

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A LESS THAN FAIR MARKET VALUE SALE OF THE BOROUGH-OWNED MATTHEWS PUBLIC SAFETY BUILDING, STATION 1-5, IN THE LAKE LOUISE AREA, FOR \$13,176 DOLLARS TO THE LOUISE/SUSITNA/TYONE COMMUNITY ASSOCIATION FOR A PUBLIC PURPOSE. (MSB008034)

AGENDA OF: August 18, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	7 / 27 / 2026 X Lisa Gray Signed by: Lisa Gray
Land & Resource Management Manager	Recoverable Signature X Joe Metzger Signed by: Joe Metzger
Community Development Department Director	8 / 3 / 2026 X Jillian Morrissey Signed by: Jillian Morrissey
Emergency Services Department Director	8 / 3 / 2026 X Ken Barkley Signed by: Kenneth Barkley
Finance Director	Recoverable Signature X Chayenne Heindel Signed by: Chayenne Heindel
Borough Attorney	X
Borough Manager	8 / 7 / 2026 X Michael Brown Signed by: Mike Brown
Borough Clerk	X

Fiscal Note (1 pp)

ATTACHMENT (S) : Location Map (1 pp)

Best Interest Finding (3 pp)

Louise/Susitna/Tyone Community Association

Resolution 24-01 and Resolution 25-01 (2 pp)

Lake Louise Snowmachine Club Resolution 24-01 and

Resolution 25-01 (2 pp)

Assembly IM No. 25-101 (2 pp)

Public Comments (1 pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough Land and Resource Management Division received an application from the Louise/Susitna/Tyone Community Association (LSTCA) requesting a less than fair market value sale of the Matthews Public Safety Building, Station 1-5 (PSB), located in the Lake Louise area. The property is identified as Lot 1, Lake Louise Snow Subdivision, and contains approximately 5.03 acres.

Pursuant to AS 29.40.180, the property was required to be subdivided prior to Assembly consideration of a less than fair market value sale. Assembly Information Memorandum No. 25-101 was presented on May 6, 2025, notifying the Assembly of the intent to subdivide the original 17.6-acre parcel. The subdivision resulted in two lots: Lot 1, containing the PSB (approximately 5.03 acres), and Lot 2, consisting of approximately 12.65 acres. Borough Administration and the Department of Emergency Services support the request and agreed that LSTCA would be responsible for all subdivision-related costs. The total cost of the subdivision process was \$13,176 which is the proposed sale price of the property.

DISCUSSION:

The PSB was constructed on poor soils and has settled approximately 29", the foundation and the building is unstable. The concrete floor is breaking, shifting, sections of trim are broken because the walls have moved and the doors are inoperable. The posts that support the awning on the side of the building have shifted and are unsafe. There may be other hazards and dangers in the building as well and the building may collapse at any time. The Borough condemned the building many years ago.

The LSTCA is a non-profit 501(C)3 and requested the property for the purpose of providing emergency and fire response services to the Lake Louise area. The volunteer fire department was established in 2001. LSTCA plans to repair the building and use it to store multiple assets such as snowmachines, sleds, emergency training equipment and fire response supplies and equipment. LSTCA has partnered with Lake Louise Snowmachine Club (LLSMC), a non-profit 501 (C)3, who serves the community by grooming the local snowmachine trails. LLSMC needs a permanent location to securely store and provide maintenance of their conexes, snowcats, snow groomers, snowmachines, tools and other equipment. LSTCA and LLSMC submitted resolutions along with the application.

LSTCA has invested time and money in hopes of acquiring the building. They hired BBFM Engineers Inc. to provide a building

inspection report to identify the issues. The report provided structural stabilization recommendations and suggested the use of urethane injection to level the slab and footings. LSTCA acquired a cost estimate from Polyseal/Mobile Concrete and Grout of Alaska who provided a cost estimate of \$139,150.00 for the urethane injection. During the subdivision process it was discovered that the outhouse, shipping container, and fuel oil tank violated the setback requirements from the new right-of-way easement on the south boundary of the property. LSTCA has removed all the structures within the setback resolving the issues.

Pursuant to MSB 23.05.030(G), a best interest finding must be approved by the Assembly when disposing of Borough-owned property at less than fair market value. A best interest finding is attached to this legislation. LSTCA qualifies for less than fair market value under public health and welfare purposes and as a non-profit corporation. In accordance with MSB 23.10.060(C)(1) and Land & Resource Management Division Policies & Procedures Manual, Part 60, Less Than Fair Market Value Sales and Leases, Section 8.1(A), the minimum fee to be paid to the Borough for a sale at less than fair market value shall be the greater of \$500.00 or a range between 50 percent and 90 percent of the market value which shall be determined by the Assembly. The intent is to convey the parcel for the cost the Borough spent to subdivide the property being \$13,176.

Further, under the same Policy, Section 7.1, the Borough is to retain the right to revert title back to the Borough when property is sold at less than fair market value if it is not used for the purpose intended at sale.

MSB interdepartmental review was completed with no objections from Borough departments. Public notice was provided in accordance with MSB 23.05.25. One public comment was received from Eileen Probasco that stated LSTCA supports this request and will be good stewards of the land and building.

RECOMMENDATION OF ADMINISTRATION:

Assembly approval of a less than fair market value sale of Borough structure and land for thirteen thousand one hundred seventy-six dollars (\$13,176) to the Louise/Susitna/Tyone Community Association for purpose of repairing existing building and using it to serve the community in the Lake Louise area. A reversionary clause shall be included in the deed that states if the property is not used for a public purpose, it will revert back to the Borough subject to environmental assessment and clean-up. The property is known as Lot 1, Lake Louise Snow Subdivision, plat 2026-02, containing approximately five-acres.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: August 18, 2026

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A LESS THAN FAIR MARKET VALUE SALE OF THE BOROUGH-OWNED MATTHEWS PUBLIC SAFETY BUILDING, STATION 1-5, IN THE LAKE LOUISE AREA, FOR \$13,176 DOLLARS TO THE LOUISE/SUSITNA/TYONE COMMUNITY ASSOCIATION FOR A PUBLIC PURPOSE. (MSB008034)

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$13,176.00	FUNDING SOURCE Sale revenue
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY: 8 / 18 / 2026  Liesel Zanto Signed by: Liesel Zanto	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		13.2				
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FUNDING:

(Thousands of Dollars)

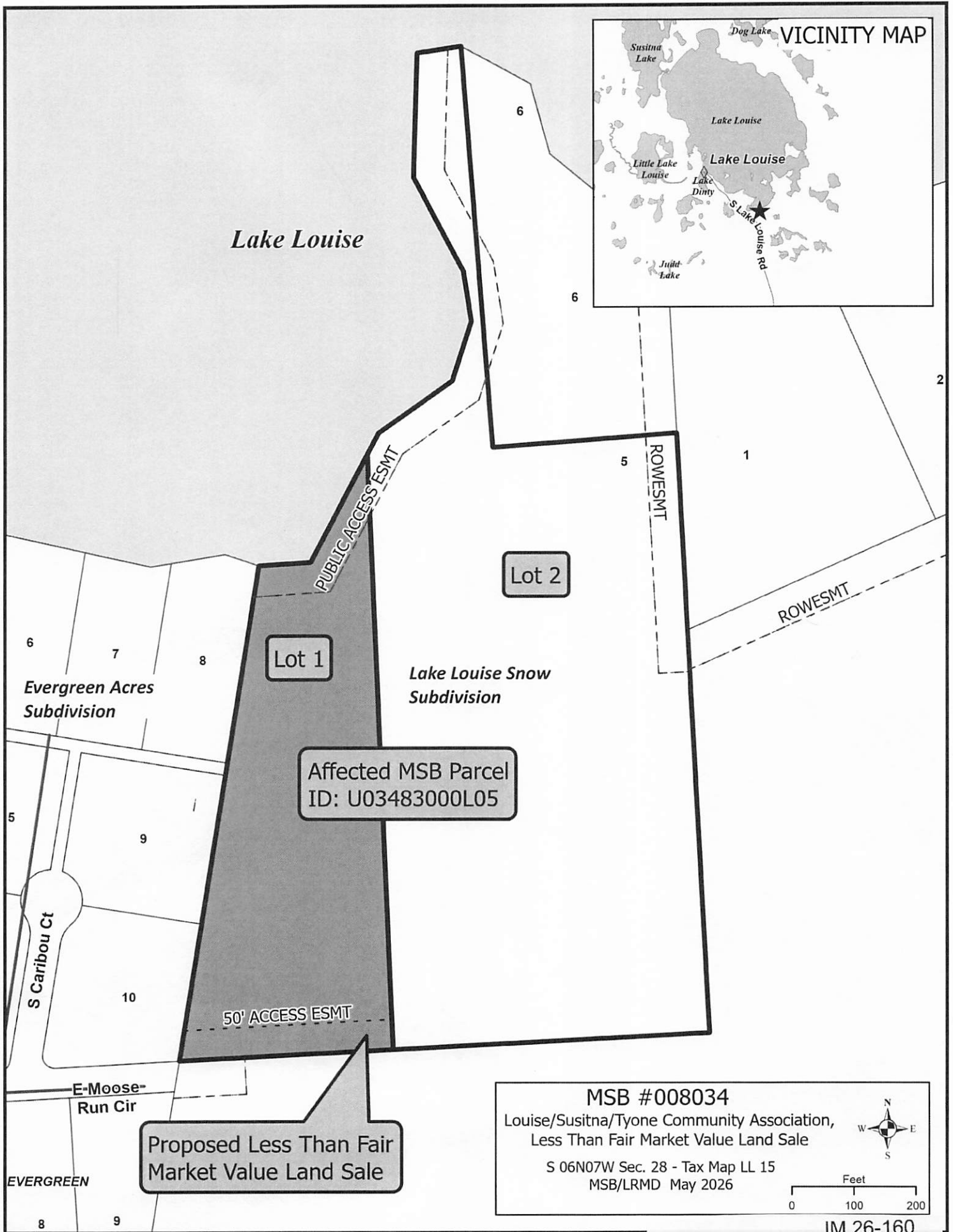
General Fund						
State/Federal Funds						
Other		13.2				
TOTAL		13.2				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature  Cheyenne Heindel Signed by: Cheyenne Heindel
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**BEST INTEREST FINDING
For the
Disposition of Borough-owned Land**

I. Summary of Proposed Action

The Matanuska-Susitna Borough Land and Resource Management Division received an application from the Louise/Susitna/Tyone Community Association (LSTCA) requesting a less than fair market value sale of the Matthews Public Safety Building, Station 1-5 (PSB), located on Lot 1, Lake Louise Snow Subdivision, plat 2026-2. The approximately 5.03-acre parcel was created from the original 17.60-acre parcel, and the proposed sale price is thirteen thousand one hundred seventy-six dollars (\$13,176), representing the Borough's subdivision costs. The sale would allow LSTCA to repair and use the building to support emergency & fire response, and related community services in the Lake Louise area.

II. Property Site Factors

- A. Location:** The subject parcel is in the Lake Louise area at the end of E. Moose Run Circle within Assembly District 7. The property is not within a Fire Service Area or Road Service Area.
- B. Legal Descriptions:** Lot 1, Lake Louise Snow Subdivision, plat 2026-2, Talkeetna Recording District, Third Judicial District, State of Alaska.
- C. Land Status:** Acquired by Patent 18732, Serial Number 2003-000513-0, recorded April 3, 2003, Talkeetna Recording District.
- D. Restrictions:** Reservations and exception in the U.S. Patent 50-96-0130 and State of Alaska Patent 18732, including reservation of certain oil, gas, and mineral rights.
 - 1. Land Classification – Currently unclassified.
 - 2. Land Use Plans – The property lies within the boundaries of Louise Susitna and Tyone Lakes Comprehensive Plan. Within the plan (page 23-24) it explains this property is not within an organized fire service area. The plan also supports the idea of having a voluntary fire department.
 - 3. Title Restrictions – State of Alaska reserved all oil, gas and mineral rights as contained in an instrument recorded April 3, 2003, Serial Number 2003-00513-0, Talkeetna Recording District.
 - 4. Covenants – None
 - 5. Zoning – None

6. **Easements & Other Reservations** – A continuous public access easement, 50 feet wide, upland to and along the ordinary high-water mark of Lake Louise, in accordance with AS 38.05.127 and 11 AAC 51.045. An additional 50-foot-wide access easement along the southern boundary created on the recorded plat 2026-2 allows for access to Lot 2, Lake Louise Subdivision.
- E. Current Land Use:** The Lake Louise Warm Storage Building 1-5 is located on the property but the building is in disrepair and has been condemned. Prior to the building being condemned it served the community providing a place for the voluntary fire department to store the emergency response equipment. The building also gave the voluntary fire department a place to conduct training.
- F. Surrounding Land Use:** Other properties in this area are currently undeveloped or being used for residential/recreational purposes.
- G. Existing Infrastructure:** None
- H. Soils & Terrain:** The USDA soils information was available on the Web Soil Survey website for this property. The soil was identified as 7LP03-Dodger-Klawasi-Octopuslake and association with 0 to 5 percent slopes.
- I. Resources:** There is no specific data on resources for this parcel.
- J. Assessment:** The 2026 appraised value was determined prior to subdivision of the property. At that time, the property consisted of 17.60 acres and included the building and land, with a total appraised value of \$545,300. After subdivision, the subject property consists of approximately 5 acres with the building.

III. Public Comments & Recommendations

In accordance with Title 23 and the Land Management Policy and Procedure Manual, 30-day public notice was initiated and sent to landowners within 600 feet of the property, LSTCA, and MSB Assembly members. Additionally, notices were published in the Frontiersman and provided on the Borough website.

One public comment was received in response to the public notice. Eileen Probasco stated the LSTCA supports this request and will be good stewards of the land and building.

IV. MSB Department Review

Borough interdepartmental review was completed with no objections received.

V. Analysis & Discussion

The PSB was constructed on poor soils and has settled approximately 29 inches. The foundation and building are unstable, the concrete floor is breaking and shifting, sections of trim are broken

due to wall movement, and the doors are inoperable. The posts supporting the side awning have shifted and are unsafe. There may be additional hazards within the building, and the building may collapse at any time. The Borough condemned the building many years ago.

LSTCA is a non-profit 501(c)(3) organization and requested the property for the purpose of providing emergency and fire response services to the Lake Louise area. The volunteer fire department has been crucial in providing assistance around the lake and was established in 2001. LSTCA plans to repair the building and use it to store assets such as snowmachines, sleds, emergency training equipment, and fire response supplies and equipment. LSTCA has also partnered with the Lake Louise Snowmachine Club (LLSMC), a non-profit 501(c)(3) organization that serves the community by grooming local snowmachine trails. LLSMC needs a permanent location to securely store and maintain its cones, snowcats, snow groomers, snowmachines, tools, and other equipment. LSTCA and LLSMC submitted resolutions in support of the application.

LSTCA has invested time and money in anticipation of acquiring the building. The association hired BBFM Engineers Inc. to prepare a building inspection report identifying structural issues. The report provided structural stabilization recommendations and suggested urethane injection to level the slab and footings. LSTCA also obtained a cost estimate from Polyseal/Mobile Concrete and Grout of Alaska in the amount of \$139,150 for the urethane injection work. During the subdivision process, it was discovered that an outhouse, shipping container, and fuel oil tank violated setback requirements from the new right-of-way easement along the south boundary of the property. LSTCA removed the structures within the setback, resolving those issues.

VI. Recommendation

The Community Development Department recommends that the Matanuska-Susitna Borough Assembly approve the less than fair market value sale of Borough-owned land to the Louise/Susitna/Tyone Community Association for thirteen thousand one hundred seventy-six dollars (\$13,176). The property is identified as Lot 1, Lake Louise Snow Subdivision, plat 2026-2, Talkeetna Recording District, Third Judicial District, State of Alaska, and contains approximately 5.03 acres. The sale is recommended for the purpose of allowing LSTCA to repair the existing Matthews Public Safety Building, Station 1-5, and use the property to support emergency, fire response, and related community services in the Lake Louise area.

RESOLUTION 24-01

A resolution of the Louise, Susitna, Tyone Community Association (LSTCA) supporting the acquisition of a parcel of borough owned land and an existing public safety building, for the final project to be known as The Wolf Den.

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) [a 501(c)3] was established in 1995 to promote and administer programs regarding the economics, communication, health and social needs of the Lake Louise community; and

WHEREAS, the LSTCA has an active group of people who provide emergency and fire response services, and owns multiple assets to support these safety services, such as snowmachines, sleds, emergency training and fire response supplies and equipment, etc., and

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) [a 501(c)3] has multiple assets and is in need of a permanent location on which to securely store and provide maintenance of their connexes, snowcats, snow groomers, snowmachines, tools, and other equipment; and

WHEREAS, Lake Louise area property owners and residents would benefit from having a centrally located and community owned building and property, to serve as a secure storage and maintenance area for their assets, to provide a gathering place for meetings and/or emergency response functions; and

WHEREAS, there is a 17-acre parcel of borough owned land with a vacant and derelict public safety building in serious need of restoration and repairs, located in the central area of the community lodges, boat launches, and commercial operations; and

WHEREAS, the Mat-Su Borough has indicated their willingness to work with the community to transfer a portion of the 17-acre parcel and the building to the community for less than fair market value; and

WHEREAS, following the final acquisition of the property and building, a formal group will be formed consisting of the LSTCA, LLSMC and any other necessary entity to ensure the continued maintenance of the building and property in the future.

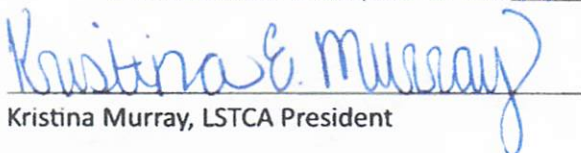
NOW THEREFORE BE IT RESOLVED, that the LSTCA supports the acquisition of a portion of MSB Land (Lot 5, USS 3483) for community purpose, for less than fair market value.

BE IT FURTHER RESOLVED, that the LSTCA supports working with representatives from the LLSMC and any other necessary public or private group to go through the proper steps for acquisition for less than fair market value, of a portion of Lot 5 USS 3483 and the public safety building, including land subdivision, resolution of the building location and/or repairs, and finalization of the acquisition, as outlined on the signed Application to Lease, Purchase or Use Borough Owned Land or Resources.

BE IT FURTHER RESOLVED that the LSTCA approves expenditure not to exceed \$10k for the initial review of the condition of the public safety building, and acquisition of the land and building if appropriate.

BE IT FURTHER RESOLVED, that upon completion of the final acquisition, a formal group will be formed to ensure the continued maintenance of the building and property in the future, and the completed project shall be called The Wolf Den.

This Resolution is adopted on this 16 day of October, 2024.


Kristina Murray, LSTCA President

October 16, 2024
Date

RESOLUTION 25-01

A resolution of the Louise, Susitna, Tyone Community Association (LSTCA)

Authorizing LSTCA's formal partnership with the Lake Louise Snowmachine Club (LLSMC) to proceed with Phase 1 of Project Wolf Den and designating a project manager.

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) adopted Resolution 24-01, supporting a partnership with Lake Louise Snowmachine Club (LLSMC) for acquisition of a portion of borough land in the Lake Louise area; and

WHEREAS, that Resolution also authorized an initial contribution of \$10,000 to establish a Project Wolf Den account, and

WHEREAS, establishing Phase 1 and appointing of Project Manager needs to occur to proceed with the next steps.

NOW THEREFORE BE IT RESOLVED, that the LSTCA supports the creation of a Memorandum of Agreement with LLSMC to proceed with Phase 1 of Project Wolf Den, which will consist of:

- Enter into a Memorandum of Agreement with LLSMC, containing a provision that detailed records be kept and provided to both parties, on where the monies are spent. Also include in the MOA that both entities will be accountable to their members for tax, accounting, and potential asset purposes, and
- Establish a joint bank account with LLSMC, with the initial contribution of previously approved \$10,000, and
- Submit an application to the borough for the parcel acquisition, and
- Hire a surveyor to handle the subdivision process from application to final plat recordation, and
- Facilitate and finalize the application process through the borough, recognizing that the condition and feasibility of retaining the building on the parcel is yet undetermined, and
- Work with the borough to determine the final status of the building and if, when and how improvements should occur.

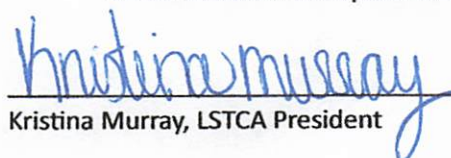
BE IT FURTHER RESOLVED, that Eileen Probasco is designated as the Project Manager to facilitate Phase I as outlined above, and shall be listed on the Wolf Den bank account that will be established, in part, with the initial \$10,000 from LSTCA.

BE IT FURTHER RESOLVED that the LSTCA designates Jake Anders as an additional signatory on the bank account.

BE IT FURTHER RESOLVED, that the LSTCA will designate at least two members to participate as a sub committee, along with similar representatives from LLSMC, to consult with and advise the Project Manager on the facilitation of Phase I of Project Wolf Den, including the expenditure of money in the joint bank account.

BE IT FURTHER RESOLVED, that the Project Manager shall provide written quarterly reports to LSTCA and LLSMC.

This Resolution is adopted on this 21, day of February, 2025.


Kristina Murray, LSTCA President

2/21/25
Date

IM 26-160
Ordinance Serial No. 26-098

RESOLUTION 24-01

**A resolution of the Lake Louise Snowmachine Club (LLSMC)
supporting the acquisition of a parcel of borough owned land and an existing public safety building,
for the final project to be known as The Wolf Den.**

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) [a 501(c)3] was established in 1994 to maintain snowmachine trails and educate snowmachine users so that the community is a safer place to conduct such activities; and

WHEREAS, the LLSMC has over 300 members, and owns multiple assets which are in need of a permanent, secure dry storage and maintenance location for their connexes, snow cats, snow groomers, snowmachines, tools, trail markers, and other equipment; and

WHEREAS, the Louise, Susitna, Tyone Community Association (LSTCA) [a 501(c)3] was established in 1995 to promote and administer programs regarding the economics, communication, health and social needs of the Lake Louise community, and has an active group of people who provide emergency and fire response services, and owns multiple assets to support these safety services, such as snowmachines, sleds, emergency training and fire response supplies and equipment, etc. and

WHEREAS, Lake Louise area property owners, users and residents would benefit from having a centrally located and community owned building and property, to serve as a secure storage and maintenance area for their assets, and to provide a gathering place for meetings and/or emergency response functions; and

WHEREAS, there is a 17-acre parcel of borough owned land with a vacant and derelict public safety building in serious need of restoration and/or repairs, located in the central area of the community lodges, boat launches, and commercial operations; and

WHEREAS, the Mat-Su Borough has indicated their willingness to work with the community to transfer a portion of the 17-acre parcel and the building to the community for less than fair market value; and

WHEREAS, following the final acquisition of the property and building, a formal group will be formed consisting of the LLSMC, LSTCA and any other necessary entity to ensure the continued maintenance of the building and property in the future.

NOW THEREFORE BE IT RESOLVED, that the LLSMC supports the acquisition of a portion of MSB Land (Lot 5, USS 3483) and the public safety building for community purpose, for less than fair market value.

BE IT FURTHER RESOLVED, that the LLSMC supports working with representatives from the LSTCA and any other necessary public or private group to go through the proper steps for acquisition of a portion of Lot 5 USS 3483 and the public safety building, including land subdivision, resolution of the building location and/or repairs, and finalization of the acquisition, as outlined on the signed Application to Lease, Purchase or Use Borough Owned Land or Resources.

BE IT FURTHER RESOLVED, that the LLSMC approves expenditures not to exceed \$10,000 in the initial review of the condition of the of the public safety building, and acquisition of the land and building if appropriate.

BE IT FURTHER RESOLVED, that upon completion of the final acquisition, a formal group will be formed to ensure the continued security and maintenance of the building and property in the future, and the completed project shall be called The Wolf Den.

This Resolution is adopted on this 1ST, day of OCTOBER, 2024.



Peter J. Burroughs, LLSMC President

October 01, 2024 IM 26-160

Date Ordinance No. 26-098

RESOLUTION 25-01

A resolution of the Lake Louise Snowmachine Club (LLSMC)

Authorizing LLSMC's formal partnership with the Louise, Susitna, Tyone Community Association (LSTCA) to proceed with Phase 1 of Project Wolf Den and designating a project manager.

WHEREAS, the Lake Louise Snowmachine Club (LLSMC) adopted Resolution 24-01, supporting a partnership with Louise, Susitna, Tyone Community Association (LSTCA) for acquisition of a portion of borough land in the Lake Louise area; and

WHEREAS, that Resolution also authorized an initial contribution of \$10,000 to establish a Project Wolf Den account, and

WHEREAS, creating a Memorandum of Agreement, establishing Phase 1 and appointing a Project Manager needs to occur to proceed with the next steps.

NOW THEREFORE BE IT RESOLVED, that the LLSMC supports the creation of a Memorandum of Agreement with LSTCA to proceed with Phase 1 of Project Wolf Den, which will consist of:

- **Enter into a Memorandum of Agreement with LSTCA, containing a provision that detailed records be kept and provided to both parties, on where the monies are spent. Also include in the MOA that both entities will be accountable to their members for tax, accounting, and potential asset purposes, and**
- **Establish a joint bank account with LSTCA, with the initial contribution of previously approved \$10,000, and**
- **Submit an application to the borough for the parcel acquisition, and**
- **Hire a surveyor to handle the subdivision process from application to final plat recordation, and**
- **Facilitate and finalize the application process through the borough, recognizing that the condition and feasibility of retaining the building on the parcel is yet undetermined, and**
- **Work with the borough to determine the final status of the building and if, when and how improvements should occur.**

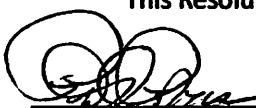
BE IT FURTHER RESOLVED, that Eileen Probasco is designated as the Project Manager to facilitate Phase I as outlined above, and shall be listed on the Wolf Den bank account that will be established, in part, with the initial \$10,000 from LLSMC.

BE IT FURTHER RESOLVED that the LLSMC designates Garth Massay as an additional signatory on the bank account.

BE IT FURTHER RESOLVED, that the LLSMC will designate at least two members to participate as a sub committee, along with similar representatives from LSTCA, to consult with and provide oversight to the Project Manager on the implementation of Phase I of Project Wolf Den, including the expenditure of money in the joint bank account.

BE IT FURTHER RESOLVED, that the Project Manager shall provide written quarterly reports to LSTCA and LLSMC.

This Resolution is adopted on this 27th day of FEBRUARY, 2025.



Peter Probasco, LLSMC President

02/27/2025 IM 26-160
Date Ordinance Serial No. 26-098

SUBJECT: INFORMING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY OF THE INTENT TO SUBDIVIDE LOT 5, U.S. SURVEY 3483 INTO TWO LOTS FOR THE PURPOSE OF A LESS THAN FAIR MARKET VALUE SALE OF BOROUGH-OWNED PROPERTY TO THE LOUISE/SUSITNA/TYONE COMMUNITY ASSOCIATION FOR A PUBLIC PURPOSE.

AGENDA OF: May 6, 2025

ASSEMBLY ACTION: Presented to the Assembly 05/06/25 - BJH

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	4 / 1 / 2 0 2 5 X L i s a G r a y Signed by: L i s a G r a y
Land & Resource Management Manager	4 / 1 8 / 2 0 2 5 X J o e M e t z g e r Signed by: J o e M e t z g e r
Community Development Director	4 / 1 8 / 2 0 2 5 X J i l l i a n M o r r i s s e y Signed by: J i l l i a n M o r r i s s e y
Emergency Services Director	4 / 2 1 / 2 0 2 5 X K e n B a r k l e y Signed by: K e n n e t h B a r k l e y
Finance Director	4 / 2 1 / 2 0 2 5 X C h e y e n n e H e i n d e l Signed by: C h e y e n n e H e i n d e l
Borough Attorney	4 / 2 1 / 2 0 2 5 X S h a n n o n B o d o l a y f o r N S Signed by: S h a n n o n B o d o l a y
Borough Manager	4 / 2 1 / 2 0 2 5 X M i c h a e l B r o w n Signed by: M i k e B r o w n
Borough Clerk	4 / 2 6 / 2 0 2 5 X L o n n i e M c K e c h n i e Signed by: L o n n i e M c K e c h n i e

ATTACHMENT (S): Aerial Map (1 pp)
 Louise/Susitna/Tyone Community Association
 Resolution 24-01 and Resolution 25-01 (2 pp)
 Lake Louise Snowmachine Club
 Resolution 24-01 and Resolution 25-01 (2 pp)

SUMMARY STATEMENT: The Louise/Susitna/Tyone Community Association (LSTCA), a non-profit 501(c)3, submitted an application to acquire, at less than fair market value, a portion of Lot 5, U.S. Survey 3483 along with the Matthews Public Safety Building 1-5 / Lake Louise Warm Storage Building. The building is not being used because of structural damage. The parcel is 17.60 acres and LSTCA requested five (5) acres; therefore, the property will need to be subdivided before the Assembly can consider the request. The stated intent to acquire the property is for LSTCA to provide emergency and fire response services to the Lake Louise area. LSTCA plans to repair the building and use it to store multiple assets such as snowmachines, sleds, emergency training equipment and fire response supplies and equipment. LSTCA has partnered with Lake Louise Snowmachine Club (LLSMC), a non-profit 501 (c)3, who serves the community by grooming the local snowmachine trails. LLSMC needs a permanent location to securely store and provide maintenance of their conexes, snowcats, snow groomers, snowmachines, tools and other equipment.

Staff will begin the process to subdivide the property, and once the subdivision plat has recorded, will seek Assembly approval of a less than fair market value sale to LSTCA. The process entails the following:

- Subdivision of 17.60-acre parent parcel in accordance with Title 43 Subdivision code.
- Public notice process starts and notices are sent to surrounding landowners, posted on Borough website, advertised in the Frontiersman, in accordance with MSB 23.05.025.
- Staff prepares the Best Interest Findings Report and forwards the less than fair market value sale request to the Assembly for public hearing and consideration.



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

JUN 16 2026

Community Development

30
Louise/Susitna/Tyone Community Association
PO Box 2502
Palmer AK 99645

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale

Tax ID: U03483000L05

The Matanuska-Susitna Borough (MSB) Land & Resource Management Division has received a request from the Louise/Susitna/Tyone Community Association (LSTCA), a non-profit corporation, to purchase – at less than fair market value – Lot 1, Lake Louise Snow Subdivision (approximately 5-acres), including the Matthews Public Safety Building 1-5 / Lake Louise Warm Storage Building. The building is currently not in use due to structural damage. LSTCA plans to repair the building and use it to support the volunteer fire department. The building will also be used to store multiple assets such as snowmachines, sleds, emergency training equipment, fire response supplies and equipment. The proposed purchase price, which is below fair market value, is set at \$13,176, representing the cost of the subdivision process that created the lot. The transfer would include a reversionary clause stating that if the property is not used for a public purpose, it will revert back to the Borough.

Pursuant to MSB 23.05.025, public notice is required for any disposal of MSB property. Staff will forward legislation to the Assembly for consideration of the transfer of ownership to LSTCA at the close of the public notice period.

Supporting material is available for public inspection by appointment only during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments, please mail or deliver them to the Borough offices at the address indicated above, no later than **June 18, 2026**. If you have questions about this request or would like to schedule an appointment to view supporting materials, call Lisa Gray at 907-861-7848 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to **MSB008034 Lake Louise PSB sale when submitting comments**).

Comments:

The LSTCA supports this request
and will be good stewards of the
Land and Building!

Signature:

Thank You
Eileen Probasco
PM, Project Wolf Den

(If you need more space for comments please attach a separate sheet of paper.)
*This public notice & request for comments is in compliance with MSB Code 23.05.025

IM 26-160
Ordinance Serial No. 26-098



8-15-24

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