

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 24-038**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DIRECTING THE MANAGER TO RESEARCH AND REPORT ON THE FEASIBILITY OF PROCURING THE BIG LAKE LIONS RECREATION CENTER CURRENTLY OWNED BY THE BIG LAKE LIONS CLUB, INC., TO POSSIBLY BE OWNED AND OPERATED BY THE BOROUGH.

WHEREAS, the Big Lake Lions Recreation Center (BLLRC), owned by the Big Lake Lions Club, Inc., located at 2942 South Lions Circle, and the adjoining parking lot located at 2863 South Lions Circle, plays a vital role in facilitating community activities, sports events, and recreational programs in the Big Lake area and surrounding communities; and

WHEREAS, the Big Lake Lions Club has approached Borough management with a proposal to sell the BLLRC and the adjoining parking lot to the Borough at a significantly reduced price, offering the building and land at \$400,000, with the potential for further reduction to \$100,000 if a state legislative grant is secured to pay off the current loan of approximately \$300,000 owed to the Alaska Industrial Development and Export Authority (AIDEA); and

WHEREAS, the potential acquisition of the BLLRC presents an opportunity for the Borough to expand its recreational infrastructure and enhance community well-being; and

WHEREAS, it is imperative that the Borough undertakes due diligence to evaluate the feasibility, costs, and potential benefits of acquiring and operating these properties.

NOW, THEREFORE, BE IT RESOLVED, the Manager is hereby directed to conduct due diligence on procuring the BLLRC Tax Account Number 51783B06L001 and adjoining parking lot Tax Account Number 51783B05L001, including but not limited to:

- a. Title search and financial analysis to determine the total cost of acquisition, potential funding sources, operational expenses, necessary improvements, liens or claims against the property, projected revenue streams and operational costs associated with the center;
- b. Facility assessment to evaluate the current condition of the building, water, septic, maintenance requirements, compliance with safety regulations, and any necessary renovations or upgrades;
- c. Environmental site assessment to identify any potential environmental risks or liabilities associated with the property; and
- d. Property survey and review of all legal and regulatory requirements associated with the purchase, including zoning ordinances, property rights, and contractual obligations.

e. The Manager shall provide a comprehensive report of the findings to the Assembly for consideration within the next six months.

BE IT FURTHER RESOLVED, that the Manager is authorized to take all necessary actions to facilitate the due diligence process, including but not limited to coordinating with relevant stakeholders and engaging in negotiations with the Big Lake Lions Club.

ADOPTED by the Matanuska-Susitna Borough Assembly this 2 day of April, 2024.


EDNA DeVRIES, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Hale, Nowers, McKee, Yundt, Gamble, Fonov, and Bernier