


SUBJECT: INFORMING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY OF THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR NEEDED RIGHT-OF-WAY TURN LANE AND UTILITY CORRIDOR FOR THE GLENN HIGHWAY MP 34 TO 42 RECONSTRUCTION PROJECT NO. OA15024/Z58104 (MSB0072).


AGENDA OF: November 27, 2018

ASSEMBLY ACTION:

Presented to the assembly 11.27.18


MANAGER RECOMMENDATION: For information only.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

| Route To: | Department/Individual | Initials | Remarks |
|-----------|--------------------------------|----------|--|
| | Originator | USE | |
| | Community Development Director | CP | |
| | Finance Director | CS | |
| | Borough Attorney | for N.S. | |
| | Borough Clerk | JM | 11/19/18  |

ATTACHMENT (S): Fiscal Note: YES ☒ NO ☐
Acquisition Maps (2 pp)
Gateway Center Proposed Site Plan (1 pp)
MSB Inter-Department Comments (4 pp)

SUMMARY STATEMENT: The State of Alaska Department of Transportation and Public Facilities (DOT) has presented a request for a partial acquisition of borough-owned property in conjunction with their Glenn Highway MP 34-42 reconstruction project. The affected parcel is Tract A, Homestead RV Park Subdivision, which is part of the new Gateway Visitors Center land (MSB tax parcels 5822000T00A). The acquisition area needed totals .47 acres, and is valued at \$18,600.

The additional half acre is needed for a turn pocket (identified as DOT Parcel 4-B) off the north-bound Glenn Highway onto Matanuska

Spur Road which will be the authorized road entrance into the center, and for utility placement (identified as DOT Parcel E-4-B) lying adjacent to the Glenn Highway right-of-way. Gateway Center architects and engineers worked with DOT during the highway upgrade design phase and have reviewed the current DOT request. They concur the additional DOT need does not impede plans for future site development of the new center.

DOT follows state and federal requirements for right-of-way acquisitions and provided a waiver valuation based upon the appraisal performed by Black-Smith, Bethard & Carlson, LLC, a state certified appraisal firm, retained to conduct appraisals for this project. Staff reviewed the appraisal report for completeness, accuracy, and compliance with industry standards and found it acceptable; and therefore, agrees with the valuation of \$18,600 for the .47 acre disposal.

DOT requested donation of the additional .47 acres needed; however, DOT previously acquired 1.37 acres of frontage along the Glenn Highway within this same borough parcel for which they compensated the Borough a fair market value of \$70,600. Borough inter-department review was conducted wherein objection to the donation of value was received from Planning and Land Management which are the two main departments adjudicating planning and management of borough lands. Compensation was noted as being pursuant to Borough Code to maximize the revenue of real property, and as a federally funded project, the acquiring agency is required to follow the rules of the Uniform Act to ensure fair and equitable treatment of all property owners. While the Borough could choose to donate the land, fair market value compensation is in the public's best interest when disposing of public lands.

Pursuant to MSB 23.10.020, the manager is authorized to dispose of borough-owned real property having a fair market value less than \$25,000, and shall comply with public notice requirements, and shall inform the assembly by informational memorandum of the proposed action.

Public noticing has been fulfilled in accordance with MSB 23.05.025 with no comments or objections received.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: November 27, 2018

SUBJECT: INFORMING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY OF THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR NEEDED RIGHT-OF-WAY TURN LANE AND UTILITY CORRIDOR FOR THE GLENN HIGHWAY MP 34 TO 42 RECONSTRUCTION PROJECT NO. OA15024/Z58104 (MSB0072).

ORIGINATOR:

| | |
|--|-----------------------------|
| FISCAL ACTION (TO BE COMPLETED BY FINANCE) | FISCAL IMPACT <u>YES</u> NO |
| AMOUNT REQUESTED <u>18,600</u> | FUNDING SOURCE <u>ADOT</u> |
| FROM ACCOUNT # | PROJECT # |
| TO ACCOUNT: <u>203.000.000 366. xxx</u> | PROJECT # |
| VERIFIED BY: <u>[Signature]</u> | CERTIFIED BY: |
| DATE: <u>11/13/18</u> | 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 | | <u>18.6</u> | | | | |
|---------|--|-------------|--|--|--|--|

FUNDING:

(Thousands of Dollars)




| | | | | | | |
|---------------------|--|-------------|--|--|--|--|
| General Fund | | | | | | |
| State/Federal Funds | | <u>18.6</u> | | | | |
| Other | | | | | | |
| TOTAL | | | | | | |

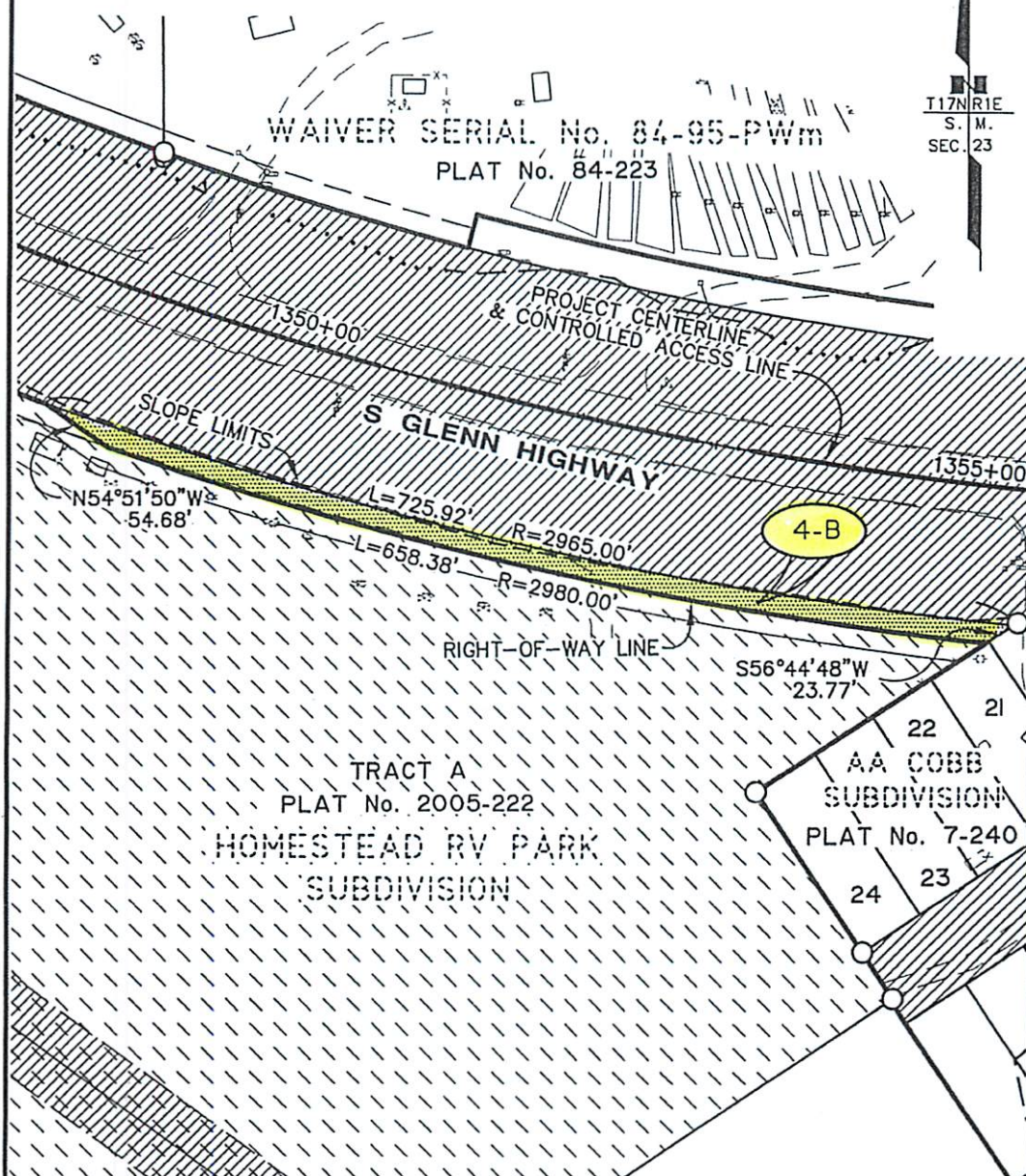
POSITIONS:

| | | | | | | |
|-----------|--|--|--|--|--|--|
| Full-Time | | | | | | |
| Part-Time | | | | | | |
| Temporary | | | | | | |

ANALYSIS: (Attach a separate page if necessary)

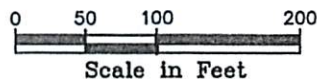
PREPARED BY: [Signature] PHONE: _____
 DEPARTMENT: _____ DATE: 11/13/18
 APPROVED BY: _____ DATE: _____

-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING



NOTE:

THIS PLAT SHOWS THE TAKE OF PARCEL 4-B.
SEE PLAT 1 FOR THE ENTIRE REMAIN.



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
GLENN HIGHWAY MP 34-42
PARKS HWY TO OLD GLENN HWY
0A15024/Z581040000

OWNER'S INITIAL _____
ATTACHED TO Warranty Deed _____
PAGE 4 OF 4 DATED _____

PLAT 2 OF 2 GROSS TAKE 0.238 AC
NET TAKE 0.238 AC
DRAWN BY JHS REMAIN 42.759 AC±
DATE JUNE 2018 PARCEL NO. 4-B

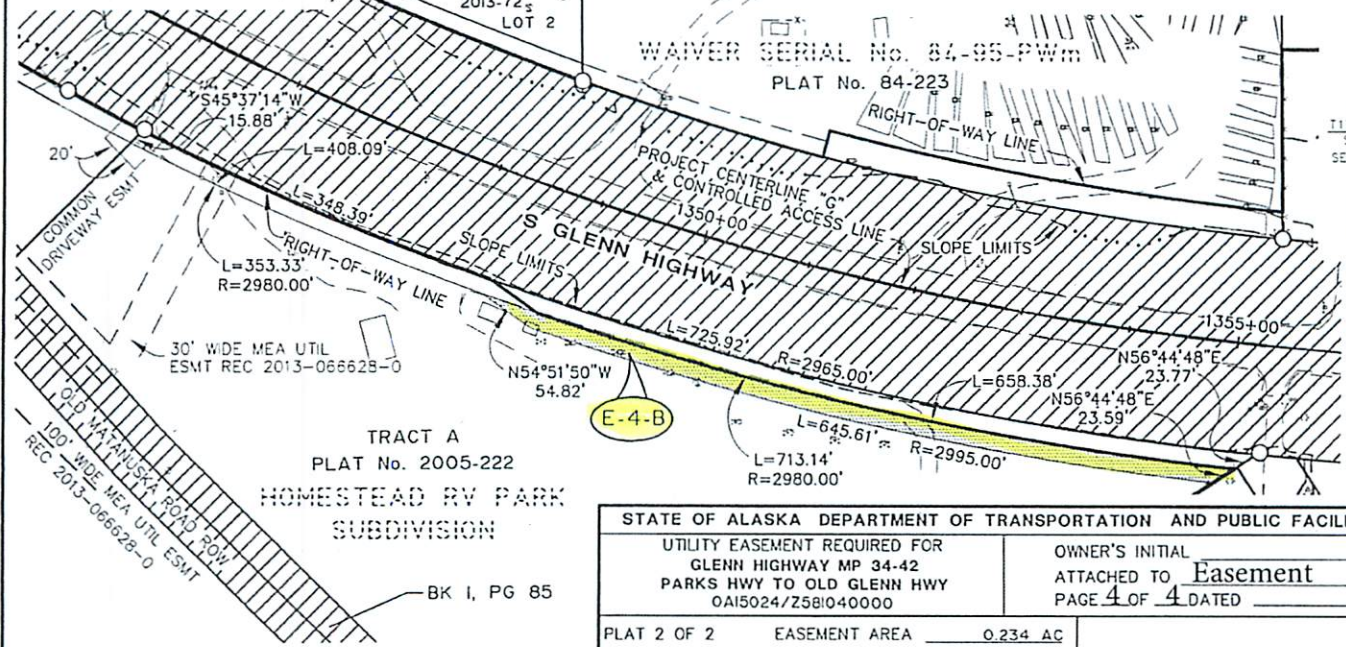
1M18-170

NOTE:
THIS PLAT SHOWS THE ENTIRE
TAKE OF PARCEL E-4-B. SEE
PLAT 1 OF 2 FOR ENTIRE REMAIN.

VALLEY GATEWAY
SUBDIVISION
PLAT No.
2013-72
LOT 2

EXISTING RIGHT-OF-WAY
UTILITY EASEMENT REQUIRED

WAIVER SERIAL No. 84-95-PWm
PLAT No. 84-223



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

UTILITY EASEMENT REQUIRED FOR
GLENN HIGHWAY MP 34-42
PARKS HWY TO OLD GLENN HWY
0A15024/Z581040000

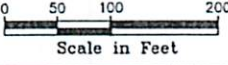
OWNER'S INITIAL
ATTACHED TO Easement
PAGE 4 OF 4 DATED _____

PLAT 2 OF 2 EASEMENT AREA 0.234 AC

DRAWN BY JHS

DATE JUNE 2018

PARCEL NO. E-4-B



1M18-170

Current Land Use and Proposed Access

The 46.75 acre property along the south side of the Glenn Highway is owned by the Matanuska Susitna Borough and is currently vacant. The MSSGVC design team has been coordinating the development of the Visitor Center site plan with the DOT&PF in conjunction with the proposed Glenn Highway MP 34-42 Improvements projects currently in the final design stages. The proposed MSSGVC site plan illustrated in Figure 1 shows a single access driveway for the facility to be located on the relocated Matanuska Spur Road. The site driveway will be located about 150 feet south of the Matanuska Spur Road intersection with the Glenn Highway.

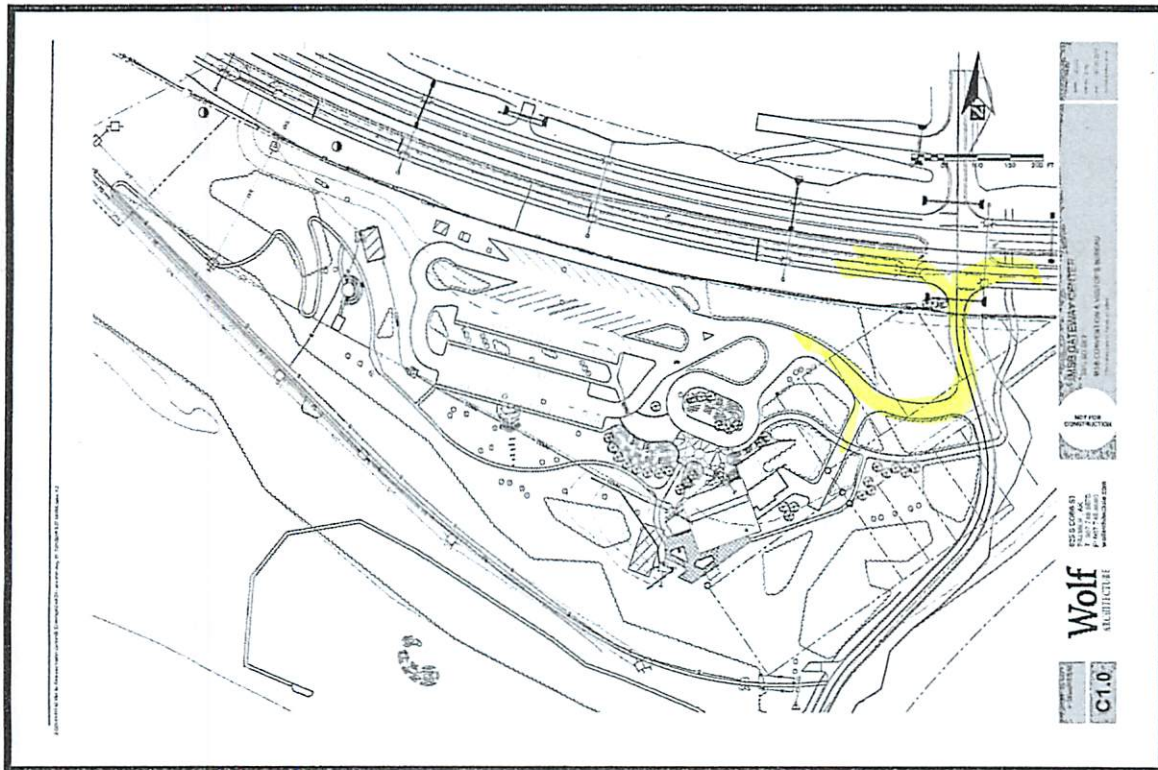


Figure 1: Proposed Site Plan

1M 18-170

Nancy Cameron

From: Eileen Probasco
Sent: Friday, October 26, 2018 11:46 AM
To: Nancy Cameron
Cc: Adam Bradway; Jessica Smith
Subject: Request for Donation of MSB land to DOT for Glenn Hwy MP 34-42 - MSB007442

Nancy;

The AK Department of Transportation and Public Facilities is requesting an additional .47 acres of borough owned land for their Glenn Highway improvement project.

While the Planning Department does not object to the transfer of land to DOT for this project, the department does object to the DONATION of the land. The land in question is valued at approximately \$18,600.

Completion of this project is in the best interest of safety and mobility for borough residents, and is supported by the borough's comprehensive plan as well as goals within the boroughs Long Range Transportation Plan.

However, it is the policy of the borough, as specified in MSB 23.05.101⁰¹⁰, to maximize the revenue of real property when possible and also to manage borough-owned real property through prudent business practice and sound real property management principals. The request for donation does not provide fair compensation to the borough, and thus does not adhere to prudent business practices.

Thanks for the opportunity to comment on this request.

Eileen Probasco



MATANUSKA
COMMUNITY
350 East
Phone ()

DEPARTMENT ROUTING SLIP

☒ Tracy
☒ Nancy
☒ Ray
☒ Eric
☒ George
☒ Emerson
☒ Lisa
☒ Gregg

Date Received:

10/4/18

Date Due:

10/12/18

DEPARTMENT REVIEW REQUEST

DATE: October 4, 2018

TO: PLANNING DEPARTMENT

☐ Code Compliance
☐ Platting
☐ Cultural Resources
☐ Planning
☐ Permit Center
☐ ROW Coordinator

OBJECT TO THE
DONATION OF LAND
FOR A FEDERAL FUNDED
PROJECT. TCM

☐ RECREATION DEVELOPMENT
☒ Recreational Services
☒ Land Management

☐ EMERGENCY SERVICES

☐ PORT OFFICE

CAPITAL PROJECTS DEPARTMENT

☐ Project Management
☐ Pre-Design & Engineering

PUBLIC WORKS DEPARTMENT

☐ O & M

FROM: LAND MANAGEMENT DIVISION, contact Nancy, extension 7848.

SUBJECT: Additional Land Acquisition Request by DOT/PF
Glenn Hwy MP 34-42 Improvements / Project # Z581040000

TRS: 17N01E23 TAX ID: 5822000T00A & Lot 1 TAX MAP: WA 16

The Department of Transportation and Public Facilities proposes to acquire additional portions of Tract A and Lot 1, Homestead RV Park where the new Mat-Su Visitor Center (Gateway Center) is to be constructed in conjunction with the Glenn Hwy improvement project. The additional land is being requested for a north bound pocket turn lane and utility corridor outside the new right of way extents, and for a temporary construction permit to construct the turn lane onto Matanuska Spur. Access to the Glenn Hwy from the borough land will be from the Spur.

DOT/PF is requesting donation of the .47 acres, valued at \$18,600. The new request is in addition to previously acquired needed borough land for \$71,600 under MSB007171. Information regarding the proposed project can be found at <http://www.brooks-alaska.com/glennhighway/documents.html> (reference parcels 4B, E-4B & temporary construction permit area between Stations 1350-1355).

PLEASE RETURN WRITTEN COMMENTS NO LATER THAN OCTOBER 12, 2018.

If you have no written comments or objections please check below and return this form by the due date to acknowledge your review. *Thank you.*

[] No comment/objection. Dated: _____

1M 18-170

MSB007442

ACQ of Borough-Owned Land in Fee.



MATANUSKA-SUSITNA BOROUGH
Community Development Department

350 East Dahlia Avenue • Palmer, AK 99646 • 2018

Phone (907) 861-7869 • Fax (907) 861-8635

E-mail: lmb@matsugov.us

Received

DEPARTMENT REVIEW REQUEST

DATE: October 4, 2018

TO: PLANNING DEPARTMENT

☒ Code Compliance

☐ Platting

☐ Cultural Resources

☐ Planning

☐ Permit Center

☐ ROW Coordinator

COMMUNITY DEVELOPMENT

☐ Recreational Services

☐ Land Management

☐ EMERGENCY SERVICES

☐ PORT OFFICE

CAPITAL PROJECTS DEPARTMENT

☐ Project Management

☐ Pre-Design & Engineering

PUBLIC WORKS DEPARTMENT

☐ O & M

FROM: LAND MANAGEMENT DIVISION, contact Nancy, extension 7848.

SUBJECT: Additional Land Acquisition Request by DOT/PF
Glenn Hwy MP 34-42 Improvements / Project # Z581040000

TRS: 17N01E23 TAX ID: 5822000T00A & Lot 1 TAX MAP: WA 16

The Department of Transportation and Public Facilities proposes to acquire additional portions of Tract A and Lot 1, Homestead RV Park where the new Mat-Su Visitor Center (Gateway Center) is to be constructed in conjunction with the Glenn Hwy improvement project. The additional land is being requested for a north bound pocket turn lane and utility corridor outside the new right of way extents, and for a temporary construction permit to construct the turn lane onto Matanuska Spur. Access to the Glenn Hwy from the borough land will be from the Spur.

DOT/PF is requesting donation of the .47 acres, valued at \$18,600. The new request is in addition to previously acquired needed borough land for \$71,600 under MSB007171. Information regarding the proposed project can be found at <http://www.brooks-alaska.com/glennhighway/documents.html> (reference parcels 4B, E-4B & temporary construction permit area between Stations 1350-1355).

PLEASE RETURN WRITTEN COMMENTS NO LATER THAN OCTOBER 12, 2018.

If you have no written comments or objections please check below and return this form by the due date to acknowledge your review. *Thank you.*

☒ No comment/objection

Dated: 10/11/18

FIRM 8140 X Zone
1M 18-170

MSB007442

ACQ of Borough-Owned Land in Fee.

Nancy Cameron

From: Jeffrey Walden
Sent: Wednesday, October 10, 2018 11:05 AM
To: Nancy Cameron
Subject: FW: Request for Clarification.Project 0A15024 Z581040000

Hi Nancy,
Looks like the Visitor Center will not be impacted by DOT.
Thanks
Jeff

From: Chris Whittington-Evans [mailto:cwhittington@wolfarchitecture.com]
Sent: Wednesday, October 10, 2018 11:03 AM
To: Jeffrey Walden <Jeffrey.Walden@matsugov.us>
Cc: Quill Bonnie <bonnie@alaskavisit.com>
Subject: Re: Request for Clarification.Project 0A15024 Z581040000

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

I spoke with Dennis Linnell at HDL and he confirmed that the heavy line above ROW shown on their sheets F3 and F4 is indeed the property line we worked with during the Gateway design. The additional taking will encroach onto the property another 15' according to him. From my cursory look, the site circulation and parking as designed should not be impacted by the turn 'pocket' addition.

Chris

Chris Whittington-Evans
Wolf Architecture, Inc.
625 South Cobb St. Ste. 200
Palmer, AK 99645

907-746-6670

www.wolfarchitecture.com

1M 18-170