

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 26-019**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING A JOINT MARKETING EFFORT BETWEEN THE BOROUGH AND TERRA ENERGY CENTER CORPORATION FOR THE PROMOTION AND DEVELOPMENT OF DESIGNATED BOROUGH LANDS TO SOLICIT EXPRESSIONS OF INTEREST FROM LARGE POWER CONSUMERS FOR DATA CENTER, ENERGY INFRASTRUCTURE, ADVANCED MANUFACTURING, AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

WHEREAS, the Borough is committed to fostering economic development, creating diverse revenue streams, and enhancing employment opportunities for Borough residents; and

WHEREAS, Terra Energy Center Corporation ("TECC") is developing an energy infrastructure project in the Borough, to power industrial and commercial investment in the Borough; and

WHEREAS, in April 2026 TECC will be launching an international marketing campaign, to market Alaska and specifically the Borough as a desirable destination for significant investment and industrial and large facilities development; and

WHEREAS, the Land and Resource Management Division has identified certain Borough-managed parcels suitable for inclusion in a joint marketing effort, including: Fish Creek parcels (approximately 3,435 acres) along the proposed West Susitna Access Road corridor), the Ayrshire North parcels (approximately 2,560 acres), the Goose Creek parcels (approximately 2,645 acres, and the Hollywood Road parcels (approximately 1230 acres) which

provides options for potential investors to evaluate; and

WHEREAS, TECC intends to pursue formal lease agreements with the Borough for two areas to be included in the joint marketing effort: the Lake Lorraine parcels (approximately 1,058 acres) and the Goose Creek Parcels (approximately 2,645 acres), both located in or near Port MacKenzie; and

WHEREAS, the strategic location of these parcels near Port MacKenzie provides exceptional access to tidewater, international transportation, the state's primary population center, and Alaska's major cargo airport; and

WHEREAS, Alaska offers unique competitive advantages for data center, robotics manufacturing, and advanced computing development, including natural cooling from subarctic climate that dramatically reduces facility cooling costs, firm baseload power supply from TECC's planned generation facility, and existing fiber optic infrastructure for connectivity; and

WHEREAS, the purpose of this joint marketing effort is to solicit expressions of interest from large power consumers who may be interested in the development of these parcels for energy-intensive operations; and

WHEREAS, according to the McKinley Research Group study "Economic Impacts of West Susitna Access Road Development," development of lands along the West Susitna Access Road corridor

could unlock access to significant mineral resources, with potential for \$7 million or more annually in taxes and royalties from a single mining project, with additional projects potentially doubling or tripling this revenue; and

WHEREAS, the West Susitna region has been identified by the U.S. Geological Survey as a priority region for critical minerals development, containing significant deposits of gold, copper, and other strategic minerals essential for national supply chain security and domestic manufacturing; and

WHEREAS, Federal policy priorities, including Executive Orders on critical minerals and supply chain resilience, emphasize the importance of developing domestic sources of strategic minerals to reduce dependence on foreign suppliers and strengthen national security; and

WHEREAS, the joint marketing effort is planned to launch in April, 2026, and will present a unified, comprehensive development opportunity to potential investors and large power consumers.

NOW, THEREFORE, BE IT RESOLVED, the Borough supports and authorizes the Manager to engage in the following:

Support for Joint Marketing Effort. The Assembly hereby expresses its support for a joint marketing effort between the Borough and TECC to solicit expressions of interest from large power consumers for the development of designated Borough and TECC

lands for data center, energy infrastructure, robotics manufacturing, and industrial development opportunities.

Designated Borough Parcels. The following Borough-managed parcels are hereby designated for inclusion in the joint marketing effort:

- Fish Creek Parcels - approximately 3,435 acres
- Ayrshire North Parcels - approximately 2,560 acres
- Goose Creek Parcels - approximately 2,645 acres
- Hollywood Road Parcels - approximately 1,230 acres

TECC Lease Parcels. The Assembly acknowledges that TECC intends to pursue formal lease agreements with the Borough for the following parcels to be included in the joint marketing effort:

- Lake Lorraine Parcels - approximately 1,058 acres
- Goose Creek Parcels - approximately 2,645 acres

Authorization to Negotiate Leases. The Manager is hereby authorized to negotiate lease terms with TECC for the Lake Lorraine lands and lands identified as Goose Creek Parcels, subject to approval by the Assembly.

Marketing Coordination. The Manager, or designee, is hereby authorized to coordinate with TECC on joint marketing activities, including but not limited to: preparation of marketing materials,

participation in industry conferences and trade shows, engagement with potential investors and large power consumers, and other promotional activities consistent with this Resolution. TECC shall fund the marketing effort and the Borough shall provide appropriate staff and related support.

Economic Development Priorities. The Assembly identifies the following economic development priorities for the joint marketing effort:

- Attraction of data center and advanced computing facilities
- Robotics manufacturing and advanced technology operations
- Support for critical minerals mining development
- Clean fuels manufacturing and carbon-utilization technologies
- Agricultural development including controlled environment agriculture
- Maximization of property tax revenue for the Borough
- Generation of lease revenue streams through public-private partnerships
- Creation of high-quality jobs for Borough residents

Duration. This Resolution shall remain in effect for a period of 24 months from the date of adoption, unless extended by subsequent Assembly action.

Reporting. The Borough Manager shall provide periodic updates to the Assembly on the progress of the joint marketing effort, expressions of interest received, and any development proposals under consideration.

Reservation of Rights. Nothing in this Resolution shall be construed to obligate the Borough to sell, lease, or otherwise dispose of any Borough-managed lands. Any such disposition shall require separate Assembly action in accordance with applicable Borough Code provisions and state law.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2026.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)