



MATANUSKA-SUSITNA BOROUGH

Community Development Department

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MEMORANDUM

To: Matanuska-Susitna Borough Assembly

From: Jillian Morrissey, Community Development Director

Date: February 3, 2026

Subject: YMCA Land Sale Research and Recommendation

Background

The Borough has completed its research regarding a potential land sale to the YMCA. This report is in response to RS 25-107 passed on October 21, 2025. The review included:

- **Parcel Analysis:** Confirming boundaries, ownership, and legal descriptions.
- **Subdivision & Reclassification Requirements:** Identifying steps necessary to create a developable parcel.
- **YMCA Facility Needs Assessment:** Working closely with YMCA leadership to ensure the proposed parcel supports their long-term plans and programming.
- **Site Considerations:** Evaluating undevelopable land portions and infrastructure alignment.

Key Findings

- The Tanaina Elementary School parcel has been identified as the most desirable location for a future YMCA. The YMCA already operates before and after school programming at Tanaina in a portable adjacent to the school.
- The school currently sits on an 80-acre parcel but only requires 20-acres for its operations. The School Site Selection Committee has been recommending 20-acre parcels for Elementary Schools in most recent years and this is consistent with the parcels provided for the new Charter Schools.
- About 26 acres of the existing 80 acre parcel is undevelopable in lowlands; however, sufficient developable land exists to accommodate YMCA's request for 15 acres, as indicated on the YMCA Land Sale Map labeled "Research Area".
- The parcel can be subdivided to secure the school's 20-acre requirement and create a separate parcel available for the YMCA to purchase.

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

- Traffic impact analysis and review of encumbered rights-of-way for roads will be necessary before finalizing the subdivision. The map indicates potential access to the south of the school and the Research Area also shows adequate access to the new facility north of the school.
- Tanaina Elementary is served by onsite well and septic. The well is 137' deep with 156 gallons per minute. The YMCA has been provided with well logs for the school and surrounding properties.
- The Borough, the Mat-Su Borough School District and the YMCA met in December to discuss safety measures to secure their facilities and address and safety issues co-locating with an elementary school.

Summary

Staff has determined the site is suitable for this purpose proposed by the YMCA. If the Assembly desires to move forward, the next step in the process is to subdivide the parcel. Once the subdivision is complete and the Tanaina Elementary 20-acre parcel is secured, the Borough can proceed with the sale of the remaining developable land to the YMCA for their proposed facility. The current tax assessed value of the land is \$12,000 per acre. Administration recommends a sale at this rate. If the Assembly provides direction for a less than fair market value, pursuant to Title 23, Part 60-16, the Borough shall retain the right to have the title revert to the Borough in the event the property is no longer used for the purpose approved, subject to environmental assessment and clean-up.

Next Steps

1. Begin subdivision process for the identified parcel.
2. Conduct traffic impact analysis.
3. Prepare a **Best Interest Finding** key facts about the property, including the legal description, location description, how the Borough acquired title, title restrictions, land status, soils information, current use, and it would list any easements that affect the property. The *Best Interest Finding* also includes recommendations and comments from the public, board and commissions, and Borough departments. It provides an analysis and discussion section.
4. Prepare final sale terms for Assembly approval following subdivision completion.

Not Suitable for Development

Research Area

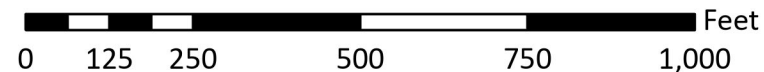
Tanaina Elementary School Area

Potential Facility Access



- Not Suitable for Development ~26 Acres
- Research Area ~33 Acres
- Potential Facility Access ~1 Acre

- Wetlands
- Tanaina Elementary School Parcel



YMCA Land Sale
Research and Recommendation

Not Suitable for Development

Research Area

Tanaina Elementary School Area

Potential Facility Access



YMCA Land Sale

Research and Recommendation

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