

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DIRECTING THE MANAGER TO DETERMINE THE COSTS AND REQUIREMENTS ASSOCIATED WITH SUBDIVIDING THE TANAINA ELEMENTARY SCHOOL PROPERTY INTO MULTIPLE LOTS FOR THE PURPOSE OF A LAND SALE TO THE YMCA OF ALASKA AND THE TANAINA COMMUNITY COUNCIL FOR A PUBLIC PURPOSE.

AGENDA OF: April 21, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	4 / 9 / 2 0 2 6 X L i s a G r a y Signed by: Lisa Gray
Land & Resource Management Manager	Recoverable Signature X J o e M e t z g e r Signed by: Joe Metzger
Community Development Department Director	4 / 9 / 2 0 2 6 X J i l l i a n M o r r i s s e y Signed by: Jillian Morrissey
Finance Director	Recoverable Signature X C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel
Borough Attorney	4 / 1 0 / 2 0 2 6 X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos
Borough Manager	4 / 1 0 / 2 0 2 6 X M i c h a e l B r o w n Signed by: Mike Brown
Borough Clerk	4 / 1 0 / 2 0 2 6 X L o n n i e M c K e . . . Signed by: Lonnie McKechnie

ATTACHMENT (S) : Aerial Map (1 pp)
 Resolution Serial No. 25-107 (2 pp)
 YMCA Land Sale Research and Recommendation (5 pp)
 Resolution Serial No. 26-036(2 pp)

SUMMARY STATEMENT:

At the request of Assembly Member Fonov, this memorandum accompanies a proposed resolution requesting that the Assembly direct the Borough Manager to determine the costs and requirements associated with subdividing a Borough-owned property for a potential land sale to the YMCA of Alaska and the Tanaina Community Council (TCC) for public purpose. The proposal is to subdivide an 80-acre parcel into multiple lots, the property is located at 2550 N. Lucille Street (tax account no. 218N01W33A022), which contains Tanaina Elementary School. Minimally one lot would encompass the existing school, one suitable for development of a YMCA recreation center, and one to be conveyed to TCC for development of a public park.

The requested research would identify anticipated costs and subdivision requirements, which may include surveying, traffic impact analysis, potential road construction, and other applicable code requirements. The information developed through this research would be returned to the Assembly for consideration prior to any decision to initiate a subdivision or proceed with a land sale.

DISCUSSION:

The YMCA has expressed interest in acquiring Borough-owned land in the core area for the development of a new, large recreation center. The proposed facility would include a fitness center, basketball courts, an Olympic-sized pool, childcare services, and group activity rooms, with the goal of opening within five years. The YMCA intends to expand affordable recreation opportunities for local residents and already operates several fitness and pool facilities in Anchorage. Founded in 1967, the YMCA is a nonprofit organization supported through grants and donations, with roots in community programming dating back to the 1950s through the Armed Services YMCA.

On October 21, 2025, the Assembly unanimously passed Resolution Serial No. 25-107 directing the manager to research and report on options of Borough-owned property for a possible sale to the YMCA. On February 3, 2026, Director Morrissey provided the Assembly with research and a recommendation, which is attached to this memorandum. The recommendation was to initiate the subdivision process of said property. Once the subdivision is completed and the Tanaina Elementary School parcel is secured, the Borough should proceed with the sale of the remaining developable land to the YMCA for their proposed facility.

The Tanaina Community Council (TCC) has also expressed interest in acquiring Borough-owned land within its area for the development of a public park. TCC is a nonprofit, volunteer-led organization

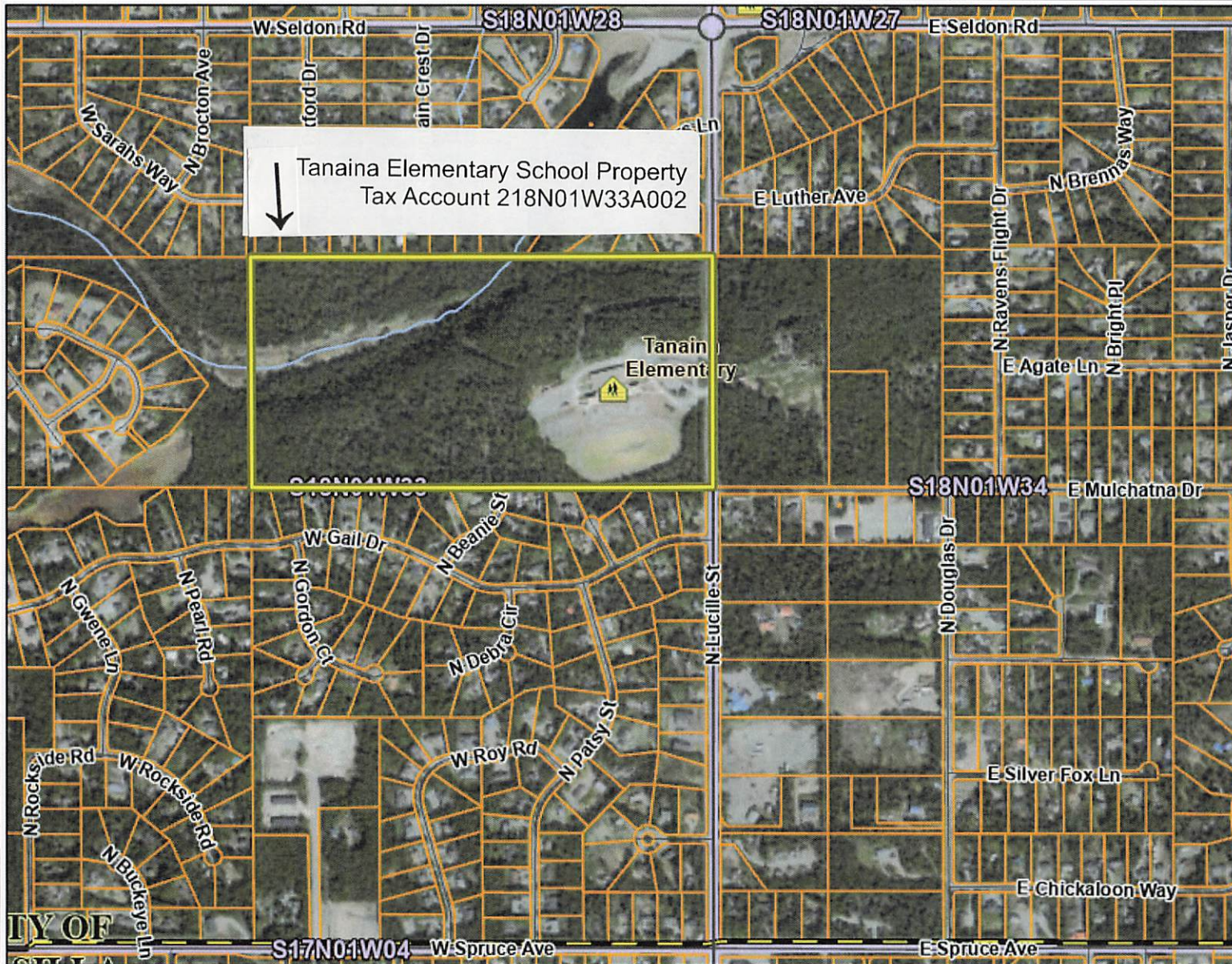
dedicated to public service, and the proposed park would be developed, maintained, and operated for the benefit of the entire Borough community.

RECOMMENDATION OF ADMINISTRATION:

Direct the Borough Manager to determine and report to the Assembly the anticipated costs, requirements, and applicable code considerations associated with subdividing the Borough-owned Tanaina Elementary School property into multiple lots.



Parcel Map



Legend

Parcel Viewer

- School
- Major Road
- Medium Road
- Minor Road
- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Streams
- Section Lines

RGB

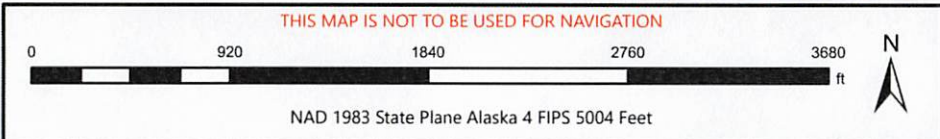
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Highlighted Polygons
- Highlighted Polygons

Notes

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This map is solely for informational purposes. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Sponsored by: Assemblymember Fonov
Adopted: 10/21/25

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 25-107**

A RESOLUTION DIRECTING THE MANAGER TO RESEARCH AND REPORT ON
OPTIONS OF BOROUGH-OWNED PROPERTY FOR A POSSIBLE SALE TO THE YMCA
OF ALASKA.

WHEREAS, the YMCA of Alaska has expressed interest in
acquiring Borough-owned land at less than fair market value, for
the purpose of a multi-sport recreation facility; and

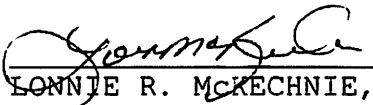
WHEREAS, the YMCA is a non-profit organization whose mission
is to put Christian principles into practice through programs that
build healthy spirit, mind and body for all.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough
Assembly hereby directs staff to research and report on options of
a less than fair market value land sale to the YMCA of Alaska.

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day
of October, 2025.


EDNA DeVRIES, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Hale, Nowers, McKee, Sumner, Gamble, Fonov,
and Bernier



MATANUSKA-SUSITNA BOROUGH Community Development Department

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<https://matsu.gov>

MEMORANDUM

To: Matanuska-Susitna Borough Assembly

From: Jillian Morrissey, Community Development Director

Date: February 3, 2026

Subject: YMCA Land Sale Research and Recommendation

Background

The Borough has completed its research regarding a potential land sale to the YMCA. This review included:

- **Parcel Analysis:** Confirming boundaries, ownership, and legal descriptions.
- **Subdivision & Reclassification Requirements:** Identifying steps necessary to create a developable parcel.
- **YMCA Facility Needs Assessment:** Working closely with YMCA leadership to ensure the proposed parcel supports their long-term plans and programming.
- **Site Considerations:** Evaluating undevelopable land portions and infrastructure alignment.

Key Findings

- The Tanaina Elementary School parcel has been identified as the most desirable location for a future YMCA. The YMCA already operates before and after school programming at Tanaina in a portable adjacent to the school.
- The school currently sits on an 80 acre parcel but only requires 20 acres for its operations. The School Site Selection Committee has been recommending 20 acre parcels for Elementary Schools in most recent years and this is consistent with the parcels provided for the new Charter Schools.

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- About 26 acres of the existing 80 acre parcel is undevelopable in lowlands; however, sufficient developable land exists to accommodate YMCA's request for 15 acres, as indicated on the YMCA Land Sale Map labeled "Research Area".
- The parcel can be subdivided to secure the school's 20-acre requirement and create a separate parcel available for the YMCA to purchase.
- Traffic impact analysis and review of encumbered rights-of-way for roads will be necessary before finalizing the subdivision. The map indicates a potential facility access to the south of the school and the Research Area also shows adequate access to the new facility north of the school.
- Tanaina Elementary is served by onsite well and septic. The well is 137' deep with 156 gallons per minute. The YMCA has been provided well logs for the school and surrounding properties.
- The Borough, the Mat-Su Borough School District and the YMCA met in December to discuss safety measures to secure their facilities and address and safety issues co-locating with an elementary school.

Recommendation

Administration recommends initiating the subdivision process. Once the subdivision is complete and the Tanaina Elementary 20-acre parcel is secured, the Borough should proceed with the sale of the remaining developable land to the YMCA for their proposed facility. The current tax assessed value of the land is \$12,000 per acre. Administration recommends a sale at this rate. If the Assembly provides direction for a less than fair market value, pursuant to Title 23, Part 60-16, the Borough shall retain the right to have the title revert to the Borough in the event the property is no longer used for the purpose approved, subject to environmental assessment and clean-up.

Next Steps

1. Begin subdivision process for the identified parcel.
2. Conduct traffic impact analysis.
3. Prepare a **Best Interest Finding** key facts about the property, including the legal description, location description, how the Borough acquired title, title restrictions, land status, soils information, current use, and it would list any easements that affect the property. The Best

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Interest Finding also includes recommendations and comments from the public, board and commissions, and Borough departments. It provides an analysis and discussion section.

4. Prepare final sale terms for Assembly approval following subdivision completion.

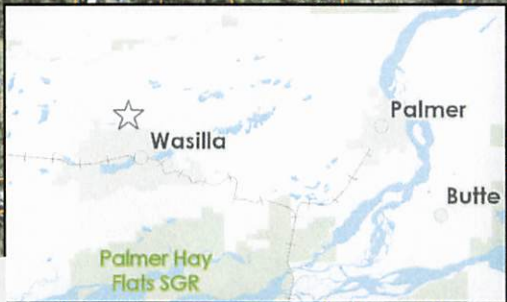





Not Suitable for Development

Research Area

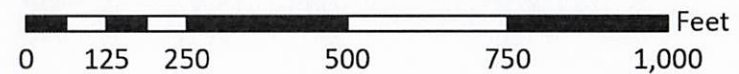
Tanaina Elementary School Area

Potential Facility Access



-  Not Suitable for Development ~26 Acres
-  Research Area ~33 Acres
-  Potential Facility Access ~1 Acre

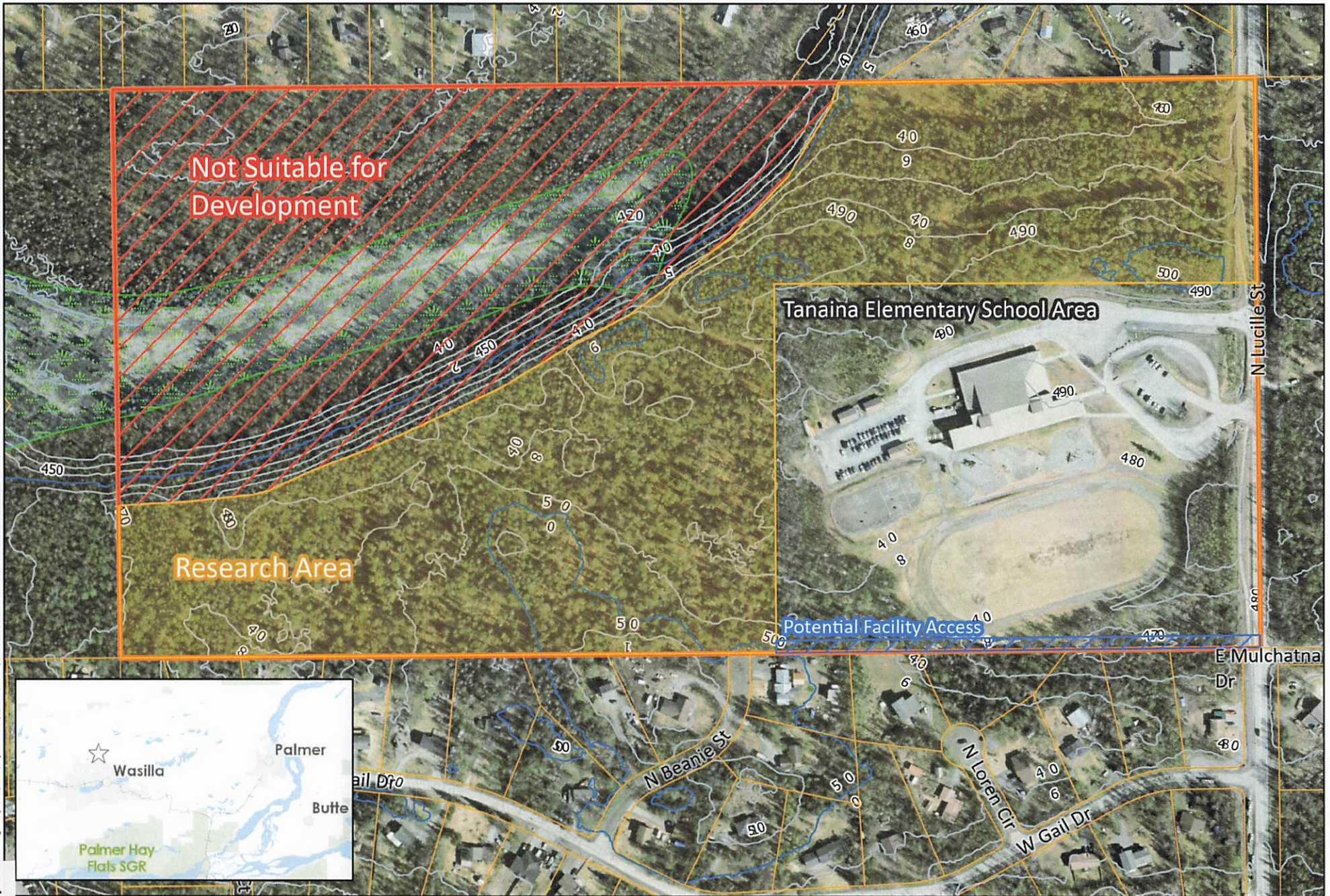
-  Wetlands
-  Tanaina Elementary School Parcel



IM 26-056



YMCA Land Sale
Research and Recommendation



IM 26-056



YMCA Land Sale
Research and Recommendation

- Not Suitable for Development ~26 Acres
- Research Area ~33 Acres
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- Wetlands
- Tanaina Elementary School Parcel

