

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF BOROUGH-OWNED LAND LOCATED IN THE BIG LAKE AREA TO THE ADJACENT PROPERTY OWNER, ALASKA DISTRICT CHURCH OF THE NAZARENE, IN THE AMOUNT OF \$35,000. (MSB008257)

AGENDA OF: January 20, 2026

ASSEMBLY ACTION: Adopted without objection 02/03/26 - BJH

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	 Expired Certificate ___X___ Lisa Gray <small>Signed by: Lisa Gray</small>
Land & Resource Management Manager	 Recoverable Signature X Joe Metzger <small>Signed by: Joe Metzger</small>
Community Development Department Director	X Jillian Morrissey <small>Signed by: Jillian Morrissey</small> <small>1/5/2026</small>
Finance Director	 Recoverable Signature X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	___X___ Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos</small> <small>1/6/2026</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown</small> <small>1/6/2026</small>
Borough Clerk	 Recoverable Signature ___X___ Lonnie McKechnie <small>Signed by: Lonnie McKechnie</small>

ATTACHMENT (S): Vicinity Map (1 pp)
 Letter from Camp Maranatha (2 pp)
 Best Interest Finding (3 pp)
 Ordinance Serial No. 26-009 (2 pp)

SUMMARY STATEMENT:

The accompanying ordinance is at the request of Assembly Member Gamble. The Matanuska-Susitna Borough Land & Resource Management received an application from the Alaska District Church of the Nazarene dba Camp Maranatha (church) to purchase Borough-owned property located in the Big Lake area on W. Camp Drive (tax account

number 217N04W14B006). Pursuant to Borough code the lot may be sold by application for use by a nonprofit organization with Assembly approval. The church is a nonprofit organization and owns the adjacent property which is the location of Camp Maranatha. Camp Maranatha serves a long list of community groups as stated in the attached letter addressed to the Borough Manager. The camp was founded in 1964 and offers lodging, meals, meeting accommodation, and indoor and outdoor activities. Acquiring the Borough-owned land will allow the camp to expand their operations.

DISCUSSION:

The property is approximately ten-acres in size, and the Borough received a patent from the State of Alaska in 1997. The property is vacant land that has never been classified for any Borough purposes. W. Camp Drive runs through the parcel and staff proposes reserving a 60-foot right-of-way easement over the existing road. A Best Interest Finding with the property details is attached.

Interdepartmental review was conducted with no objections received. Public notice was provided in accordance with MSB 23.05.25 with no objections received.

Pursuant to MSB 23.10.230(A)(1)(e), the Manager may, with Assembly approval by ordinance, approve a sale of Borough-owned real property by application if the purchase is for use for a nonprofit organization.

The 2025 tax appraised value is \$35,000. Pursuant to MSB 23.10.060(B)(2), consideration of fair market value is based on the value assigned by the certified tax roll of the Borough.

RECOMMENDATION OF ADMINISTRATION: The Matanuska-Susitna Borough Assembly approves the sale of real property located in the SE1/4 NE1/4 NW1/4 of Section 14, Township 17 North, Range 4 West, Palmer Recording District (tax account number 217N04W14B006), containing ten-acres more or less, in the amount of \$35,000, to Alaska District Church of the Nazarene, pursuant to MSB 23.10.230(A)(1)(e).

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: 1/20/2026

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$35,000	FUNDING SOURCE Land Sale Revenue
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY: X <u>Liesle Zanto</u> 1/15/2026 Signed by: Liesle Zanto	

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	35.0					
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	35.0					
TOTAL	35.0					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

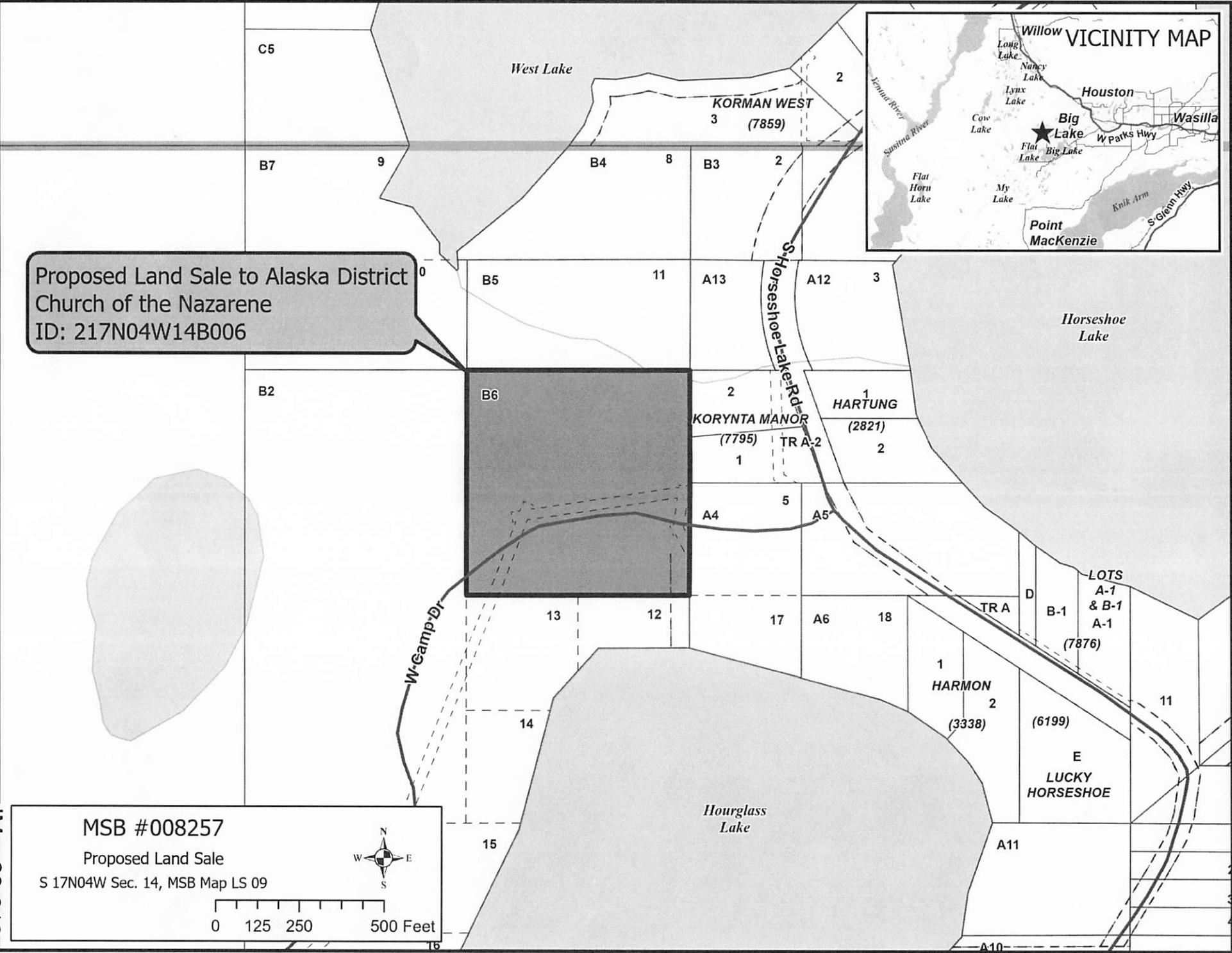
ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature X <u>Cheyenne Heindel</u>
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Signed by: Cheyenne Heindel



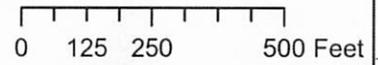
Proposed Land Sale to Alaska District Church of the Nazarene
ID: 217N04W14B006



MSB #008257

Proposed Land Sale

S 17N04W Sec. 14, MSB Map LS 09



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Camp Maranatha

PO Box 520999
19780 West Camp Drive
Wasilla AK 99623
907.892.6697 / 907.892.6699 (fax)
camping@mtaonline.net



Mike Brown, Borough Manager
Land & Recourse Management Division
Mat-Su Borough

November 3, 2025

This letter is to state our purpose for applying to purchase the borough owned property noted as 17N04W14B006. This 10-acre parcel has a stated land appraisal of \$35,000. The Alaska District Church of the Nazarene Camp Maranatha is interested in purchasing this parcel for the appraised value for future development of the camp. Our intent is to initially clean up the overgrown property of dead black spruce and fallen trees while preserving the natural look of the property. We also intend to increase our hotel on to part of the property as well as add a conference center with camp office space. Other improvements would include space for a walking path and other activities for our guest usage.

The borough will benefit through the many groups that utilize our facilities. We serve groups that are civic in nature like public and private schools (Chinook Elem, Service High, Denali Montessori, Cook Inlet Academy, UAA, Olivet Nazarene University, Brown University), Men's AA, Women's AA, AmeriCorps, Alaska String Camps, Beacon Hill, Boy Scouts of America, Alaska Family & Community Education, Jesuit Volunteer Corps, The National Guard, Royal Family Kids, South Central Foundation, Mat-Su Thrive, United Way, and Chi Alpha. We also serve military groups like JBER Families, JROTC, Club Beyond JBER, as well as many church organizations including: Change Point Church, Baxter Road Church, Emmanuel Church Wasilla, Wasilla 1st Presbyterian, Wasilla 7th day Adventist, Birch Harber Baptist, Creekside Church Wasilla, Church on the Rock, King's Chapel Wasilla, Meadow Lakes Baptist Church, New life Assembly and many others.

We have been committed to providing retreat space to many organizations such as quilting guilds, arts guilds, many local non-profits, churches, civic groups, as well as military groups as we have space to host. These all provide service for Mat-Su residents as well as others around the state.

The main reason why we would NOT wish to purchase this in open bid process is not only to keep the property affordable to our non-profit organization, but the open bid process may allow other outside organizations to interfere with our goals to keep our guests safe from outside interference. We have many groups that have children that are wards of the state who need a safe environment where they can fellowship, have recreation, even have spiritual growth and of course the freedom to worship. A competitive bidding process could allow another group to come close to our current facility that could potentially endanger a guest. Guest safety is a very high priority for our management and staff.

Our desire would be to purchase lot B6 for the appraised value of \$35,000 so that we could begin to address the space issues the camp has. We have had many requests from new groups to utilize our facility and were not able to host them due to not having enough hotel, family-style accommodation or enough meeting

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rooms for them to use. The addition of the 10-acre B6 lot will allow us to have more secure facilities from fire danger, or potential safety issues, as well as have room for development. The need for more capacity has been apparent to Camp Maranatha management for many years. The property would help us to address some of that need as well as benefiting the borough through the many groups that use our facility.

Thank you for your assistance in this inquiry.

Respectfully,

Hunter Mizar
District Superintendent
Alaska District Church of the Nazarene

**BEST INTEREST FINDING
For the
Sale of Borough-owned Land**

I. Summary of Proposed Action

The Land & Resource Management Division received an application from Alaska District Church of the Nazarene doing business as Camp Maranatha to purchase a Borough-owned property known as tax parcel 217N04W14B006, located on W. Camp Drive in the Big Lake area. Pursuant to MSB 23.10.230 (A)(1)(e) the lot may be sold by application for use by a nonprofit organization with Assembly approval. The applicant owns the adjacent property which is the location of Camp Maranatha. The property will be used for future development by the camp.

II. Property Site Factors

- A. Location:** The subject parcel is located in the Big Lake area and west of Horseshoe Lake.
- B. Legal Descriptions:** SE1/4 NE1/4 NW1/4 located in Section 14 of Township 17 North, Range 4 West, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska, approximately 10 acres.
- C. Land Status:** Acquired from the State of Alaska by Patent 16127, recorded December 24, 1997, at Book 927 in Page 736, Palmer Recording District.
- D. Restrictions:**
1. Land Classification – Currently unclassified.
 2. Land Use Plans – The property lies within the boundaries of the Big Lake Comprehensive Plan.
 3. Title Restrictions - None
 4. Covenants – None
 5. Zoning – None
 6. Easements & Other Reservations – There is a 50’ wide public trail easement on the east boundary from W. Camp Drive to Government Lot 12. Government Lot 12 also has a 50’ wide public trail easement on the east boundary which allows access to Hourglass Lake. The easement recorded June 6, 1986, in Book 470 at Page 468. There is a 30’ public utility easement for the existing overhead powerline, recorded July 18, 2019, at serial number 2019-014932-0.
- E. Current Land Use:** There is no known current use of the parcel.

- F. Surrounding Land Use:** The property on the south side and west side is the location of Camp Maranatha. Other properties in this area are currently undeveloped or being used for residential purposes.
- G. Existing Infrastructure:** Matanuska Electric Association has an overhead powerline that crosses the property.
- H. Soils & Terrain:** The subject property contains a mixture of soils. The large portion of the parcel north of W. Camp Drive is classified as Kashwitna silt loam soil. A small portion in the northwest corner and northeast corner are Histosols which are poorly drained wetlands with severe limitations for development that are suitable for habitat. The soil south of W. Camp Drive and a portion on the east side of the property are classified as Cryaquepts soil.
- I. Resources:** There is no specific data on resources for this parcel.
- J. Assessment:** The 2025 assessed value of the subject parcels is \$35,000.00.

III. Review and Public Notice

In accordance with Title 23 and the Land Management Policy and Procedure Manual, landowners within 600 feet of the proposed property have been notified of the proposed land sale. Additionally, notices were published in the Frontiersman and posted in the Big Lake Post Office and on the Borough website. The Big Lake Community Council, Big Lake Chamber of Commerce, and local Road Service Area and Fire Service Area boards were also asked to comment. There were no objections or comments received.

An interdepartmental review was done and there were no objections from Borough Departments.

IV. Analysis & Discussion

MSB 23.10.230(A)(1)(e) allows a nonprofit organization to purchase Borough land through the application process.

Camp Maranatha is located on the adjacent property, and the intent is to use said property for future development of the camp. The intent is to initially clean up the overgrown property of dead black spruce and fallen trees while preserving the natural look of the property. The Alaska District Church of the Nazarene also intends to expand the hotel as well as add a conference center with camp office space. Other improvements would include space for a walking path and other activities for guest usage. Camp Maranatha serves a long list of community groups as stated in the attached letter addressed to the Borough Manager.

W. Camp Drive does not have a right-of-way easement and staff's recommendation is to reserve a 60' wide public use easement over the existing road.

V. Authorization

MSB 23.05.030 (A) & (E)(6). The manager may with assembly approval sell borough-owned real property by agreements by application.

MSB 23.10.230 (A) (1)(e). The manager may with assembly approval sell borough-owned real property to a nonprofit organization.

VI. Recommendation

Assembly approval for the fair market value conveyance of Borough-owned real property to Alaska District Church of the Nazarene dba Camp Maranatha. The property is identified as the SE1/4 NE1/4 NW1/4 of Section 14 located in Township 17 North, Range 4 West, in the Palmer Recording District, Seward Meridian, Alaska. Reserve a 60' wide public use easement over the existing W. Camp Drive.