

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR PURPOSE OF PUBLIC RIGHT-OF-WAY NEEDED FOR THE PARKS HIGHWAY MP 48.8 TO 52.3 RECONSTRUCTION PROJECT NO. 54373/OA40129 (MSB007239).

AGENDA OF: MAY 16, 2017

ASSEMBLY ACTION:

Adopted without objection 6-6-17

(Bd)

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>NSC</i>	
	Community Development Director	<i>JP</i>	
	Finance Director	<i>JP</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JMM</i>	<i>5/8/17</i>

ATTACHMENT (S): Fiscal Note: YES ☒ NO ☐
Vicinity Map (1 pp)
Ordinance Serial No. 17-058 (3 pp)

SUMMARY STATEMENT:

The State of Alaska Department of Transportation and Public Facilities (DOT) submitted a request for the acquisition of a portion of borough-owned land. The affected parcel is legally identified as Tract A, Meadow Creek Subdivision Addition No. 1, Plat No. 2000-132, Palmer Recording District, containing 9.19 +/- acres (MSB tax parcel 5073000T00A). The DOT area of acquisition contains .72 acres more or less.

The parcel was acquired by the borough in December 2011 for purpose of constructing a public safety building to be known as Station 73. Construction of the building will commence summer of 2017. Funding for the purchase in 2011 was provided through

MSB Emergency Services Department and approved by the assembly in July that same year.

The DOT acquisition of the .72 acres in Tract A is part of their on-going Parks Highway upgrade project. This phase of the project will continue the four-lane divided highway section from Church Road to Pittman Road and on through to Big Lake Road with at-grade intersections spaced every half mile from Church to Big Lake Road. Frontage roads will be improved and existing pedestrian pathways will be reconstructed and/or relocated as necessary. DOT coordinated with the borough throughout their early planning process to ensure that safe and expedient access for fire and medical emergencies was provided.

Following state and federal requirements for right-of-way acquisitions, the DOT hired MacSwain Associates, LLC, a state certified professional, to conduct the appraisal for this project. Another independent professional reviewed the appraisal report for completeness, accuracy, and compliance with industry standards. Staff also reviewed the appraisal and found it acceptable. Based on the appraisal, DOT has formally offered for acceptance by the borough an amount of \$34,800 constituting the Fair Market Value.

Pursuant to MSB 23.05.030, the manager may with the consent of the assembly, convey real property to the state of Alaska where it is in the best interest of the borough to do so. Specifically, the DOT acquired land will allow a controlled access onto the Parks Highway in both directions for emergency services and the public at large.

Public noticing has been fulfilled in accordance with MSB 23.05.025 without objection. Sale of the portion of borough-owned land to DOT has no adverse effect on development of the parcel for emergency services use and there were no objections from borough departments regarding this matter.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough assembly approval of the fair market value sale of borough-owned land to the state of Alaska Department of Transportation and Public Facilities in the amount of \$34,800 for purpose of public right-of-way needed for the Parks Highway MP 48.8 to 52.3 Reconstruction Project No. 54373/OA40129.

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: May 16, 2017

SUBJECT: An ordinance of the Matanuska-Susitna Borough assembly approving the fair market value sale of borough-owned land to the state of Alaska Department of Transportation and Public Facilities for purpose of public right-of-way needed for the Parks Highway MP 48.8 to 52.3 Reconstruction Project No. 54373/OA40129 (MSB007239).

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>(YES)</u> NO
AMOUNT REQUESTED <u>\$34,800</u>	FUNDING SOURCE <u>Land Sale revenue</u>
FROM ACCOUNT # <u>9</u>	PROJECT #
TO ACCOUNT: <u>203.000.000.366.400</u>	PROJECT #
VERIFIED BY: <u>[Signature]</u>	CERTIFIED BY:
DATE: <u>5/1/17</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	<u>34.8</u>					
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	<u>34.8</u>					
TOTAL	<u>34.8</u>					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY:

PHONE:

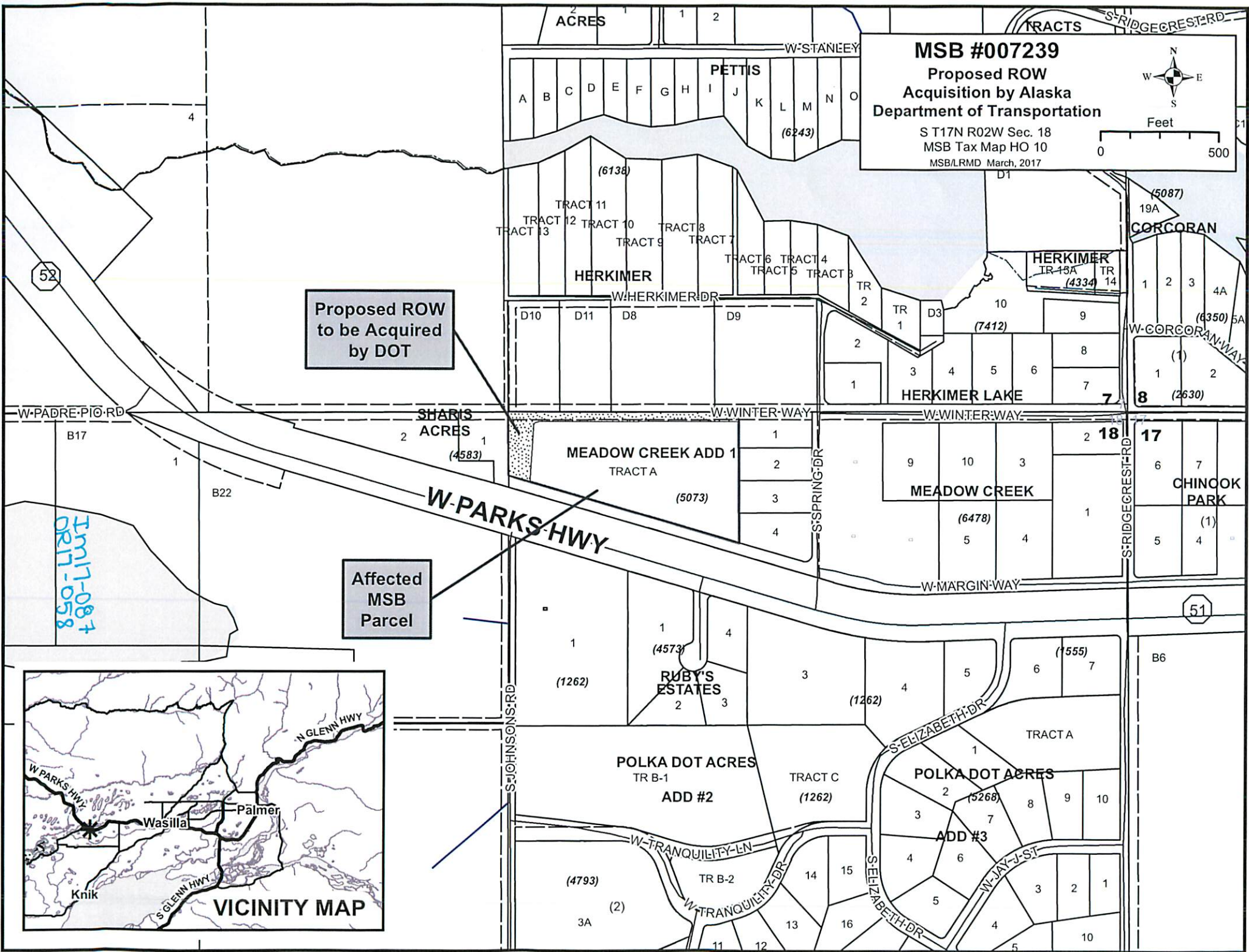
DEPARTMENT:

DATE:

APPROVED BY:

DATE:

IM No. 17-087
Ordinance Serial No. 17-058



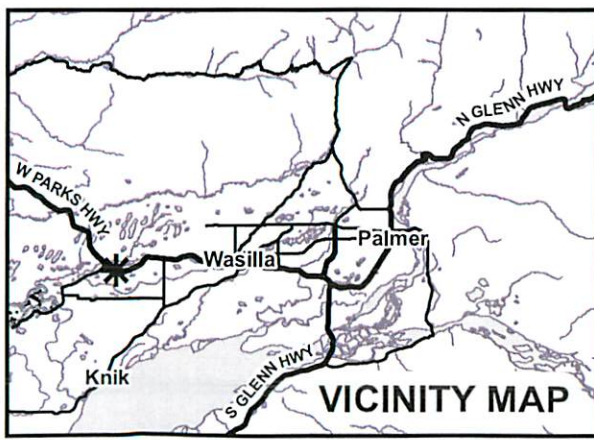
MSB #007239
Proposed ROW
Acquisition by Alaska
Department of Transportation
S T17N R02W Sec. 18
MSB Tax Map HO 10
MSB/LRMD March, 2017

0 500
Feet

N
W E
S

Proposed ROW
to be Acquired
by DOT

Affected
MSB
Parcel



Im17-087
DR17-058