

SUBJECT: INFORMING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY OF THE INTENT TO SUBDIVIDE LOT 5, U.S. SURVEY 3483 INTO TWO LOTS FOR THE PURPOSE OF A LESS THAN FAIR MARKET VALUE SALE OF BOROUGH-OWNED PROPERTY TO THE LOUISE/SUSITNA/TYONE COMMUNITY ASSOCIATION FOR A PUBLIC PURPOSE.

AGENDA OF: May 6, 2025

ASSEMBLY ACTION: Presented to the Assembly 05/06/25 - BJH

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	4 / 3 / 2 0 2 5 X Lisa Gray <small>Signed by: Lisa Gray</small>
Land & Resource Management Manager	4 / 1 8 / 2 0 2 5 X Joe Metzger <small>Signed by: Joe Metzger</small>
Community Development Director	4 / 1 8 / 2 0 2 5 X Jillian Morrissey <small>Signed by: Jillian Morrissey</small>
Emergency Services Director	4 / 2 1 / 2 0 2 5 X Ken Barkley <small>Signed by: Kenneth Barkley</small>
Finance Director	 Recoverable Signature X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	4 / 2 1 / 2 0 2 5 X Shannon Bodolay for N S <small>Signed by: Shannon Bodolay</small>
Borough Manager	4 / 2 1 / 2 0 2 5 X Michael Brown <small>Signed by: Mike Brown</small>
Borough Clerk	4 / 2 8 / 2 0 2 5 X Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small>

ATTACHMENT (S) : Aerial Map (1 pp)
 Louise/Susitna/Tyone Community Association
 Resolution 24-01 and Resolution 25-01 (2 pp)
 Lake Louise Snowmachine Club
 Resolution 24-01 and Resolution 25-01 (2 pp)

SUMMARY STATEMENT: The Louise/Susitna/Tyone Community Association (LSTCA), a non-profit 501(c)3, submitted an application to acquire, at less than fair market value, a portion of Lot 5, U.S. Survey 3483 along with the Matthews Public Safety Building 1-5 / Lake Louise Warm Storage Building. The building is not being used because of structural damage. The parcel is 17.60 acres and LSTCA requested five (5) acres; therefore, the property will need to be subdivided before the Assembly can consider the request. The stated intent to acquire the property is for LSTCA to provide emergency and fire response services to the Lake Louise area. LSTCA plans to repair the building and use it to store multiple assets such as snowmachines, sleds, emergency training equipment and fire response supplies and equipment. LSTCA has partnered with Lake Louise Snowmachine Club (LLSMC), a non-profit 501 (c)3, who serves the community by grooming the local snowmachine trails. LLSMC needs a permanent location to securely store and provide maintenance of their conexes, snowcats, snow groomers, snowmachines, tools and other equipment.

Staff will begin the process to subdivide the property, and once the subdivision plat has recorded, will seek Assembly approval of a less than fair market value sale to LSTCA. The process entails the following:

- Subdivision of 17.60-acre parent parcel in accordance with Title 43 Subdivision code.
- Public notice process starts and notices are sent to surrounding landowners, posted on Borough website, advertised in the Frontiersman, in accordance with MSB 23.05.025.
- Staff prepares the Best Interest Findings Report and forwards the less than fair market value sale request to the Assembly for public hearing and consideration.



Matanuska-Susitna Borough



Legend

ParcelViewer

Recreational Facilities

- Park/Campground

Roads

- Major Road
- Minor Road

Mat-Su Borough Boundary



Parcels



Section Lines



ESRI World Imagery (Map Service)

4.8m Resolution Metadata

1 : 18977



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

IM No. 25-101



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 04/01/25

RESOLUTION 24-01

A resolution of the Louise, Susitna, Tyone Community Association (LSTCA) supporting the acquisition of a parcel of borough owned land and an existing public safety building, for the final project to be known as The Wolf Den.

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) [a 501(c)3] was established in 1995 to promote and administer programs regarding the economics, communication, health and social needs of the Lake Louise community; and

WHEREAS, the LSTCA has an active group of people who provide emergency and fire response services, and owns multiple assets to support these safety services, such as snowmachines, sleds, emergency training and fire response supplies and equipment, etc., and

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) [a 501(c)3] has multiple assets and is in need of a permanent location on which to securely store and provide maintenance of their connexes, snowcats, snow groomers, snowmachines, tools, and other equipment; and

WHEREAS, Lake Louise area property owners and residents would benefit from having a centrally located and community owned building and property, to serve as a secure storage and maintenance area for their assets, to provide a gathering place for meetings and/or emergency response functions; and

WHEREAS, there is a 17-acre parcel of borough owned land with a vacant and derelict public safety building in serious need of restoration and repairs, located in the central area of the community lodges, boat launches, and commercial operations; and

WHEREAS, the Mat-Su Borough has indicated their willingness to work with the community to transfer a portion of the 17-acre parcel and the building to the community for less than fair market value; and

WHEREAS, following the final acquisition of the property and building, a formal group will be formed consisting of the LSTCA, LLSMC and any other necessary entity to ensure the continued maintenance of the building and property in the future.

NOW THEREFORE BE IT RESOLVED, that the LSTCA supports the acquisition of a portion of MSB Land (Lot 5, USS 3483) for community purpose, for less than fair market value.

BE IT FURTHER RESOLVED, that the LSTCA supports working with representatives from the LLSMC and any other necessary public or private group to go through the proper steps for acquisition for less than fair market value, of a portion of Lot 5 USS 3483 and the public safety building, including land subdivision, resolution of the building location and/or repairs, and finalization of the acquisition, as outlined on the signed Application to Lease, Purchase or Use Borough Owned Land or Resources.

BE IT FURTHER RESOLVED that the LSTCA approves expenditure not to exceed \$10k for the initial review of the condition of the public safety building, and acquisition of the land and building if appropriate.

BE IT FURTHER RESOLVED, that upon completion of the final acquisition, a formal group will be formed to ensure the continued maintenance of the building and property in the future, and the completed project shall be called The Wolf Den.

This Resolution is adopted on this 14 day of October, 2024.


Kristina Murray, LSTCA President

October 14, 2024
Date

RESOLUTION 24-01

A resolution of the Lake Louise Snowmachine Club (LLSMC) supporting the acquisition of a parcel of borough owned land and an existing public safety building, for the final project to be known as The Wolf Den.

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) [a 501(c)3] was established in 1994 to maintain snowmachine trails and educate snowmachine users so that the community is a safer place to conduct such activities; and

WHEREAS, the LLSMC has over 300 members, and owns multiple assets which are in need of a permanent, secure dry storage and maintenance location for their connexes, snow cats, snow groomers, snowmachines, tools, trail markers, and other equipment; and

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) [a 501(c)3] was established in 1995 to promote and administer programs regarding the economics, communication, health and social needs of the Lake Louise community, and has an active group of people who provide emergency and fire response services, and owns multiple assets to support these safety services, such as snowmachines, sleds, emergency training and fire response supplies and equipment, etc. and

WHEREAS, Lake Louise area property owners, users and residents would benefit from having a centrally located and community owned building and property, to serve as a secure storage and maintenance area for their assets, and to provide a gathering place for meetings and/or emergency response functions; and

WHEREAS, there is a 17-acre parcel of borough owned land with a vacant and derelict public safety building in serious need of restoration and/or repairs, located in the central area of the community lodges, boat launches, and commercial operations; and

WHEREAS, the Mat-Su Borough has indicated their willingness to work with the community to transfer a portion of the 17-acre parcel and the building to the community for less than fair market value; and

WHEREAS, following the final acquisition of the property and building, a formal group will be formed consisting of the LLSMC, LSTCA and any other necessary entity to ensure the continued maintenance of the building and property in the future.

NOW THEREFORE BE IT RESOLVED, that the LLSMC supports the acquisition of a portion of MSB Land (Lot 5, USS 3483) and the public safety building for community purpose, for less than fair market value.

BE IT FURTHER RESOLVED, that the LLSMC supports working with representatives from the LSTCA and any other necessary public or private group to go through the proper steps for acquisition of a portion of Lot 5 USS 3483 and the public safety building, including land subdivision, resolution of the building location and/or repairs, and finalization of the acquisition, as outlined on the signed Application to Lease, Purchase or Use Borough Owned Land or Resources.

BE IT FURTHER RESOLVED, that the LLSMC approves expenditures not to exceed \$10,000 in the initial review of the condition of the of the public safety building, and acquisition of the land and building if appropriate.

BE IT FURTHER RESOLVED, that upon completion of the final acquisition, a formal group will be formed to ensure the continued security and maintenance of the building and property in the future, and the completed project shall be called The Wolf Den.

This Resolution is adopted on this 1ST day of OCTOBER, 2024.



District Executive, LLSMC President

October 01, 2024

Date

IM No. ~~23-1091~~ 24-01

RESOLUTION 25-01

A resolution of the Louise, Susitna, Tyone Community Association (LSTCA)

Authorizing LSTCA's formal partnership with the Lake Louise Snowmachine Club (LLSMC) to proceed with Phase 1 of Project Wolf Den and designating a project manager.

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) adopted Resolution 24-01, supporting a partnership with Lake Louise Snowmachine Club (LLSMC) for acquisition of a portion of borough land in the Lake Louise area; and

WHEREAS, that Resolution also authorized an initial contribution of \$10,000 to establish a Project Wolf Den account, and

WHEREAS, establishing Phase 1 and appointing of Project Manager needs to occur to proceed with the next steps.

NOW THEREFORE BE IT RESOLVED, that the LSTCA supports the creation of a Memorandum of Agreement with LLSMC to proceed with Phase 1 of Project Wolf Den, which will consist of:

- **Enter into a Memorandum of Agreement with LLSMC, containing a provision that detailed records be kept and provided to both parties, on where the monies are spent. Also include in the MOA that both entities will be accountable to their members for tax, accounting, and potential asset purposes, and**
- **Establish a joint bank account with LLSMC, with the initial contribution of previously approved \$10,000, and**
- **Submit an application to the borough for the parcel acquisition, and**
- **Hire a surveyor to handle the subdivision process from application to final plat recordation, and**
- **Facilitate and finalize the application process through the borough, recognizing that the condition and feasibility of retaining the building on the parcel is yet undetermined, and**
- **Work with the borough to determine the final status of the building and if, when and how improvements should occur.**

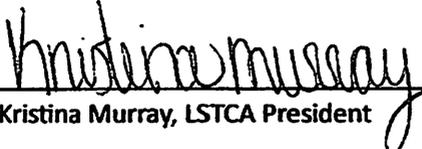
BE IT FURTHER RESOLVED, that Eileen Probasco is designated as the Project Manager to facilitate Phase I as outlined above, and shall be listed on the Wolf Den bank account that will be established, in part, with the initial \$10,000 from LSTCA.

BE IT FURTHER RESOLVED that the LSTCA designates Jake Anders as an additional signatory on the bank account.

BE IT FURTHER RESOLVED, that the LSTCA will designate at least two members to participate as a sub committee, along with similar representatives from LLSMC, to consult with and advise the Project Manager on the facilitation of Phase I of Project Wolf Den, including the expenditure of money in the joint bank account.

BE IT FURTHER RESOLVED, that the Project Manager shall provide written quarterly reports to LSTCA and LLSMC.

This Resolution is adopted on this 27 day of February 2025.



Kristina Murray, LSTCA President

2/27/25

Date

IM No. 25-101

RESOLUTION 25-01

A resolution of the Lake Louise Snowmachine Club (LLSMC)

Authorizing LLSMC's formal partnership with the Louise, Susitna, Tyone Community Association (LSTCA) to proceed with Phase 1 of Project Wolf Den and designating a project manager.

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) adopted Resolution 24-01, supporting a partnership with Louise, Susitna, Tyone Community Association (LSTCA) for acquisition of a portion of borough land in the Lake Louise area; and

WHEREAS, that Resolution also authorized an initial contribution of \$10,000 to establish a Project Wolf Den account, and

WHEREAS, creating a Memorandum of Agreement, establishing Phase 1 and appointing a Project Manager needs to occur to proceed with the next steps.

NOW THEREFORE BE IT RESOLVED, that the LLSMC supports the creation of a Memorandum of Agreement with LSTCA to proceed with Phase 1 of Project Wolf Den, which will consist of:

- Enter into a Memorandum of Agreement with LSTCA, containing a provision that detailed records be kept and provided to both parties, on where the monies are spent. Also include in the MOA that both entities will be accountable to their members for tax, accounting, and potential asset purposes, and
- Establish a joint bank account with LSTCA, with the initial contribution of previously approved \$10,000, and
- Submit an application to the borough for the parcel acquisition, and
- Hire a surveyor to handle the subdivision process from application to final plat recordation, and
- Facilitate and finalize the application process through the borough, recognizing that the condition and feasibility of retaining the building on the parcel is yet undetermined, and
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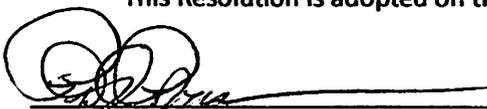
BE IT FURTHER RESOLVED, that Eileen Probasco is designated as the Project Manager to facilitate Phase I as outlined above, and shall be listed on the Wolf Den bank account that will be established, in part, with the initial \$10,000 from LLSMC.

BE IT FURTHER RESOLVED that the LLSMC designates Garth Massay as an additional signatory on the bank account.

BE IT FURTHER RESOLVED, that the LLSMC will designate at least two members to participate as a sub committee, along with similar representatives from LSTCA, to consult with and provide oversight to the Project Manager on the implementation of Phase I of Project Wolf Den, including the expenditure of money in the joint bank account.

BE IT FURTHER RESOLVED, that the Project Manager shall provide written quarterly reports to LSTCA and LLSMC.

This Resolution is adopted on this 27th day of FEBRUARY, 2025.


Peter Probasco, LLSMC President

02/27/2025
Date

IM No. 25-10-101



Matanuska-Susitna Borough



Legend

ParcelViewer

Recreational Facilities

- Park/Campground

Roads

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IM No. 25-101



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 04/01/25

RESOLUTION 24-01

A resolution of the Louise, Susitna, Tyone Community Association (LSTCA) supporting the acquisition of a parcel of borough owned land and an existing public safety building, for the final project to be known as The Wolf Den.

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) [a 501(c)3] was established in 1995 to promote and administer programs regarding the economics, communication, health and social needs of the Lake Louise community; and

WHEREAS, the LSTCA has an active group of people who provide emergency and fire response services, and owns multiple assets to support these safety services, such as snowmachines, sleds, emergency training and fire response supplies and equipment, etc., and

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) [a 501(c)3] has multiple assets and is in need of a permanent location on which to securely store and provide maintenance of their connexes, snowcats, snow groomers, snowmachines, tools, and other equipment; and

WHEREAS, Lake Louise area property owners and residents would benefit from having a centrally located and community owned building and property, to serve as a secure storage and maintenance area for their assets, to provide a gathering place for meetings and/or emergency response functions; and

WHEREAS, there is a 17-acre parcel of borough owned land with a vacant and derelict public safety building in serious need of restoration and repairs, located in the central area of the community lodges, boat launches, and commercial operations; and

WHEREAS, the Mat-Su Borough has indicated their willingness to work with the community to transfer a portion of the 17-acre parcel and the building to the community for less than fair market value; and

WHEREAS, following the final acquisition of the property and building, a formal group will be formed consisting of the LSTCA, LLSMC and any other necessary entity to ensure the continued maintenance of the building and property in the future.

NOW THEREFORE BE IT RESOLVED, that the LSTCA supports the acquisition of a portion of MSB Land (Lot 5, USS 3483) for community purpose, for less than fair market value.

BE IT FURTHER RESOLVED, that the LSTCA supports working with representatives from the LLSMC and any other necessary public or private group to go through the proper steps for acquisition for less than fair market value, of a portion of Lot 5 USS 3483 and the public safety building, including land subdivision, resolution of the building location and/or repairs, and finalization of the acquisition, as outlined on the signed Application to Lease, Purchase or Use Borough Owned Land or Resources.

BE IT FURTHER RESOLVED that the LSTCA approves expenditure not to exceed \$10k for the initial review of the condition of the public safety building, and acquisition of the land and building if appropriate.

BE IT FURTHER RESOLVED, that upon completion of the final acquisition, a formal group will be formed to ensure the continued maintenance of the building and property in the future, and the completed project shall be called The Wolf Den.

This Resolution is adopted on this 14 day of October, 2024.


Kristina Murray, LSTCA President

October 14, 2024
Date

RESOLUTION 24-01

A resolution of the Lake Louise Snowmachine Club (LLSMC) supporting the acquisition of a parcel of borough owned land and an existing public safety building, for the final project to be known as The Wolf Den.

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) [a 501(c)3] was established in 1994 to maintain snowmachine trails and educate snowmachine users so that the community is a safer place to conduct such activities; and

WHEREAS, the LLSMC has over 300 members, and owns multiple assets which are in need of a permanent, secure dry storage and maintenance location for their connexes, snow cats, snow groomers, snowmachines, tools, trail markers, and other equipment; and

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WHEREAS, following the final acquisition of the property and building, a formal group will be formed consisting of the LLSMC, LSTCA and any other necessary entity to ensure the continued maintenance of the building and property in the future.

NOW THEREFORE BE IT RESOLVED, that the LLSMC supports the acquisition of a portion of MSB Land (Lot 5, USS 3483) and the public safety building for community purpose, for less than fair market value.

BE IT FURTHER RESOLVED, that the LLSMC supports working with representatives from the LSTCA and any other necessary public or private group to go through the proper steps for acquisition of a portion of Lot 5 USS 3483 and the public safety building, including land subdivision, resolution of the building location and/or repairs, and finalization of the acquisition, as outlined on the signed Application to Lease, Purchase or Use Borough Owned Land or Resources.

BE IT FURTHER RESOLVED, that the LLSMC approves expenditures not to exceed \$10,000 in the initial review of the condition of the of the public safety building, and acquisition of the land and building if appropriate.

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This Resolution is adopted on this 1st day of OCTOBER, 2024.



District Executive, LLSMC President

October 01, 2024

Date

IM No. ~~23-1091~~ 24-01

RESOLUTION 25-01

A resolution of the Louise, Susitna, Tyone Community Association (LSTCA)

Authorizing LSTCA's formal partnership with the Lake Louise Snowmachine Club (LLSMC) to proceed with Phase 1 of Project Wolf Den and designating a project manager.

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) adopted Resolution 24-01, supporting a partnership with Lake Louise Snowmachine Club (LLSMC) for acquisition of a portion of borough land in the Lake Louise area; and

WHEREAS, that Resolution also authorized an initial contribution of \$10,000 to establish a Project Wolf Den account, and

WHEREAS, establishing Phase 1 and appointing of Project Manager needs to occur to proceed with the next steps.

NOW THEREFORE BE IT RESOLVED, that the LSTCA supports the creation of a Memorandum of Agreement with LLSMC to proceed with Phase 1 of Project Wolf Den, which will consist of:

- **Enter into a Memorandum of Agreement with LLSMC, containing a provision that detailed records be kept and provided to both parties, on where the monies are spent. Also include in the MOA that both entities will be accountable to their members for tax, accounting, and potential asset purposes, and**
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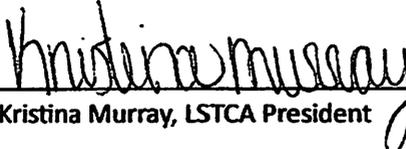
BE IT FURTHER RESOLVED, that Eileen Probasco is designated as the Project Manager to facilitate Phase I as outlined above, and shall be listed on the Wolf Den bank account that will be established, in part, with the initial \$10,000 from LSTCA.

BE IT FURTHER RESOLVED that the LSTCA designates Jake Anders as an additional signatory on the bank account.

BE IT FURTHER RESOLVED, that the LSTCA will designate at least two members to participate as a sub committee, along with similar representatives from LLSMC, to consult with and advise the Project Manager on the facilitation of Phase I of Project Wolf Den, including the expenditure of money in the joint bank account.

BE IT FURTHER RESOLVED, that the Project Manager shall provide written quarterly reports to LSTCA and LLSMC.

This Resolution is adopted on this 27 day of February 2025.



Kristina Murray, LSTCA President

2/27/25

Date

RESOLUTION 25-01

A resolution of the Lake Louise Snowmachine Club (LLSMC)

Authorizing LLSMC's formal partnership with the Louise, Susitna, Tyone Community Association (LSTCA) to proceed with Phase 1 of Project Wolf Den and designating a project manager.

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) adopted Resolution 24-01, supporting a partnership with Louise, Susitna, Tyone Community Association (LSTCA) for acquisition of a portion of borough land in the Lake Louise area; and

WHEREAS, that Resolution also authorized an initial contribution of \$10,000 to establish a Project Wolf Den account, and

WHEREAS, creating a Memorandum of Agreement, establishing Phase 1 and appointing a Project Manager needs to occur to proceed with the next steps.

NOW THEREFORE BE IT RESOLVED, that the LLSMC supports the creation of a Memorandum of Agreement with LSTCA to proceed with Phase 1 of Project Wolf Den, which will consist of:

- Enter into a Memorandum of Agreement with LSTCA, containing a provision that detailed records be kept and provided to both parties, on where the monies are spent. Also include in the MOA that both entities will be accountable to their members for tax, accounting, and potential asset purposes, and
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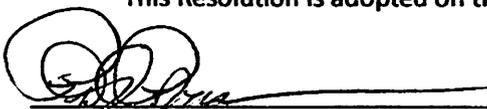
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BE IT FURTHER RESOLVED that the LLSMC designates Garth Massay as an additional signatory on the bank account.

BE IT FURTHER RESOLVED, that the LLSMC will designate at least two members to participate as a sub committee, along with similar representatives from LSTCA, to consult with and provide oversight to the Project Manager on the implementation of Phase I of Project Wolf Den, including the expenditure of money in the joint bank account.

BE IT FURTHER RESOLVED, that the Project Manager shall provide written quarterly reports to LSTCA and LLSMC.

This Resolution is adopted on this 27th day of FEBRUARY, 2025.


Peter Probasco, LLSMC President

02/27/2025
Date

IM No. 25-10-101