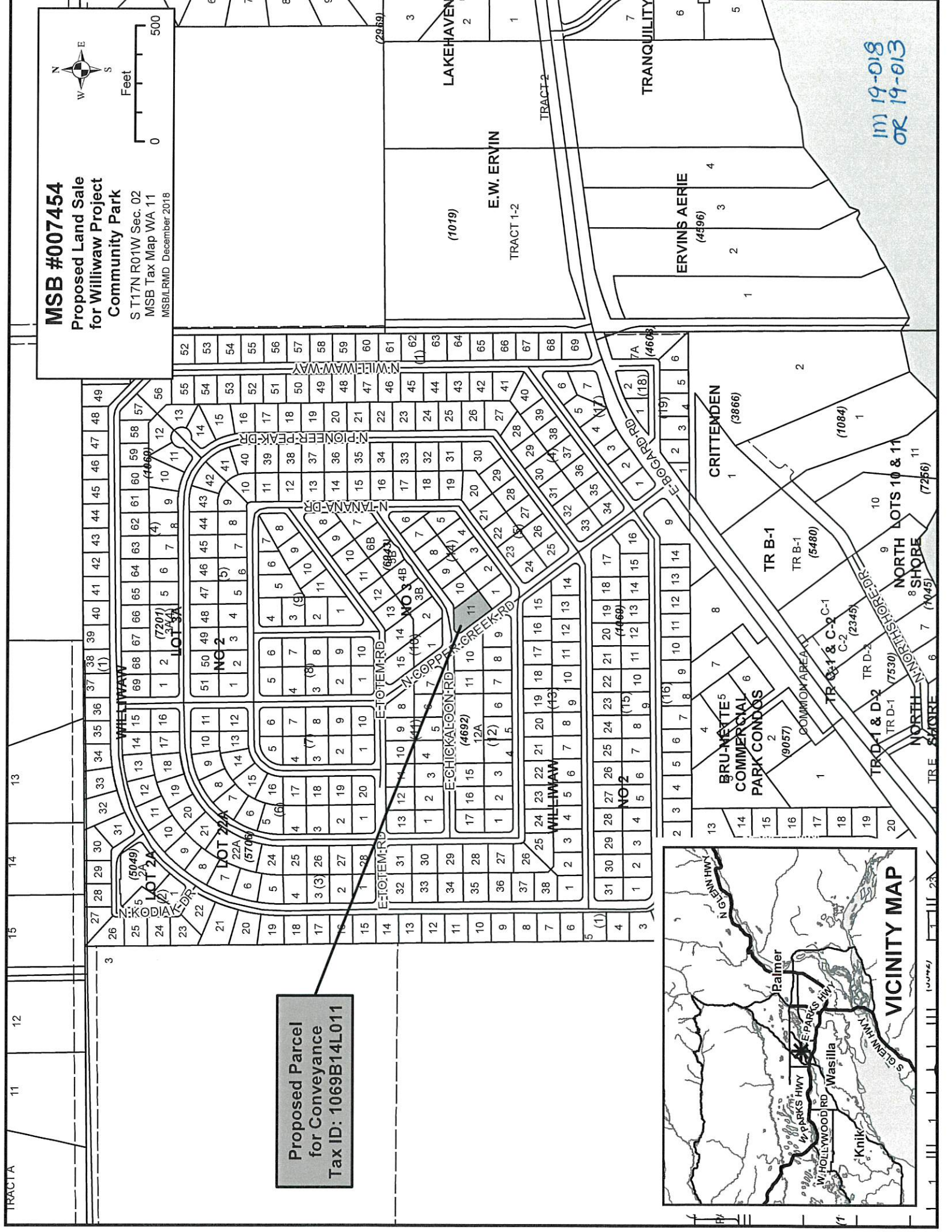
ANALYSIS: (Attach a separate page if necessary)

** The property is not currently on tax rolls as it is Borough owned, nor will it go on the rolls as it will become a park.*

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

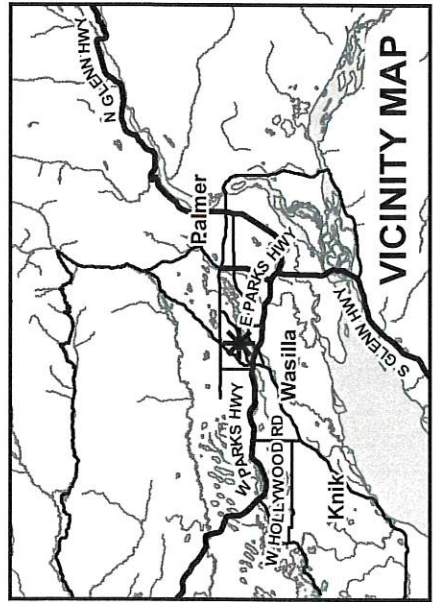
APPROVED BY: *Chapman Stewart* DATE: *1/24/19*



MSB #007454
Proposed Land Sale
for Williwaw Project
Community Park
S T17N R01W Sec. 02
MSB Tax Map WA 11
MSB/LRMD December 2018



Proposed Parcel
for Conveyance
Tax ID: 1069B14L011



11/19/018
OR 11/19/013

**FAMILIES FOR THE IMPROVEMENT OF SAFETY & HEALTH
(FISH)**

1322 N. Pioneer Peak Drive
Wasilla, AK 99654
(907) 373-6557
fishwilliwaw@gmail.com

September 19, 2018

George Hays, Deputy Borough Manager
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

RE: Request for Consideration of B14, L11, Williwaw #2

Dear Deputy Manager Hays & Borough Assembly:

I am writing on behalf of the Families for the Improvement of Safety & Health (F.I.S.H.), a non-profit organization, and the community members of Williwaw Subdivision. We are asking for your sincere consideration of our request for the donation of a property located within our neighborhood that is owned by the Matanuska-Susitna Borough.

As many are well aware, the Williwaw Subdivision has been viewed as an undesirable community since its inception. It has come to be referred to as the "hood" of Wasilla; a low-income area wrought with crime, drug abuse, homelessness, and numerous code violations. It is a place walking distance from the City of Wasilla; however, not within the boundaries of the City. In the opinion of many, it is the most convenient location to be, but yet in many ways, the worst location to be.

Over the past couple years, Williwaw has developed into a community-in-transition. Down any street you drive, you will see decay, drug trafficking and homeless youth right next door to a beautiful, newly constructed home. On one hand you see despair, while on the other you see community rehabilitation. The community members of Williwaw have teamed up to clean up our neighborhood and make it a desirable and safe place in which to live and raise our children.

Thanks to the efforts of community member Michael Fernandez, working tirelessly to address code violations within our community, and Michelle Swan (VP/Founder of F.I.S.H.), for developing the first Neighborhood Crime Watch program in Williwaw, we have started a movement that is taking notice of everyone valley-wide with an outpouring of support. In an effort to continue this momentum, a group of family and friends within Williwaw has formed a non-profit organization focused on a vision of "friends and family working together in voluntary association to achieve a higher quality of life through the realization of lower crime and the

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or 19-013

reduction of substance abuse," with the overall mission to "create, support and maintain a safe community for all."

Our new non-profit, notably nicknamed "The Williwaw Project," has recently met with the Sunshine Rotary to discuss their desire to help the children of our area. They have graciously offered to assist our new non-profit with the construction of a park and playground as well as aiding us with raising the funds to make this happen. The Board of Directors of F.I.S.H. recently held a meeting where they unanimously agreed to pursue this endeavor and signed a resolution authorizing me to formally request from the Borough the donation of the property on which the park and playground could be built, with the understanding that F.I.S.H. would own and forever maintain the park that is constructed there. This would be the parcel of land located on the corner of Copper Creek and E. Chickaloon Road, Block 14, Lot 11, Williwaw #2.

I am enclosing a pamphlet with information about F.I.S.H., as well as our 501(c)3 determination letter and State of Alaska Certificate of Incorporation. For your records, I am also including a copy of the minutes/resolution authorizing me to make this formal request. With humbleness and hope, we ask that you seriously consider our request. We will work tirelessly to maintain our park and will make it a place for our children to be proud of.

Sincerely,



Rachel Sayen Lambert
Founder/Treasurer

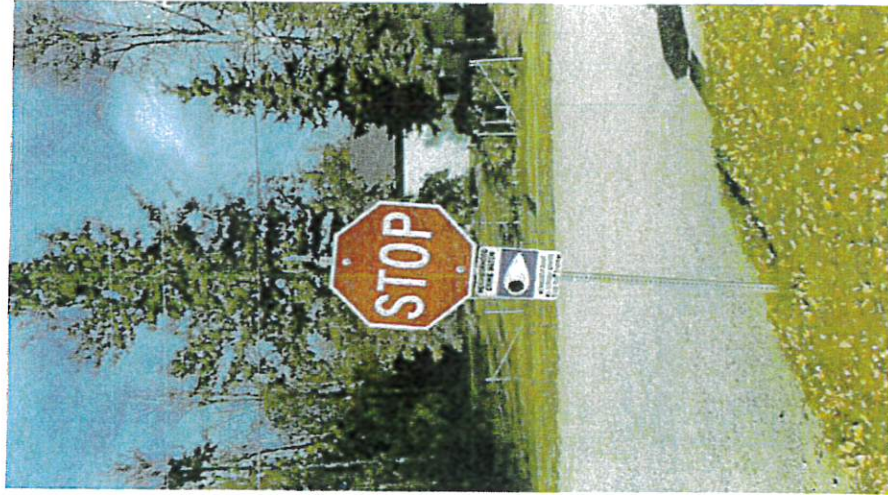
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Our Vision

We envision a community of friends and family working together in voluntary association to achieve a higher quality of life through the realization of lower crime and the reduction of substance abuse. We envision a neighborhood that is viewed as a desirable and safe place in which to live and raise our children.

Our Values

In fulfilling our mission and achieving our vision, we value families, respect, safety, health, youth development, community unification and neighborliness in all our actions.



F.I.S.H.
1792 N. Williwaw Way, Wasilla, AK 99654
(907) 373-6557
fishwilliwaw@gmail.com



Families for the Improvement of Safety & Health (F.I.S.H.)

We are an association of friends and family with a mission to create, support and maintain a positive and safe community for all; an organization that focuses on growth, health and family support within in the Williwaw Community and surrounding areas.

We are....

"The Williwaw Project"

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or 19-013

Supporting the efforts of.....

- Community-wide clean up projects
- Neighborhood Crime Watch programs (security and safety)
- Community-wide family events
- Community rehabilitation and beautification
- Youth development projects (to include parks, recreation, and positive, healthy activities)
- Friendship building amongst neighbors
- Positive relationship development between neighboring communities
- Encouragement of healthy lifestyles

We are a community service non-profit organization located within Wasilla, Alaska.

We are exempt from federal income taxation under Internal Revenue Code (IRC) Section 501(c)3.

Donors can deduct contributions they make to F.I.S.H. per IRC Section 170.

We are qualified to receive tax deductible bequests, devises, transfers or gifts.

Tax ID #83-1365559

The word "community" commonly has two definitions. The first being the most traditional: "A group of people living in the same place." It's concise and simple, but really lacks a true sense of what a community really is and should be. The second definition of community takes a more modern approach that is descriptive and inclusive: "A feeling of fellowship with others, as a result of sharing common attitudes, interests and goals."

The same can be said for the definition of "neighbor." Is it simply just the proximity of where someone lives in relation to another, or does it mean much more than that?

Families for the Improvement of Safety & Health believes in a more inclusive definition of the word, neighbor. It isn't just location and proximity, the people living on the other side of the fence. The words means much more....



For more information please give us a call or email us at:

(907) 373-6557
fishwilliwaw@gmail.com

Like & Follow Us on Facebook or Join our Facebook Group:

Families for the Improvement of Safety & Health

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OR 19-013

PRELIMINARY BEST INTEREST FINDING
For the
Disposition of Borough-owned Land

I. Summary of Proposed Action

MSB Land & Resource Management has been directed by the Deputy Borough Manager through Assembly Member, District 4, to begin the process of conveying Lot 14, Block 11, Williwaw Subdivision No. 2. The property is to be conveyed at Less Than Fair Market Value to Families for the Improvement of Safety & Health (F.I.S.H.), for purpose of constructing, managing, and maintaining a small community park and playground in the Williwaw subdivision.

II. Property Site Factors

A. Location: The subject land is located off Bogard Road, north of Wasilla Lake, and lies outside of the city limits of Wasilla. The property is located in Assembly District 4, and within the Central Mat-Su Fire Service Area (130), Bogard Road Service Area (25), and is not located in a Community Council area.

B. Legal: Lot 11, Block 14 Williwaw Subdivision No. 2, according to plat filed January 19, 1960, in the Palmer Recoding District, Third Judicial District, State of Alaska, containing .37 acres more or less. (Tax ID# 1069B14L011)

C. Land Status: The borough received the property through tax foreclosure for non-payment of taxes for the year 1977 and earlier. The clerk's deed recorded on November 24, 1980 in Book 223 at Page 548, in the Palmer Recording District. This property was dedicated for a public purpose as a subdivision park.

D. Restrictions:

1. Land Classification – Reserved Use Lands
2. Title Restrictions – Notice of Public Dedication recorded on March 14, 1984 in Book 349 at Page 105, and re-recorded on June 6, 1985 in Book 420 at Page 13.
3. Covenants – Subdivision covenants were recorded on March 22, 1960 in Book 32 at Page 61 and on August 2, 1967 in Book Page 193.
4. Zoning – None
5. Easements & Other Reservations – Matanuska Electrical Association easement recorded on February 17, 1960 in Book 29 at Page 120 and Matanuska Electrical Association easement recorded on September 11, 1985 in Book 433 at Page 939.

E. Current Land Use: None, property is vacant.

F. Surrounding Land Use: Property is located in a residential subdivision.

G. Existing Infrastructure: Access to the property is via N. Copper Creek Road, which is maintained by the borough.

H. Soils & Terrain: The USDA (United States Department of Agriculture) identified one type of soil within the said lot. The type of soil is Knik silt loam complex containing 0 to 3 percent slopes.

I. Resources: There is no specific data on resources for this parcel.

J. Assessment: The 2018 certified tax assessed value is \$12,000.00.

III. Public, Board and Commission Comments & Recommendations

In accordance with Title 23 and the Land Management Policy and Procedure Manual, 30-day public notice was initiated and sent to landowners within 600 feet of the proposed property, FSA, RSA, MSB Assembly members, City of Wasilla, Wasilla Sunrise Rotary, MSB Fire Department, MSB Parks, Rec & Trails Advisory Board, and AKDF&G. Additionally, notices were published in the Frontiersman, posted in the Wasilla Post Office, and provided on the Borough website.

Public comments received from the Public Notice are attached herein as Exhibits "A." The adjacent property owner has concerns about privacy, safety, and small children approaching their dog; one comment provided concerns about the park becoming a hangout for drug use and criminals; and all remaining comments are in support of the park.

IV. MSB Department Review

Borough inter-departmental review was completed with no objections received.

V. Analysis & Discussion

The F.I.S.H. organization is a grass roots non-profit organization formed by neighbors within the subdivision who banded together with a mission to rehab their neighborhood to make it a desirable and safe place in which to live and raise children. F.I.S.H. is partnering with the Wasilla Sunrise Rotary Club to bring their vision to fruition. Through the public notice, property owners in the subdivision have shared with staff numerous stories of how crime-ridden and drug-infested Williwaw subdivision was, and how the efforts of this organization and law enforcement is making significant, positive differences. Neighbors are meeting and are in process of resurrecting the Home Owners Association, and are supportive of the work in progress. The property proposed for conveyance is centrally located within the Williwaw Subdivision No. 2 and will provide a dedicated place for community gatherings and family activities.

Staff recommends a condition be placed in the conveyance that the property be used for park purposes, though a privacy fence be included in the park design, budget, and development, based upon public comment received. The Williwaw Park will directly impact adjacent property owners residing in homes; therefore, inclusion of this requirement during the park planning stages makes sense and is reasonable to request. The borough took similar measures during parking lot construction for the Butte Trailhead and a privacy fence was installed to lesson impact on affected neighbors. F.I.S.H. is using the subdivision park in Equestrian Acres as a

impact on affected neighbors. F.I.S.H. is using the subdivision park in Equestrian Acres as a model for the Williwaw park. Steps outlined by F.I.S.H. for design, construction, equipment, and management of the park include:

- 1) installing a play-set, picnic tables, park benches, garbage cans and charcoal BBQ;
- 2) several parking spaces will be located within the property boundary lying adjacent to N. Copper Creek Road;
- 3) park hours are proposed from 9 am to 9 pm during the winter, and 8 am to 10 pm during the summer, with gates allowing community access to the park from both Chickaloon and the parking lot on the Copper Creek; and
- 4) erecting an 8 foot privacy fence along the boundary of the property which is connected to other residential properties, and a 4 foot fence that will wrap around the remaining sides of the park where entrance gates and parking will be located.

Title 23 of MSB code and Land Management Policies & Procedures call for Less Than Fair Market Value properties to be sold for a minimum of \$500 or a range between 50-90% of tax assessed value as determined by the Assembly. Policy also calls for the borough to retain reversionary rights if the property is not used for the purpose intended at sale. The borough ordinance will include language to “notwithstanding” borough code and policy regarding the sale price as the property will be conveyed for zero dollars. Additionally, a condition will be placed in the deed that the property be used for public park purpose; however, the borough does not have the manpower or resources to maintain subdivision parks nor has it been the borough’s position to do so. Therefore, the reversionary requirement will also be “notwithstanding” with the understanding that the F.I.S.H. organization will accept full responsibility of developing, constructing, managing and maintaining the park.

VI. Preliminary Recommendation

The Community Development Department recommends the Matanuska-Susitna Borough Assembly, notwithstanding borough code, approve the donation of Lot 11, Block 14 Williwaw Subdivision No. 2 for zero dollars, and without reversion, to the Families for the Improvement of Safety & Health (F.I.S.H.) based on the organizations request.

Nancy Cameron

From: Nancy Cameron
Sent: Wednesday, January 2, 2019 3:05 PM
To: 'dscheer@mtaonline.net'
Subject: RE: MSB007454 Williwaw Community Park COMMENTS

Dave,
We spoke earlier on the phone and in reading the below comments from you and your tenant, I believe your concerns are clear as to safety and privacy. Both are valid concerns and the assembly can impose certain requirements on the conveyance to include construction of a privacy fence. Whether they will is yet to be seen, but I will certainly bring this to the forefront as a concern and potential remedy.

We can request answers to your questions below regarding operation of the park, but through conveyance, the Families for the Improvement of Safety & Health (F.I.S.H.) will be liable for all operations, insurance, maintenance, and management of the property if conveyance is approved by the assembly. It is my understanding this organization is receiving assistance through the Sunshine Rotary Club and maybe the Mat-Su Health Foundation as source of funding to develop the park. You can contact F.I.S.H. directly at 907-373-6557 for more specific information regarding management of the park.

Thank you for providing your comments which will be included in the assembly packet.

Nancy Cameron
Land Management Agent
907.861.7848 Direct
907.861.7869 Main
nancy.cameron@matsugov.us

From: David <dscheer@mtaonline.net>
Sent: Monday, December 31, 2018 11:34 AM
To: Land Management <Land.Management@matsugov.us>
Cc: David Scheer <dschEer@mtaonline.net>
Subject: Re: MSB007454 Williwaw Community Park COMMENTS

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Comments from my tenant on lot 1 Block 14 . Directly next door to proposed park.

I love the idea of a park my kids would love it too but I do not like the idea of it directly next door. that means they are going to clear all the trees and I will lose what little privacy we have not to mention all the extra people that will be hanging around because of it. I would like a fence on the property line so there isnt kids playing in my yard because they don't know . My dog isn't mean .but shes not the nicest in her old age And I don't want to defender her of every small child who wants to pet. I don't take her to parks because she's small and over stimulated and continuously barks until we leave .so I guess my top concerns are privacy, our safety and my dog.. if a child rushes her and she bites them it isn't her fault and I will not put her down.

EXHIBIT A

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OR 19-013

So it they could leave some trees between us and the park which would be hard because mea just cleared all the ones that would of have been good for that .

Megan and Kyle

They are concerned about privacy, safety, and their dog

Thanks, Dave Scheer

Sent from my BlackBerry 10 smartphone.

From: DAVID SCHEER
Sent: Monday, December 31, 2018 10:49 AM
To: LMB@matsugov.us
Cc: David Scheer
Subject: MSB007454 Williwaw Community Park COMMENTS

I am submitting comments in reference to the proposed park in Williwaw.

As I own property adjacent to the proposed park site , Lot 1 Block 14 , 1261 Copper Creek

I do have concerns if this becomes a haven for homeless hangout , drug deals , illegal activity , excess garbage, late night parties, and unsupervised use.

What is proposed for the park ?

playground equipment,
picnic tables, gazebo
parking,
garbage cans,
open 24 hours
fenced boundary
gates, that lock
supervision,
security cameras, lighting
liability insurance.
regular patrols
etc,
??????????????

As you may or may not know , this neighborhood is HIGH CRIME. My property has been broken into multiple times, even the wire to the well pump from the house has been cut and stolen. If you set something down , or left outside , it will be stolen within minutes. Criminals Rule This Area.

There are very good tenants on the adjacent property now and I don't want them to leave due to this project. if it creates a nuisance. I don't want my property devalued if this project becomes a nightmare.

Have you run this idea past the Troopers ? and their comments are ?

EXHIBIT A

There is an opportunity for this to succeed , if it is designed, and managed properly , but I think it is a RISKY PROPOSAL , if it becomes a magnet for Crime in the neighborhood, this would be a bad proposal.

Who would be responsible , for managing the park ? for supervising the park ? who has the deep pockets when there is a lawsuit ? Who will address the crime and theft of users ?

Please present my comments and also reply with the proposed details,

thanks ,

David Scheer
text or call 907-317-3676

EXHIBIT A

Nancy Cameron

From: Nancy Cameron
Sent: Wednesday, January 2, 2019 3:06 PM
To: 'dirthauler@ak.net'
Subject: RE: Willawaw park

Thank you for your comment regarding the proposed property conveyance for a community park in Williwaw. Your comments will be included in the assembly packet.

Nancy Cameron
Land Management Agent
907.861.7848 Direct
907.861.7869 Main
nancy.cameron@matsugov.us

-----Original Message-----

From: LeRoy Johnson <dirthauler@ak.net>
Sent: Monday, December 31, 2018 12:10 PM
To: Land Management <Land.Management@matsugov.us>
Subject: Willawaw park

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I'm concerned that this will be the new hangout for our local crackheads as I live very close they have already burned the place two doors down from me.

Sent from my iPhone

EXHIBIT A

Nancy Cameron

From: Nancy Cameron
Sent: Tuesday, January 15, 2019 9:44 AM
To: 'Shawno@mtaonline.net'
Subject: RE: Sale MSB007454

Thank you for your comment which will be included in the assembly packet.

Nancy Cameron
Land Management Agent
907.861.7848
nancy.cameron@matsugov.us

-----Original Message-----

From: ShawnO <Shawno@mtaonline.net>
Sent: Tuesday, January 15, 2019 7:45 AM
To: Land Management <Land.Management@matsugov.us>
Subject: Sale MSB007454

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I'm in support of the borough donating the land in Williwaw for a community park.

Sent from my iPhone

EXHIBIT A

1M 19-018
OK 19-013



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

70 51069B04L024
CROW KYRA
1594 N PIONEER PEAK DR
WASILLA AK 99654-5925

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: SALE (MSB007454)

Tax ID: 1069B14L011

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from Families for the Improvement of Safety & Health, a non-profit organization, for donation of Lot 11, Block 14, Williwaw #2 Subdivision for purpose of constructing, managing and maintaining a community park and playground for the subdivision residents and the public. The organization is focused on a vision of achieving a safer and better quality of life within the subdivision. The proposed .37 acre lot was received by the borough through tax foreclosure in 1980 and due to its sub-standard size, was retained for the public purpose. Pursuant to MSB Ordinance 84-008 and accompanying MSB AM 84-14 such parcels were to provide for public parks in subdivisions that did not previously allow for them. The property is proposed to be conveyed at Less Than Fair Market Value for zero dollars.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division 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 **January 25, 2019**. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (Please refer to "MSB007454 Williwaw Community Park" when submitting comments).

Comments: I think the park is a great idea, you have my full support.

Signature: [Signature] Phone: 907-5

(If you need more space for comments, please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

Place
Stamp
Here

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

EXHIBIT A

im 19-018
or 19-013



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

223 51069B01L036
PAYE MICHAEL SCOTT
1392 N WILLIWAU WAY
WASILLA AK 99654

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: SALE (MSB007454)

Tax ID: 1069B14L011

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from Families for the Improvement of Safety & Health, a non-profit organization, for donation of Lot 11, Block 14, Williwaw #2 Subdivision for purpose of constructing, managing and maintaining a community park and playground for the subdivision residents and the public. The organization is focused on a vision of achieving a safer and better quality of life within the subdivision. The proposed .37 acre lot was received by the borough through tax foreclosure in 1980 and due to its sub-standard size, was retained for the public purpose. Pursuant to MSB Ordinance 84-008 and accompanying MSB AM 84-14 such parcels were to provide for public parks in subdivisions that did not previously allow for them. The property is proposed to be conveyed at Less Than Fair Market Value for zero dollars.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division 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 **January 25, 2019**. For more information about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 or you can send an email to nancy@mat.gov. Please refer to "MSB007454 Williwaw Community Park" when submitting comment.

Comments: I WHOLEHEARTILY SUPPORT THIS PROJECT TO IMPROVE OUR WILLIWAU NEIGHBORHOOD

Signature: Michael Scott

Phone: _____

(If you need more space for comments, please attach a separate sheet.)
For assistance with your property location, tax or assessment matters, please call 861-7848.

1392 N. WILLIWAU WAY
WASILLA, AK 99654

Matanuska-Susitna Borough

JAN 07 2019

Received

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

EXHIBIT A

*This public notice & request for comments is in compliance with MSB Code 23.05.025
PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP



U.S. POSTAGE PAID
ANCHORAGE, AK
99502
JAN 04 19
AMOUNT
\$0.21
R2304M114824-7



11-19-018
02 19-013



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

162 51069B03L026
LAMBERT RACHEL MAE SAYEN
1322 N PIONEER PEAK DR
WASILLA AK 99654

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: SALE (MSB007454)

Tax ID: 1069B14L011

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Comments: 100% in support of the park!

Signature:

Rachel Mae Lambert

Phone:

907-811-1111

(If you need more space for comments, please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

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



EXHIBIT A

JAN 07 2019

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im 19-018
02 19-013



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

104 51069B01L037
GERTZEN JOSEPH J & MARIA
1400 N WILLIWAW WAY
WASILLA AK 99654-5903

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: SALE (MSB007454)

Tax ID: 1069B14L011

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Comments: Very exciting development. Totally supportive.
Be willing to volunteer in upkeep and
beautification projects.

Signature: Nancy Cameron

Phone: (907) 2

(If you need more space for comments, please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

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

Matanuska-Susitna Borough

JAN 11 7 00 AM

Received

EXHIBIT A

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1M 19-018
OR 19-013



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

86 51069B01L038
DUNCAN TERRI LYNN
1406 N WILLIWAW WAY
WASILLA AK 99654-5903

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: SALE (MSB007454)

Tax ID: 1069B14L011

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Comments: *This and other similar type neighborhood/community things should've been started years ago. YAY Finally! 100% behind this endeavor!*

Signature: *Terri L. Duncan* Phone: *907 2...*

(If you need more space for comments, please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

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

EXHIBIT A

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OR 19-013



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

325

Families for the Improvement of
Safety & Health (FISH)
1322 N. Pioneer Peak Dr.
Wasilla, AK 99654

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: SALE (MSB007454)

Tax ID: 1069B14L011

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Comments: 100% in support of the park!

Signature:

Quell Alper Harbat

Phone:

907-...

(If you need more space for comments, please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

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



Matanuska-Susitna Borough

EXHIBIT A

JAN 04 2019

Received

im 19-018
OR 19-013

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

216 51069B12L016
OSWALT JIMMY LEROY
OSWALT VIRGINIA ESTELLE
1924 E CHICKALOON RD
WASILLA AK 99654

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: SALE (MSB007454)

Tax ID: 1069B14L011

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Comments:

I think it's a fantastic idea.

Signature:

Virginia Oswalt

Phone:

(If you need more space for comments, please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801

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

Matanuska-Susitna Borough



JAN 02 2019

EXHIBIT A

Received

1m 19-018
OR 19-013

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PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

Nancy Cameron

From: Nancy Cameron
Sent: Monday, January 7, 2019 9:44 AM
To: 'winniequilts@gmail.com'
Subject: RE: MSB007454

Ms. Burt,
Thank you for your response to our public notice. Your comments will be included in the assembly packet.
Nancy Cameron
Land Management Agent
907.861.7848 Direct
907.861.7869 Main
nancy.cameron@matsugov.us

-----Original Message-----

From: Edwina Burt <winniequilts@gmail.com>
Sent: Sunday, January 6, 2019 4:51 PM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB007454

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I am in support of using this parcel of land for a park in Willawaw subdv

Edwina Burt
1727 n Pioneer Peak dr. Wasilla 99654

Sent from my iPad

EXHIBIT A

1m 19-018
OR 19-03

Nancy Cameron

From: Nancy Cameron
Sent: Monday, January 7, 2019 9:31 AM
To: 'flagstone@gci.net'
Subject: RE: Williwaw

Ms. Johnson,
Thank you for your response to our public notice. Your comments will be included in the assembly packet.
Nancy Cameron
Land Management Agent
907.861.7848 Direct
907.861.7869 Main
nancy.cameron@matsugov.us

-----Original Message-----

From: Michele Johnson <flagstone@gci.net>
Sent: Sunday, January 6, 2019 4:42 PM
To: Land Management <Land.Management@matsugov.us>
Subject: Williwaw

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I received the notice regarding the potential borough property for a park in Williwaw subdivision. I am a resident of this subdivision go 28 Years. This will be a good positive addition to the neighborhood. I am in total support. Please approve this transfer.

Michele Johnson
1724 TANANA Drive

Sent from my iPad

EXHIBIT A

Nancy Cameron

From: Nancy Cameron
Sent: Friday, January 4, 2019 12:59 PM
To: 'slojourner@icloud.com'
Subject: RE: Re:MSB007454 proposed Williwaw Park

Cammeron,

Thank you for taking time to provide your comments in writing. I will include them in the assembly packet as we move forward.

Nancy Cameron
Land Management Agent
907.861.7848 Direct
907.861.7869 Main
nancy.cameron@matsugov.us

-----Original Message-----

From: Cammeron Edwards <slojourner@icloud.com>
Sent: Friday, January 4, 2019 10:12 AM
To: Land Management <Land.Management@matsugov.us>
Subject: Re:MSB007454 proposed Williwaw Park

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

To whom it may concern;

I would like to express my whole hearted agreement with the proposed park on the lot in Williwaw Subdivision currently owned by the Borough. The non profit group, Families for the Improvement of Safety and Health, have already been greatly instrumental in improving the conditions in Williwaw, and creating safe forums for our children and families to interact. I've been a resident and property owner since 2002, and the recent change in the neighborhood has been a blessing and an encouragement that the decline in Williwaw is finally turning to revitalization! This group has already been sponsoring block parties for the kids, but only currently have a small inside space available. I think a park would not only be a benefit to our children and families, but also somewhat symbolic of the new direction in our neighborhood from a well known drug pit, to a place for young families and grandmas like me!

Thank you for your consideration of my input.

Sincerely,
Cammeron Edwards
1367 N Pioneer Peak Dr
Wasilla, Ak. 99654

EXHIBIT A

1m 19-018
OK 19-013