

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING CLASSIFICATION OF BOROUGH-OWNED LANDS FOR INCLUSION IN THE 2024 COMPETITIVE BID LAND SALE AND FUTURE OVER-THE-COUNTER LAND SALES (MSB008023).

AGENDA OF: February 6, 2024

ASSEMBLY ACTION:

Amended and Adopted without objection. 06/18/24 - *emw*

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	<div style="text-align: right; font-size: small;">1 / 18 / 2024</div> <hr/> X L i s a G r a y <hr/> <small>Signed by: Lisa Gray</small>
Department Director	<div style="text-align: right; font-size: small;">1 / 19 / 2024</div> <hr/> X E r i c P h i l l i p s <hr/> <small>Signed by: Eric Phillip s</small>
Finance Director	<div style="text-align: right; font-size: small;">1 / 22 / 2024</div> <hr/> X C h e y e n n e H e i n d e l <hr/> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	<div style="text-align: right; font-size: small;">1 / 23 / 2024</div> <hr/> X N i c h o l a s S p i r o p o u l o s <hr/> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	<div style="text-align: right; font-size: small;">1 / 23 / 2024</div> <hr/> X M i c h a e l B r o w n <hr/> <small>Signed by: Michael Brown</small>
Borough Clerk	<div style="text-align: right; font-size: small;">1 / 24 / 2024</div> <hr/> X L o n n i e M c K e c h n i e <hr/> <small>Signed by: Lonnie McKechnie</small>

- ATTACHMENT (S) :** Overview Location Map and Parcel Maps (5 pp)
 Best Interest Finding (5 pp)
 Planning Commission Resolution 23-01 (2 pp)
 Public Comment (2 pp)
 Assembly Resolution 23-075 (1 pp)
 Ordinance Serial No. 24-028 (3 pp)

SUMMARY STATEMENT:

In response to Assembly Resolution 23-075 that directed the Borough Manager to offer six Borough-owned parcels located in the Long Lake Road area in a competitive land sale, Land & Resource Management initiated the process for classification and approval to sell the six parcels plus three additional Borough-owned parcels. A total of five parcels are being presented for land

classification (four parcels were already classified) and approval of nine parcels to be included in the 2024 Competitive Bid Land Sale.

These parcels are proposed to be classified as General Purpose and will be included in the 2024 Competitive Land Sale.

Parcel Number	MSB Tax ID Number	Location Area	Land Classification
24-01	19N04W29C007	Willow	General Purpose
24-05	19N04W32B003	Willow	General Purpose
24-07	19N05W25C004	Willow	General Purpose
24-08	19N05W11B001	Willow	General Purpose
24-09	25N05W01D001	Talkeetna Spur Rd	General Purpose

Parcels 24-02, 24-03, 24-04 and 24-06 have already been classified as General Purpose and approved for land sale by ordinance 14-133 and ordinance 19-051. Lands are classified in accordance with MSB 23.05.100. The selected sale parcels fall under General Purpose Lands which are those that, because of location, physical features, or adjacent development, or size of area may be suitable for a variety of uses.

The sale parcels range in size from 17 acres to 40 acres with a combined total of 77+/- acres. Price is based on the 2023 Borough tax assessment that establishes the fair market value in accordance with MSB 23.10.060.

This land sale will be an on-line competitive sale. Land Management will be soliciting proposals from auction companies to facilitate the on-line sale. The cost of the on-line sale will be collected through a buyer's premium fee which is a charge in addition to the price of the property and will be paid by the winning bidder.

Any parcel which does not sell may then be offered to the public by an over-the-counter land sale, on a first come basis or under other authorized land sale programs. A complete analysis and discussion of each parcel is provided in the Best Interest Finding and associated vicinity maps, all of which are attached hereto.

RECOMMENDATION OF ADMINISTRATION:

The Community Development Department, Land & Resource Management Division respectfully request Assembly approval to classify the parcels listed herein and approve those parcels to be included in the 2024 Competitive Bid Land Sale.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: February 6, 2024

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING CLASSIFICATION OF BOROUGH-OWNED LANDS FOR INCLUSION IN THE 2024 COMPETITIVE BID LAND SALE AND FUTURE OVER-THE-COUNTER LAND SALES (MSB008023) .

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *	FUNDING SOURCE Land Sales
FROM ACCOUNT #	PROJECT
TO ACCOUNT : 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY: X _____ 1 / 1 9 / 2 0 2 4 L i e s e l W e i l a n d S i g n e d b y : L i e s e l W e i l a n d	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

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

REVENUE	*					
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	*					
TOTAL	*					

POSITIONS:

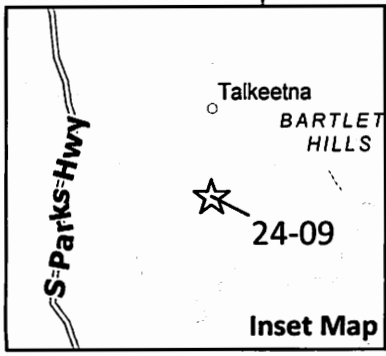
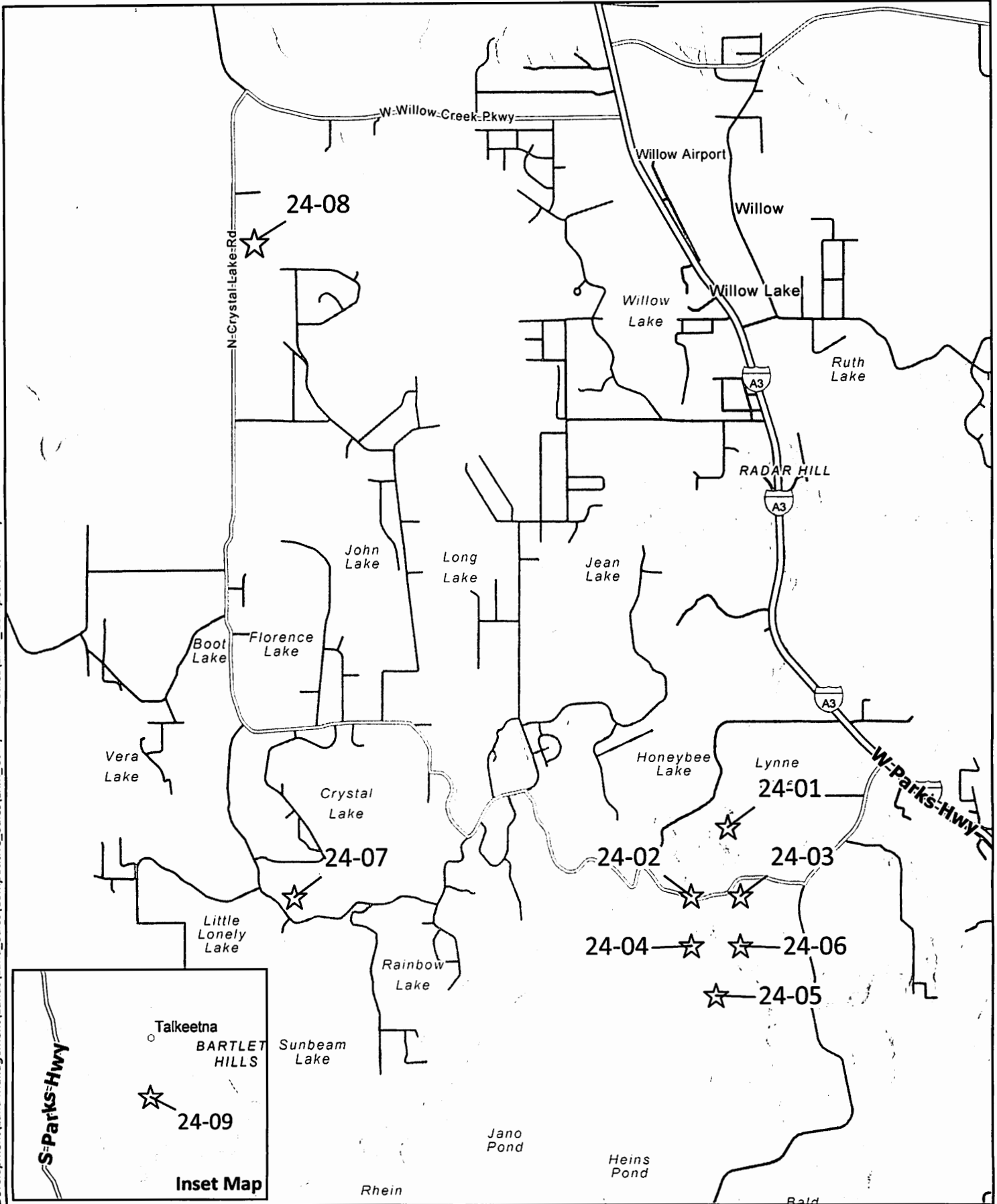
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) *Amount depends on actual sale amount of the properties.

PREPARED BY:	
APPROVED BY:	1 / 2 2 / 2 0 2 4 X _____ C h e y e n n e H e i n d e l

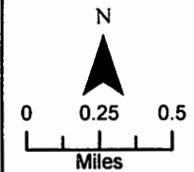
Signed by: Cheyenne Heindel

Path: P:\User\Comm Development\Land Management\Lands\Sales\Competitive_Sales\LRM_CompetitiveSales\LRM_CompetitiveSales.aprx

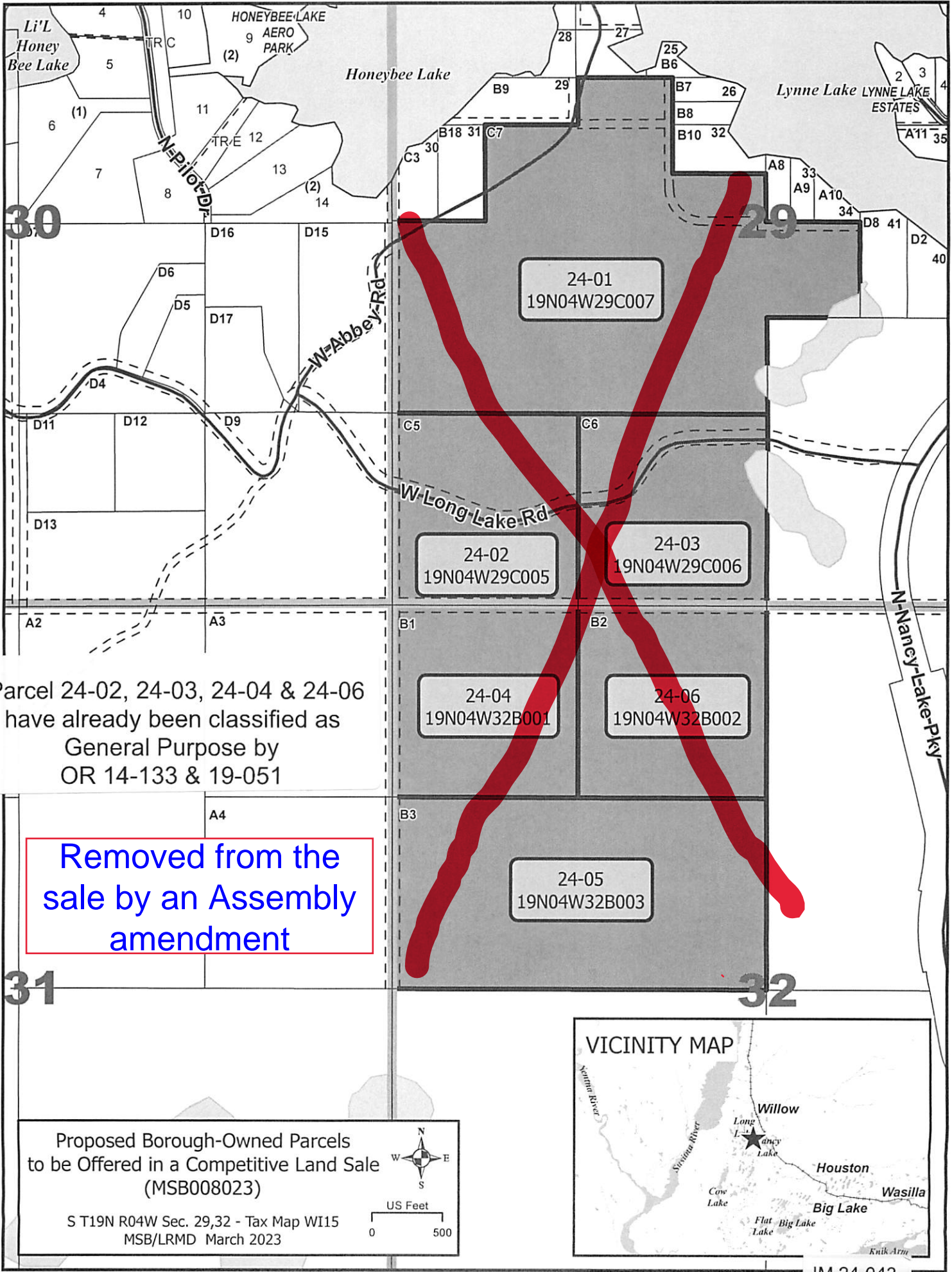


Overview Location Map
 Proposed 2024
 Competitive Bid Land Sale

Matanuska-Susitna Borough - Land & Resource Management Division



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.



Parcel 24-02, 24-03, 24-04 & 24-06
 have already been classified as
 General Purpose by
 OR 14-133 & 19-051

Removed from the
 sale by an Assembly
 amendment

Proposed Borough-Owned Parcels
 to be Offered in a Competitive Land Sale
 (MSB008023)

S T19N R04W Sec. 29,32 - Tax Map WI15
 MSB/LRMD March 2023

US Feet
 0 500

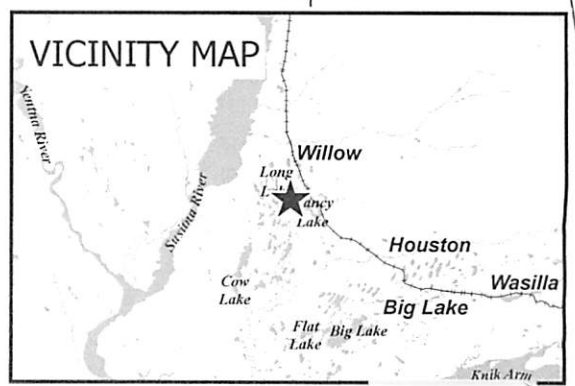
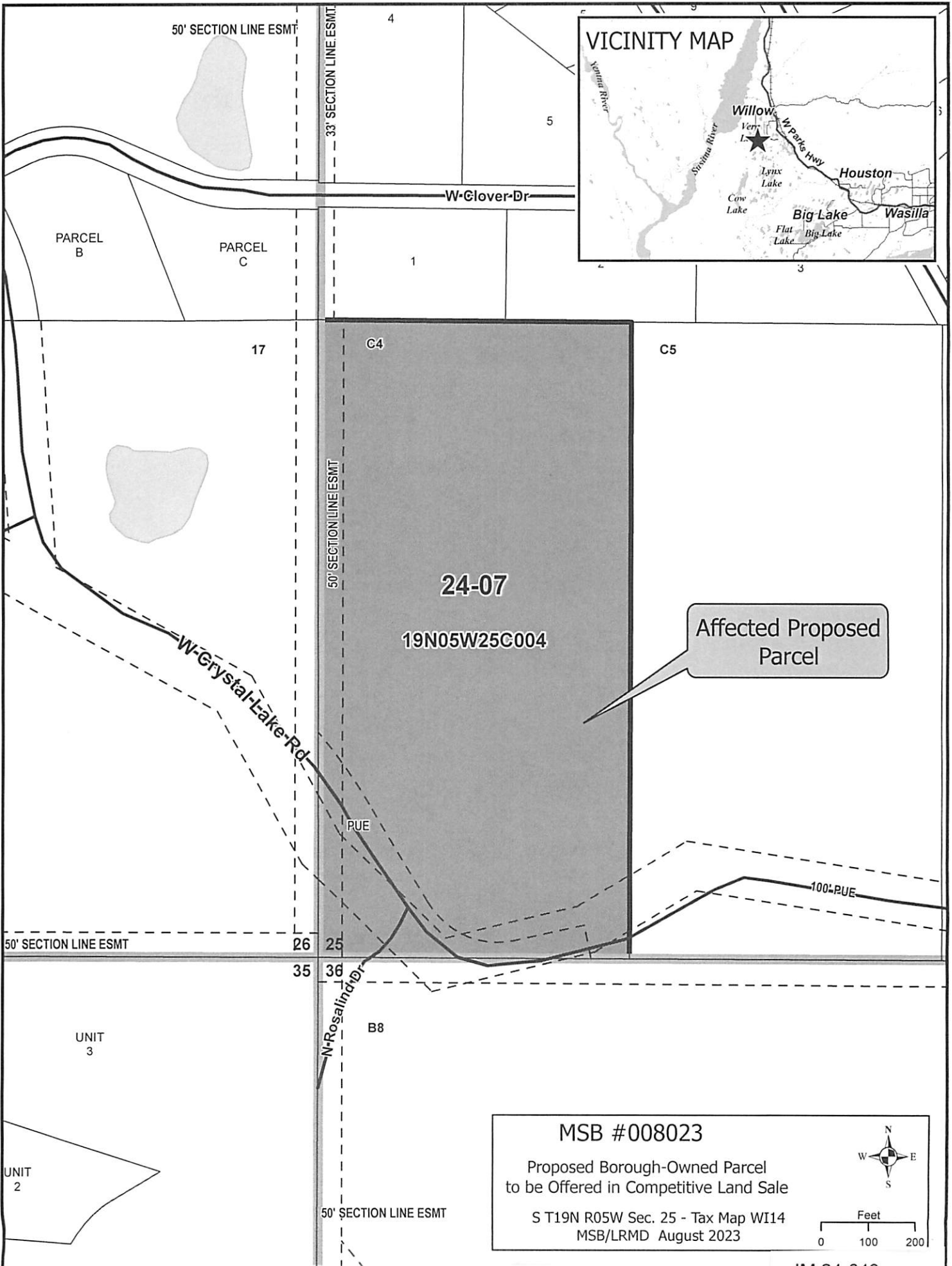
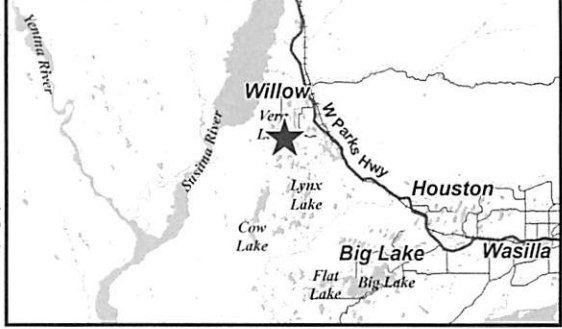


EXHIBIT A

IM 24-043
 OR 24-028



VICINITY MAP



24-07

19N05W25C004

Affected Proposed Parcel

MSB #008023

Proposed Borough-Owned Parcel
to be Offered in Competitive Land Sale

S T19N R05W Sec. 25 - Tax Map WI14
MSB/LRMD August 2023

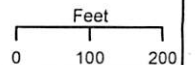
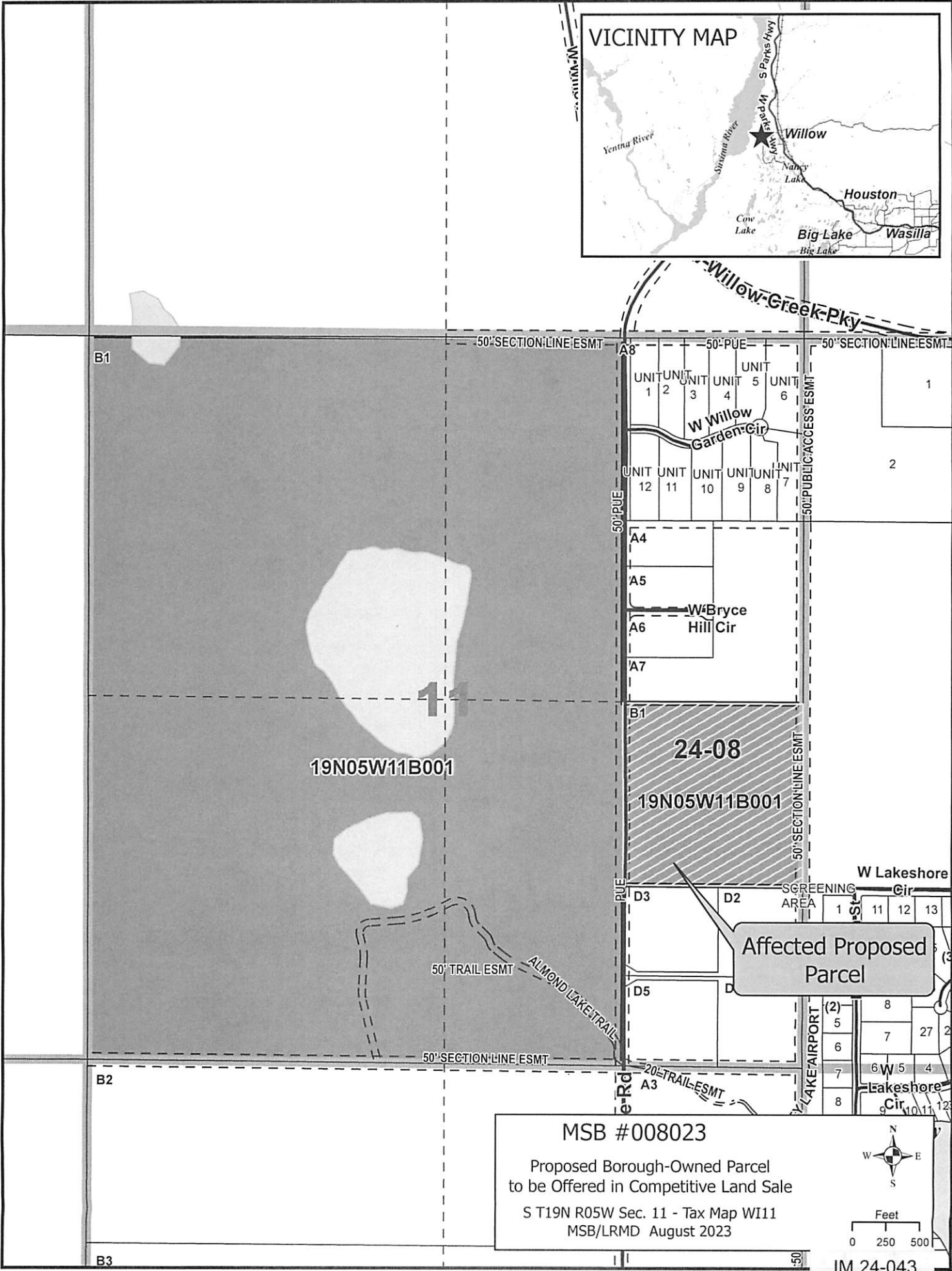
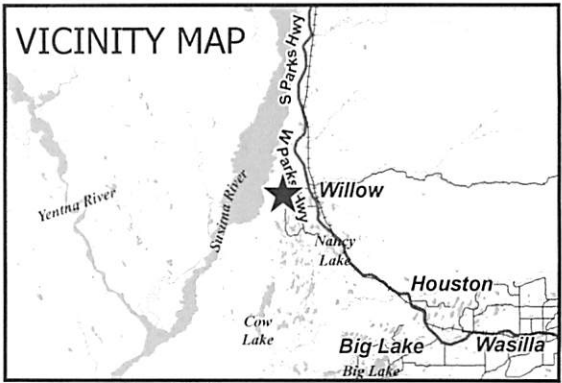


EXHIBIT A

IM 24-043
OR 24-028

VICINITY MAP



19N05W11B001

24-08

19N05W11B001

Affected Proposed Parcel

MSB #008023
 Proposed Borough-Owned Parcel
 to be Offered in Competitive Land Sale
 S T19N R05W Sec. 11 - Tax Map WI11
 MSB/LRMD August 2023

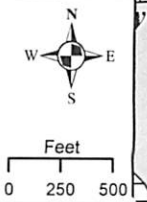
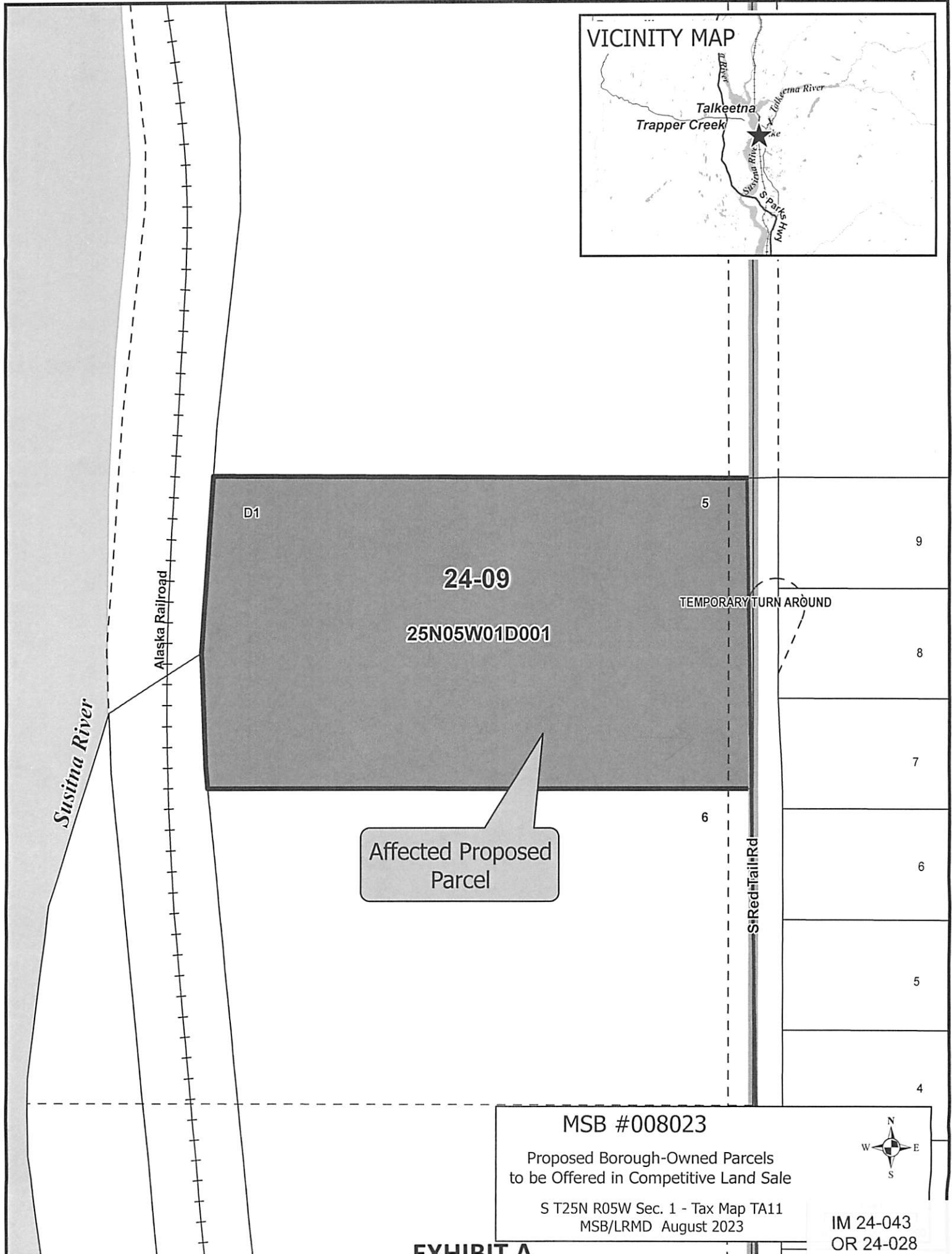
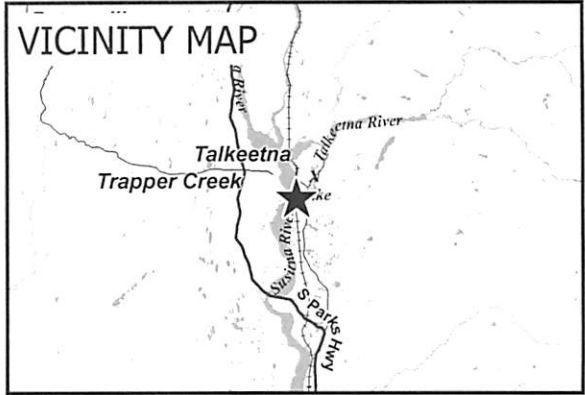


EXHIBIT A

IM 24-043
 OR 24-028



Affected Proposed Parcel

MSB #008023

Proposed Borough-Owned Parcels
to be Offered in Competitive Land Sale

S T25N R05W Sec. 1 - Tax Map TA11
MSB/LRMD August 2023

IM 24-043
OR 24-028



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

I. Summary of Proposed Action

In response to Assembly Resolution 23-075 that directed the Borough Manager to offer Borough-owned parcels located in the Long Lake Road area in a competitive land sale, the Land & Resource Management Division initiated the process for classification of the parcels plus an additional three parcels. An inter-department review and public notice was conducted for the Borough-owned parcels contained herein. Parcels not sold when offered under competitive bid are automatically eligible for subsequent land sales, pursuant to MSB 23.10.210.

II. Property Site Factors

- A. Location: The subject parcels are located throughout the Borough in several key locations to include Talkeetna Spur, and Willow.
- B. Minimum Bid/Pricing: In accordance with MSB 23.10.060 determination of fair market value is based on the Borough certified tax roll.
- C. Proposed Classification:

Parcel Number	MSB Tax ID Number	Location Area	Land Classification
24-01	19N04W29C007	Willow	General Purpose
24-05	19N04W32B003	Willow	General Purpose
24-07	19N05W25C004	Willow	General Purpose
24-08	19N05W11B001	Willow	General Purpose
24-09	25N05W01D001	Talkeetna Spur Rd	General Purpose

Parcels 24-02, 24-03, 24-04 and 24-06 have already been classified by ordinance 14-133 and 19-051.

D. Parcel Information:

~~Parcels 24-01 is located in the Long Lake Road area in Willow. Access is from W. Abbey Road. Abbey road is constructed but not maintained by the Borough. The parcel is 120 acres, and the minimum bid is \$240,600 based on the tax assessed value. The Borough Assembly passed resolution 23-075 directing the manager of offer this parcel in a competitive land sale.~~

~~Land Classification: Currently unclassified~~

~~Legal: The S1/2 NW1/4 SE1/4 NW1/4, SE1/4 SW1/4 NW1/4, SW1/4 SE1/4 NW1/4, S1/2 SE1/4 SE1/4 NW1/4, NW1/4 NW1/4 SE1/4, NE1/4 SW1/4, NW1/4 SW1/4, Section 29, T19N, R4W, Seward Meridian, Alaska, Palmer Recording District~~

~~Land Status: Acquired from the State of Alaska by Patent No. 5470 recorded January 5, 1982, in Book 252 at Page 660 in the Palmer Recording District.~~

~~Covenants: none~~

~~Zoning: none~~

~~Easements & Other Reservations: A 50 ft. section line easement runs along the west boundary of the parcel. A public use easement was recorded in Book 927 at Page 728 and serial number 2005-024148-0 in the Palmer Recording District.~~

~~Soils & Terrain: Most of the property is Estelle silt loam, steep and sloping. The property also has a portion of Kichatna silt loam, sloping and moderately steep.~~

~~**Parcel 24-05** is located in the Long Lake Road area in Willow. Access is by an unconstructed section line easement. The southern and western boundary is adjacent to the State of Alaska, Nancy Lake Recreation area. The parcel is 80 acres, and the minimum bid is \$160,000 based on the tax assessed value. The Borough Assembly passed resolution 23-075 directing the manager of offer this parcel in a competitive land sale.~~

~~Land Classification: Currently unclassified~~

~~Legal: The S1/2 NW1/4, Section 32, T19N, R4W, Seward Meridian, Alaska, Palmer Recording District.~~

~~Land Status: Acquired from the State of Alaska by Patent No. 5470, recorded January 5, 1982, in Book 252 at Page 660 in the Palmer Recording District.~~

~~Covenants: none~~

~~Zoning: none~~

~~Easements & Other Reservations: A 50 ft. section line easement runs along the west boundary of the parcel.~~

~~Soils & Terrain: Most of the property is Estelle, undulating-Disappoint complex. The property also has a portion of Histosols soil.~~

Parcel 24-07 is located in the Willow area on W. Crystal Lake Road. Crystal Lake Road is a maintained road. The parcel is 20 acres, and the minimum bid is \$70,200 based on the tax assessed value. In 2004 the parent parcel was classified as Residential Lands / Reserved Use Lands. In 2005 the property was subdivided into four lots, two of those lots were sold, and one lot was reserved for future use.

Land Classification: Currently Residential Lands / Reserved Use Lands

Legal: The W1/2 SW1/4 SW1/4, Section 25, T19N, R5W, Seward Meridian, Alaska, Palmer Recording District.

Land Status: Acquired from the State of Alaska by Patent No.5014, recorded April 15, 1980, in Book 210 at Page 748 in the Palmer Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft section line easement runs along the south and west boundaries of the parcel. The parcel is subject to easements for Crystal Lake Road and Rosalind Drive.

Soils & Terrain: Most of the property is Estelle silt loam, sloping and moderately steep. The property also has a portion of Yohn silt loam, rolling.

Parcel 24-08 is located in the Willow area on N. Crystal Lake Road. Crystal Lake Road is a maintained road. The parcel is 40 acres, the property was recently subdivided, and the tax assessed value will not be set until early 2024. This property was classified as Resource Management for material use in 1989. Some of the gravel has been extracted but it is mostly sand and not needed for the future. This property is a common place for people to dump junk and trash. The amount of money Land Management spends in cleaning up the junk and trash is more than the amount made from selling the sand. The proposal is to re-classify this property and offer it for sale.

Land Classification: Currently classified as Resource Management

Legal: The NE1/4 SE1/4 Section 11, T19N, R5W, Seward Meridian, Alaska, Palmer Recording District

Land Status: Acquired from the State of Alaska by Patent No. 5013 recorded April 15, 1980, in Book 210, Page 746 in the Palmer Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft. section line easement runs along the east boundary of the parcel. A 50 ft. public use easement on the west boundary of the parcel.

Soils & Terrain: Nancy silt loam with 0 to 3 percent slopes.

Parcel 24-09 is located in the Talkeetna Spur Rd area on S. Red Tail Road. The parcel is 17 acres, and the minimum bid is \$30,600 based on the tax assessed value.

Land Classification: Currently unclassified

Legal: US Government Lot 5, Excluding the Alaska Railroad Right-of-Way, Section 1, T25N, R05W, Seward Meridian, Alaska, Talkeetna Recording District

Land Status: Acquired from the State of Alaska by Patent No. 5307 recorded November 12, 1980, in Book 77 at Page 642, in the Talkeetna Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft. section line easement runs along the east boundary of the parcel.

Soils & Terrain: Nancy silt loam, 0 to 3 percent slopes

E. Land Status: All parcels were received from the State of Alaska by Patent. All purchasers are responsible to obtain necessary permits to construct access across streams, or to fill wet areas, or for development in flood areas. All notices, conditions, requirements, information, and photos are contained in the individual parcel files and will be available for public inspection during normal business hours.

F. Adopted Plans and Title Restrictions:

1. Adopted Land Use Plans include the Willow Comprehensive Plans, Susitna Area Plan, Willow Sub-Basin Area Plan, and Natural Resource Management Units Plan (NRMU).

2. Title Restrictions – No title restrictions affect any of the proposed parcels.

G. Surrounding Land Uses: General Purpose, Residential, and Recreational.

H. Natural resources within parcels: Timber, gravel, and watershed.

I. Parcel access is by constructed and unconstructed roads, trails and section line easements. As will be outlined in the sale brochure, it is the responsibility of the purchaser to determine, acquire, construct, maintain and/or defend the right to use any access route.

III. Review and Comments

All parcels have undergone significant inter-department review. Such review includes historical data, topography, access, adopted Borough plans, desirability of location, land value, and highest and best use of land. Inter-department review revealed no objection to the proposed classification, or sale of these parcels.

Public Notice was conducted in accordance with MSB 23.05.025. One written public comment was received at the Planning Commission meeting from Gregory Jones, Exhibit D. Mr. Jones claimed the Willow Community Comprehensive Plan has been ignored with respect to reclassification and disposal of the properties. Staff notes the plan did not classify any Borough-owned properties, the plan is a vision with goals and recommendations. The process for classification and disposal of Borough-owned properties was conducted in accordance with MSB 23.05.030, MSB 23.05.100, and MSB Policy and Procedure Manual Part 20.

The Planning Commission adopted Resolution 24-01 on January 15, 2024, recommending assembly approval to classify the sale parcels for purpose of inclusion in the 2024 Competitive Bid Land Sale, Exhibit C.

IV. Analysis & Discussion

The Land & Resource Division utilizes public land sales as a revenue source to sustain current and future department and area-wide Borough needs. Revenue received is used for road projects, community organization projects, trail surveys, and land acquisitions.

Since late 2019 and throughout 2023, there has been an overwhelming uptick of interest regarding available Borough land. Conveying public lands into private hands increases the Borough's tax roll and allows economic gain by virtue of the development – whether for recreational cabins, single-family residences, agriculture, or commercial use.

Numerous phone calls have been received by staff regarding potential upcoming land sales, how the sale process works, and requests to add their email contact information to the Land & Resource Management land sale notification list. This notification list is for the specific purpose of letting interested parties know when any borough land sale is commencing. The list grows weekly and contains over 1,400 names.

Under certain land sale programs, the Borough may offer finance terms which provide for affordable down payments and reasonable monthly payments for up to 10 years, dependent on the price and amount to be financed. Financing is set up through an escrow account with First National Bank Alaska wherein a deed of trust is recorded, and monthly payments are tracked by the Land Management Division. The Borough interest rate charged for the 2024 Competitive Bid is based upon the current Wall Street Prime Rate plus an additional 5.0% but cannot exceed 10.5% charged by the Borough. As of December 2023, current prime is 8.5%; therefore, if this rate remains the Borough will charge 10.5% interest for Borough-financing. The Legal Rate of Interest pursuant to Alaska state statute AS 45.45.010 cannot exceed 10.5 %.

Lands are classified in accordance with MSB 23.05.100. The selected parcels fall under General Purpose Lands which are those lands that, because of location, physical features, or adjacent development, location, or size of area may be suitable for a variety of uses.

V. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully requests Assembly approval of the land classifications as proposed for the parcels contained herein for purpose of inclusion in future land sales.

By: Lisa Gray
Introduced: January 15, 2024
Action: ADOPTED

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING BOROUGH LANDS FOR PURPOSE OF INCLUSION IN THE 2024 COMPETITIVE BID LAND SALE (MSB008023)

WHEREAS, the Borough land sales are a source of revenue for the Borough and community projects; and

WHEREAS, there is significant public interest in acquiring land through Borough land sale programs; and

WHEREAS, the benefit of transferring public land into private hands is economic development potential and increased revenue to the Borough tax roll; and

WHEREAS, public notice was initiated in accordance with MSB 23.05.025 and a Best Interest Finding is attached hereto; and


WHEREAS, the Best Interest Finding provides analysis and discussion of the following 2024 bid parcels; and

Parcel Number	MSB Tax ID Number	Location Area	Land Classification
24-01	19N04W29C007	Willow	General Purpose
24-05	19N04W32B003	Willow	General Purpose
24-07	19N05W25C004	Willow	General Purpose
24-08	19N05W11B001	Willow	General Purpose
24-09	25N05W01D001	Talkeetna Spur Rd	General Purpose

WHEREAS, pursuant to MSB 23.05.100, lands classified as General Purpose are those lands which, because of physical features, adjacent development, location, or size of the area, may be suitable for a variety of uses, or do not lend themselves to more limited classification under other land descriptions; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of the classification of Borough land as stated herein for purpose of inclusion in the Matanuska-Susitna Borough 2024 Competitive Bid Land Sale.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 15 day of Jan, 2024.


CJ KOAN, Chair

ATTEST


KAROL RIESE, Planning Clerk

(SEAL)

YES: 5 Commissioner Glenn, McCabe, Allen, Shane, and Koan
NO: 0

Gregory L Jones

P.O. Box 577
Willow, Alaska 99688
(907) 495-5509
gjones@gci.net

January 15, 2024

Planning Commission
Matanuska Susitna Borough
350 E Dahlia St.
Palmer, Alaska 99645

RECEIVED
JAN 15 2024
Community Development

RE: Long Lake Road Land Sale

Members of the Commission:

The Matanuska Susitna Borough has a comprehensive plan. The Willow Community has a comprehensive plan. Those plans exist, in part, because state law says they must. All three, the Borough plan, the Willow plan and the Alaska Statutes, say that the plans should guide the Borough's decision making with respect to, among other things, policy, public finance and the management of public assets. These documents are developed through a public process and, while the underlying laws do not dictate future public policy decisions, they do create a non-discretionary duty for public officials to follow certain procedures and processes to be used to reach those decisions. From the information available in your packet and from talking to the Borough Staff, it appears that these processes have been all but ignored with respect to the reclassification and disposal of the properties covered by Resolution 24-01 which is on your agenda tonight.

Alaska Statute AS 29.40.020 requires that the Borough prepare a comprehensive plan. The next section (AS 29.40.030) requires that the plan be adopted by ordinance. AS 29.40.040 (a) establishes the requirement for the Borough to adopt land use regulations "governing the use and occupancy of land..." within the Borough. In adopting the Borough's Comprehensive Plan, the Willow Comprehensive Plan was clearly designated as an integral part of the Borough Plan. A significant amount of public time and involvement was invested in preparing and adopting, by ordinance, these plans.

We can debate all evening whether land like this, sandwiched between residential neighborhoods and one of Alaska's most popular parks is appropriate for a wide-open classification like General Purpose. We can even debate whether the policies in the above referenced plans, which call for preservation of Willow's rural character, recreational qualities, and environmental setting are impacted by this proposal. What is not debatable are the non-discretionary responsibilities that the Borough has to:

1. **Consider the Comprehensive Plans** in making significant land use decisions that could affect the Willow community. Clearly the hundreds of acres of land included in this proposed resolution, situated in recreational and residential neighborhoods, and sharing 8000 feet of boundary with the Nancy Lake State Recreation Area (NLSRA) would have to be considered a

EXHIBIT D

IM 24-043
OR 24-028

“significant” amendment to the plan. But there is no mention of the Willow Comprehensive Plan in your packet tonight. When I talked to the Borough Staff last week, they admitted that they did not know what the Willow Comp Plan says about this land. They were apparently unaware that Goal 1 of the plan says, “Public landholders should consult the community and this plan before classifying or disposing of land in the Willow Area.”

Part of considering the Comp Plan involves looking at all of the impacts of this proposed action. Among the important goals of the Willow Plan is the protection of the NLSRA. Coincidentally, economic development is identified as an important goal in the Plan. It identifies NLSRA as a major economic driver for the area. In fact, at 80,000 visitors a year, NLSRA is one of the entire Borough’s most important economic assets. In your packet, Staff specifically mentions that there may be gravel and timber resources on the land to be sold. Do we know if development of those resources would impact the Park? Could this proposal impact the economic development goals? Has anyone solicited input from the Park’s management?

In fact, there is no reconciliation of this proposal with goals and policies set forth in the Comp Plan. This is a clear abdication of the duties of the Borough.

2. **Involve the Willow Community** in implementing policies that would impact the goals and policies in the Comp Plan. As far as I can tell, the Willow Area Community Organization (WACO) was not contacted about this plan. Your packet says there was public notice, without explaining what that was. Were notices mailed to adjacent property owners? Was there a notice on the bulletin boards at the Post Office or Community Center? Was a meeting called in the community? The answer to each of these is “No”. Planning Commission Resolution 09-14 sets forth procedures for developing, updating and amending community plans. It is very specific as to the amount of input and community involvement required. I am aware that the Borough is currently proposing to embark on an update of the Willow Comp Plan. It is not reasonable to consider a significant land use and disposal measure affecting existing sensitive areas just prior to such an update.

Please do not move this resolution forward before the above-described non-discretionary duties are addressed. The end result will have a much better chance of resembling good public policy.

Thank you.



Greg Jones

Adopted: 07/18/23

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 23-075**


A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DIRECTING THE BOROUGH MANAGER TO OFFER SIX BOROUGH-OWNED PARCELS LOCATED IN THE LONG LAKE ROAD AREA IN A COMPETITIVE LAND SALE. (MSB008023)

WHEREAS, the intent and rationale for this resolution can be found in accompanying Information Memorandum No. 23-151; and

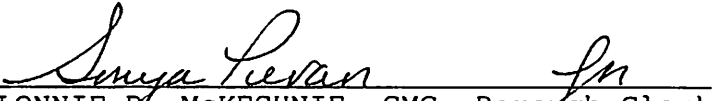
NOW, THEREFORE, BE IT RESOLVED, the Manger is directed to initiate the process for offering six Borough-Owned parcels in a competitive land sale. The six parcels are identified as:

<u>Parcel Number</u>	<u>MSB Tax ID Number</u>	<u>Location</u>	<u>Size</u>
24-01	19N04W29C007	Willow Area	120 acres
24-02	19N04W29C005	Willow Area	40 acres
24-03	19N04W29C006	Willow Area	40 acres
24-04	19N04W32B001	Willow Area	40 acres
24-05	19N04W32B003	Willow Area	80 acres
24-06	19N04W32B002	Willow Area	40 acres

ADOPTED by the Matanuska-Susitna Borough Assembly this 18 day of July, 2023.


EDNA DeVRIES, Borough Mayor

ATTEST:


LONNIE E. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Nowers, McKee, Yundt, Tew, Fonov, and Bernier