

SUBJECT: Informing the Assembly of the Submittal of a Funding Request to the Denali Commission in the Amount of \$200,000.00 to Support a Port MacKenzie Master Plan Update.

AGENDA OF: April 7, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	 Recoverable Signature X Corinne Lindfors Signed by: Corinne Lindfors 3/24/2026
Port Director	X David Griffin Signed by: David Griffin 3/25/2026
Finance Director	 Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel 3/25/2026
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 3/26/2026
Borough Manager	X Michael Brown Signed by: Mike Brown 3/26/2026
Borough Clerk	X Brenda J. Henry for Signed by: Brenda Henry 3/26/2026

ATTACHMENT (S): Application Packet

SUMMARY STATEMENT: The Matanuska-Susitna Borough has submitted a funding request to the Denali Commission in the amount of \$200,000.00 to support a Port MacKenzie Master Plan Update. This funding request will require MSB grant match funds.

If awarded, a contractor will be procured to develop a long-term

Port MacKenzie Master Plan allowing the port to align with emerging industries, position Port MacKenzie as a regional hub integrating key intermodal links supporting rural and remote Alaska. The plan update will focus on transportation access, utilities, efficient movement of freight and cargo, emergency services, warehousing, fuel transmission lines, and proposed rail. It will also identify funding opportunities, recommendations for land use, and updates to borough code.



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
(907) 861-8689 • (907) 861-7799
www.matsu.gov



February 13, 2026

Julie Kitka
Federal Co-Chair
Denali Commission
550 W 7th Avenue
Anchorage, AK 99503

RE: Request for Funding – Port MacKenzie Master Plan Update

Federal Co-Chair Kitka,

The Matanuska-Susitna Borough (MSB) respectfully requests funding from the Denali Commission in support of the Port MacKenzie Master Plan Update. Port MacKenzie serves as an integral intermodal facility that supports mobilization of goods and infrastructure to rural communities across the State. Port MacKenzie is a critical statewide logistics asset requiring an updated strategic plan to guide development, infrastructure investment, emergency response capabilities, and long-term economic growth.

The Master Plan update will modernize the current plan, assess waterfront and uplands needs, evaluate transportation and utility infrastructure, support intermodal connectivity, and establish clear development priorities. This effort will position the Port to meet emerging industry needs, improve freight movement, and strengthen rural supply-chain access.

We kindly request \$200,000 from the Denali Commission, with matching contributions of \$100,000 from the MSB. The total anticipated budget for the Master Plan update is \$300,000.

Thank you for your consideration, continued support, and partnership. Please contact us with any questions.

Sincerely,

Michael Brown
Borough Manager

cc: David Griffin, Port Director

Providing Outstanding Borough Services to the Matanuska-Susitna Community

Proposal
Port MacKenzie/Matanuska-Susitna Borough
Attachment A - Scope of Work
February 17, 2026

Project Title: Port MacKenzie Master Plan Update

Period of Performance: March 1, 2026 – June 30, 2027

Background: Port MacKenzie (the Port) is a publicly owned intermodal transportation facility managed and operated by the Matanuska-Susitna Borough (MSB) that supports critical supply chains and transportation access across Alaska. Development of the port began in 2000 and today consists of a 15-acre pad on tidewater, deep-water dock, and barge dock, and is within a 9,000-acre special use district that is zoned for industrial and commercial use. Due to its proximity to the Port of Alaska (Anchorage), and its location on the west side of Cook Inlet and Knik Arm, the port serves as a strategic asset for emergency response, military resiliency, and movement of goods and services throughout the state, including Southeast, Southcentral and Interior regions, as well as villages in the Yukon-Kuskokwim Delta.

Problem and Need: The Port master plan was last updated in 2016. Despite being a critical asset for regional and statewide economic development, the Port’s master plan is out of date, and not strategically aligned with the Port’s current and future growth potential. A new Port master plan will enable the Port to align with emerging industries, position Port MacKenzie as a regional hub, integrate key intermodal links that support rural and remote Alaska, and attract investment opportunities while ensuring community needs are heard and priority projects are phased. The Port master plan will evaluate needs on the waterfront as well as Port uplands – focusing on Port transportation access, utilities, efficient movement of freight and cargo, emergency services, warehousing, fuel transmission lines, and proposed railroad. The Port master plan will also support the update maps, identify funding opportunities, and recommendations for land use, and changes or updates to borough code. Key considerations include a variety of development projects that focus on mining, fuel storage, manufacturing, and energy production.

Purpose:

Develop an updated port master plan for Port MacKenzie with identified three, five, and 10-year objectives and projects that improve operations, management, and Port business development.

Tasks:

- 1. Procurement** **Dates 03/01/2026 – 04/15/2026**
Upon approval and acceptance of the award, MSB will develop a request for proposal, and move into a procurement process.

- 2. Onboard Consultant** **Dates 04/15/2026 – 04/30/2026**
Meet with planning consultants and provide orientation of the port, establish timelines, share maps, reports, studies, plans, pictures, code, etc. Provide dates and opportunities to do site visits at the port and the port district uplands. Develop a stakeholder list and develop existing conditions. Contractor will participate in Port Commission meetings either in person or online and complete any necessary and relevant community engagement for the project.

- 3. Consultant Develops Draft Plan 1st Phase** **Dates 04/30/2026 – 08/30/2026**

During the first phase, planning consultants begin compiling information, identify Port goals, meet with stakeholders, and develop draft plan. Port staff will help guide the process, review drafts, design concepts, maps, plan layout, and provide feedback.

4. Consultant Develops Draft Plan 2nd Phase **Dates 09/01/2026 – 10/31/2026**

During the second phase, the draft plan goes out to public review. Consultants take feedback and incorporate into the plan. Attend Port Commission meetings either in person or online.

5. Consultant Draft Final Phase of Plan (95%) **Dates 11/01/2026 – 2/28/2027**

Final phase allows for any final updates, changes, and edits to plan documents. Attend Port Commission meetings either in person or online. Introduce the plan to the Borough Assembly for public hearing in December 2026. Attend borough assembly meeting.

6. Plan Finalized and Adopted by Borough Assembly **Dates 3/01/2027 – 6/30/2027**

Planning consultant will attend borough assembly meeting for adoption of the plan.

Deliverables:

1. Final plan documents will be provided in both online interactive mapping formats as well as hard copy documentation.

Budget:

The Denali Commission is making \$200,000.00 available via this Award. Additional contributions provided by: Port MacKenzie \$50,000.00, and Matanuska-Susitna Borough \$50,000.00 for a Total Budget of \$300,000.00. Additional Budget details are available on Budget and Funding Summary.

Delivery Method:

Port MacKenzie and Matanuska-Susitna Borough staff will oversee all tasks and subcontracts and complete procurement through MSB's standard procurement procedures.

Figure 1. Project Area