

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Palmer****Federal Tax ID: 92-6000194****Project Title:****Project Type: Planning and Research**

Palmer - Matanuska Maid Block Land Acquisition

State Funding Requested: \$100,000**House District: 13 / G**

One-Time Need

Brief Project Description:

The City's overall goal is to acquire seven parcels in downtown historic Palmer to create one lot for future municipal and/or a private-public development.

Funding Plan:

Total Project Cost:	\$180,000
Funding Already Secured:	(\$80,000)
FY2012 State Funding Request:	<u>(\$100,000)</u>
Project Deficit:	\$0

Funding Details:

The State has not provided any funding for this project.

Detailed Project Description and Justification:

The City's overall goal is to acquire seven parcels in downtown historic Palmer to create one block for future municipal and/or a private-public development. The State funds requested will supplement city money to prepare for land-sale negotiations, potential remediation of contamination, bond counsel, and preliminary development plans. Palmer City voters approved a \$3,000,000 bond sale for the actual property acquisition.

The following items are part of the scope of work involved in this complex land acquisition:

- Initial contact with property owners
- Hire environmental firm for a Phase I assessment; and Phase II if required
- Address environmental concerns if pertinent
- Order preliminary title reports on each parcel
- Research historic preservation concerns
- Negotiate purchases
- Draft purchase agreements
- Draft closing instructions for approval by sellers, City, bond counsel, bond bank, and any other agencies which may be involved

The City will sell bonds to acquire the properties through the Alaska Municipal Bond Bank Authority. This requires the City to retain its own bond counsel to draft policy documents for the City Council, and interface with the Bond Bank counsel.

Preliminary development plans for the block's development are also envisioned to ensure that the potential for a public/private partnership is maintained.

Project Timeline:

Negotiations with land owners are anticipated to begin in 2011 and conclude in 2012.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City of Palmer

Grant Recipient Contact Information:

Name: Douglas B. Griffin
Title: City Manager
Address: 231 W. Evergreen Ave
Palmer , Alaska 99645
Phone Number: (907)761-1317
Email: dgriffin@palmerak.org

Has this project been through a public review process at the local level and is it a community priority? Yes No

Introduced by: City Manager Griffin
Date: January 11, 2011
Action: Adopted
Vote: Unanimous

Yes:	No:
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Erbey	
Brown	
Vanover	
Johnson	
DeVries	
Hanson	

CITY OF PALMER, ALASKA

RESOLUTION NO. 11-003

A RESOLUTION OF THE PALMER CITY COUNCIL ESTABLISHING THE 2011 PRIORITIES FOR THE PALMER CAPITAL PROJECTS, A COMMUNITY MODEL PUBLICATION

WHEREAS, it is the City of Palmer's desire to provide a complete and accurate plan of the City's capital and improvement project needs; and

WHEREAS, the City Council approved a Capital Project Development Process on May 25, 2010 to ensure adequate opportunity for public input and a thorough review by the Community and City Council; and

WHEREAS, the Capital Project Development Process was truncated in 2010 to allow for nominations and review in a shorten time span; and

WHEREAS, a total of thirty one projects were nominated; and

WHEREAS, the results of the Capital Project Development Process were reviewed by the City Council; and

WHEREAS, cost estimates and potential funding sources were identified for projects under consideration for 2011; and

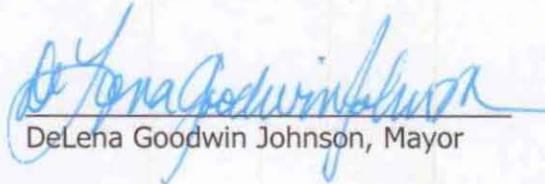
WHEREAS, the projects will be compiled into a document which will provide an overview of the City's needs, a comprehensive listing and a narrative description for each project.

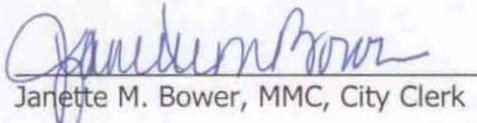
NOW, THEREFORE, BE IT RESOLVED by the Palmer City Council that the following projects are hereby established as the Palmer Capital Projects, a Community Model for 2011.

Steel Water Main Replacement
Waste Water Treatment Plant Phase IIA
ADA Sidewalk Compliance Phase Four
Matanuska Maid Block Land Acquisition and Development Planning
Airport Navigational Aids

Expansion of MTA Arena & Events Center
Fire Training Center Floor
Sherrrod Storm Water Improvements
Central Water Meter Read System
Airport Security Powered Gates
Brittany Estates Park
Daron Drive Park Upgrade
Police Vehicles
Sewer Division One Ton Utility Truck
Water Division One Ton Utility Truck
Pump Track
Sport Court Basketball Court
Small Aircraft Wash Area
Trail Connections / Walk to Fair Revisited
Teen Park

Passed and approved by the City Council of the City of Palmer, Alaska this eleventh day of January, 2011.


DeLena Goodwin Johnson, Mayor


Janette M. Bower, MMC, City Clerk



Matanuska Maid Block Land Acquisition and Development Planning

Impact: Infrastructure, Quality of Life, Economic Development, Environmental Responsibility

On October 5, 2010, Palmer voters approved the sale of up to \$3,000,000 dollars in bonds to acquire a group of seven parcels of land that comprise a historic block of land in the heart of Palmer. Structures dating back to the Matanuska Colony, including Palmer's iconic water tower, are present on this property.



Colonists in the early days of the Palmer Colony



The current Mat Maid property as it exists today - January 2011

The City of Palmer is embarking on its due diligence to examine the properties for contamination and other potential liabilities.

The largest parcel of the block is owned by the State of Alaska, Division of Agriculture Revolving Loan Fund. The City is engaging in separate discussions on a government to government basis regarding the disposition of the 3.03 acres.

Preliminary work is necessary in preparation for land sale negotiations and potential remediation. The City of Palmer has set aside local funds to address this preparatory activity, but it is asking for additional state funding to first help acquire this property and, if funds remain, to begin preliminary planning for development of this historically significant property. None of these funds will be used for property purchase; bond funds will be used.

The City of Palmer will use a very open and public process in making its development decisions for this property and will proceed in accordance with its Comprehensive and Economic Development plans. This purchase is integral as the City charts a future development course centered on the rich historic value of this centrally located block.

Project Cost: \$ 180,000

State Request: \$100,000

CONTACT Doug Griffin, City Manager (907) 761-1317



City of Palmer 2010-11 Project Development Process

A new Project Development Process was approved by the Palmer City Council in May, 2010. The goal of the new process is to help the Council make informed decisions on a set time frame annually, and to provide several opportunities for public involvement, input and questions. Each project being considered for the capital budget will now go through this review cycle.

The process is designed to start in January; the City truncated the process for 2010 to accept nominations from June to July. A total of 31 applications were received from the public and City staff members by mid-July. All the submitted projects were reviewed by the City Manager and eight items were deferred to future budget years. The City Council received a report in August and directed all of the current year projects undergo further staff assessment.

The next steps in the process included an August presentation to the Palmer Planning and Zoning Commission on the process and all the projects for the Commission's input. Each of the City's five departments reviewed the projects for code compliance, public safety impact, risk management issues, budget development, potential user groups, and budgetary constraints and potential funding mechanisms.

The Staff's work was reviewed by the City Council in November, and the final compilation of projects was approved by the City Council in Resolution 11-003 in January, 2011.

Truncated Capital Project Development Process For 2011 Projects

