

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 GLENN HIGHWAY MP 34 TO 42 RECONSTRUCTION PROJECT NO. OA15024/Z58104 (MSB007171).


AGENDA OF: June 6, 2017

ASSEMBLY ACTION:

OK 17-066 public hearing held and adopted w/o objection @ 6/20/17 RM 

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	MSC	
	Community Development Director	ED	
	Finance Director	AS	
	Borough Attorney	NS	
	Borough Clerk	YAM	5/26/17 

ATTACHMENT (S) : Fiscal Note: YES ☒ NO ☐
Vicinity Map (1 pp)
Ordinance Serial No. 17-066 (3 pp)

SUMMARY STATEMENT:

The State of Alaska Department of Transportation and Public Facilities (DOT) has presented an offer to purchase a portion of borough-owned property legally described as Tract A and Lot 1, Homestead RV Park Subdivision, Plat No. 2005-222, Palmer Recording District, containing 45.883 +/- acres (MSB tax parcels 5822000T00A and 5822000L001). The state is requesting the acquisition in support of their Glenn Highway MP 34-42 reconstruction project.

The DOT proposes to acquire two separate areas located within Tract A - one along the Glenn Highway and one along Old Matanuska Road - which contains a total of 35,110 square feet.

Additionally, there are two utility easements to be acquired that front the Glenn Highway and are located within Tract A and Lot 1, totaling 24,655 square feet.

The affected borough parcels were purchased from MEA in May of 2014 for the future home of the Mat-Su Valley South Gateway Visitors Center (aka the Mat-Su Visitor & Convention Bureau). The new center has not received funding for construction, but building plans are underway. The DOT acquisition will not impede plans for site development.

DOT follows state and federal requirements for right-of-way acquisitions and hired Black-Smith, Bethard & Carlson, LLC, a state certified appraisal firm, to conduct the appraisal for this project. Staff reviewed the appraisal report for completeness, accuracy, and compliance with industry standards and found it acceptable. Based on the appraisal, DOT has formally offered for acceptance by the borough an amount of \$70,600 constituting the Fair Market Value.

Public noticing has been fulfilled in accordance with MSB 23.05.025 without objection nor were there any objections from borough departments regarding this matter.

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. Supporting DOT's planned upgrades to the Glenn Highway appears to be in the public's best interest.

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 \$70,600 for purpose of public right-of-way needed for the Glenn Highway MP 34 to 42 Reconstruction Project No. OA15024/Z58104.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: June 6, 2017

ORIGINATOR: Community Development

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 Glenn Highway MP 34 to 42 Reconstruction Project No. OA15024/Z58104 (MSB007171).

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED <i>70,600</i>	FUNDING SOURCE <i>AK DOT & PF Land Sale Rev</i>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT: <i>203.000.000 366.400</i>	PROJECT #
VERIFIED BY: <i>Elun Lickett</i>	CERTIFIED BY:
DATE: <i>5/22/17</i>	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	<i>70.6</i>					
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other <i>Land Mgmt 70.6</i>						
TOTAL <i>70.6</i>						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: *Chayenne Blank* DATE: *5/22/17*

