

NONCODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 26-066**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE BOROUGH MANAGER TO CONVEY CERTAIN BOROUGH-OWNED EXCESS LAND FROM THE POINT MACKENZIE RAIL EXTENSION PROJECT TO THE STATE OF ALASKA FOR ECONOMIC DEVELOPMENT (TRACTS 10A AND 13A, POINT MACKENZIE TERMINAL RESERVE, PLAT NO. 2025-179, PALMER RECORDING DISTRICT) (CPD000296).

WHEREAS, the intent and rationale for this ordinance are detailed in Informational Memorandum No. 26-108; and

WHEREAS, the Matanuska-Susitna Borough ("Borough") acquired certain real property identified as Tracts 10 and 13 of ASLA 80-111, also known as 24690 W. Holstein Avenue, Wasilla, Alaska, and 18455 S. Guernsey Road, Wasilla, Alaska (the "Subject Parcels"), in 2013 utilizing State grant funding associated with development of the Port MacKenzie Rail Extension; and

WHEREAS, the rail extension easements were subdivided from the parent parcels retained by the Borough; the remainder being excess land known as Tracts 10A and 13A of the Point Mackenzie Terminal Reserve, Plat 2025-179; and

WHEREAS, retaining the excess land and buildings results in holding costs for utilities, maintenance, and management; and

WHEREAS, any proceeds received by the Borough for the sale of

the subject parcels must be returned to the State grant program, from which they were purchased, resulting in no net financial gain to the Borough; and

WHEREAS, the Borough desires to convey the excess land identified as parcels 10A and 13A, Plat 2025-179, to the State of Alaska at no cost, notwithstanding all provisions found in Borough code for the disposal of real property at less than fair market value to include public noticing, compensation requirements, and Best Interest Findings (MSB 23.05.030, 23.10.060, 23.10.150, 23.10.180); and

WHEREAS, the property is classified "agricultural" subject to State of Alaska agricultural covenants; and

WHEREAS, ownership of the property will automatically revert to the Borough, if economic development is not achieved within five years of conveyance, contingent upon removal of the agricultural covenants.

WHEREAS, disposal of Borough-owned real property must be approved by the Assembly in accordance with MSB 23.50.020.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance and is enacted notwithstanding any other provisions of borough code or procedure.

Section 2. Authorization. The Matanuska-Susitna Borough Assembly hereby approves the conveyance of real property to the

State of Alaska, described as Tracts 10A and 13A, Point Mackenzie Terminal Reserve, Plat No. 2025-179, Palmer Recording District, State of Alaska.

Section 3. Effective date. This ordinance shall take effect upon adoption.

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

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)