

Sponsored by: Assemblymember Halter
Adopted: 01/17/12

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 12-006**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY SUPPORTING AND DIRECTING THAT THE FUNDS RECEIVED FROM ANY FUTURE SALE OF THE CURRENT VISITOR CENTER PARCEL BE DEDICATED TO THE DEVELOPMENT OF THE NEW SOUTH GATEWAY FACILITY.

WHEREAS, the Mat-Su Convention and Visitors Bureau (MSCVB) was formed in 1986 as a non-profit organization to promote the Mat-Su visitor industry; and

WHEREAS, a building was constructed in 1989 to house the MSCVB on land donated by the Great Western Bank and the parcel was put into title with the Borough to qualify for state grant monies to build the Visitor Center; and

WHEREAS, the 4,000 square foot, two-level, Visitor Center was paid for entirely with \$345,000 funding from the 1989 Governor's Jobs bill; and

WHEREAS, the MSCVB has a management agreement with the Borough to operate the Visitor Center through June 30, 2016; and

WHEREAS, the MSCVB recognized the need to relocate the Visitor Center and obtain a National Scenic Byways Program grant to fund the "Mat-Su Valley South Denali Gateway Visitor Center Preliminary Feasibility Study;" and

WHEREAS, twelve sites were evaluated in the plan and in May 2011, stakeholders selected the Homestead Recreational Vehicle site as the preferred location; and


WHEREAS, the MSCVB is actively seeking partnerships and funding opportunities; and

WHEREAS, the Assembly identified the South Denali Gateway Visitor Center in its legislative priorities; and

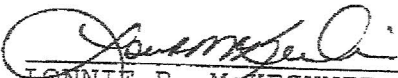
WHEREAS, the current Visitor Center parcel has a significant real estate value, which can be leveraged for matching funds.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Assembly supports and directs that the funds received from any future sale of the current Visitor Center parcel be dedicated to the development of the new South Gateway facility.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day of January, 2012.


LARRY DEVILBISS, Borough Mayor

ATTEST:


LONNIE R. MCKECHNIE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Keogh, Woods, Arvin, Colligan, Salmon,
Colver, and Halter

Sharon Allen

From: "Billie Bob Allen" <bballen@mtaonline.net>
To: "Bonnie Quill" <bonnie@alaskavisit.com>
Cc: "Sharon Allen" <sallen@mtaonline.net>
Sent: Thursday, February 07, 2013 9:14 AM
Subject: Re: Resolution No. 13-012

Great news. Have a good trip. Gary Wolf and I have been spending considerable time getting the "projected annual expenses" straighten out to reflect realty. Gary is a pleasure to work with.....

Sent from my iPad

On Feb 7, 2013, at 6:58 AM, "Bonnie Quill" <bonnie@alaskavisit.com> wrote:

> Bill,

>

> Resolution passed assembly late Tuesday night. I am traveling to Boston right now.

>

> Bonnie

2/7/2013

MANAGEMENT AGREEMENT
EXTENSION OF TERM AND AMENDMENT NO. 1

Pursuant to the Management Agreement dated July 1, 1996, by and between the MATANUSKA-SUSITNA BOROUGH as the land owner, and the MATANUSKA-SUSITNA CONVENTION and VISITORS BUREAU, INC., as the property manager, that provides extensions of the term of management and for all modifications of the Management Agreement to be in writing and signed by each party;

Now therefore, in consideration of the mutually beneficial covenants and agreement made, the parties agree to amend and modify the Management Agreement as follows:

Section 1. GRANT TO BUREAU, INCORPORATION BY REFERENCE OF CERTAIN DOCUMENTS AND DESCRIPTION OF CENTER. The description of the area managed by MSCVB within Tract B, Best View Subdivision, previously depicted on Page 3 of 6 in Exhibit B is amended to the lands identified in Exhibit B, Page 3 of 6 (6-1-2001) being attached hereto. Specifically the area used as the Veterans Monument Area has been separated from the MSCVB's management area and placed under a separate management agreement with the Areawide Community Services Council, Inc. who shall be responsible for the care, maintenance, repair, and operation of the monument area. The Visitor Center parking lot may be used by the general public and includes visitors to the Veterans Monument area. ACSC is to co-ordinate its special events with MSCVB for reasonable use of the parking lot and other Visitor Center facilities as needed.

Section 6. TERM. The term of the agreement is extended for an additional five years, to expire June 30, 2006. All other conditions of Section 6 shall remain effective.

Further the parties agree that Exhibits A-1 and A-2 of the original management agreement are replaced by Exhibit A attached here to. All other terms and conditions of the original Management Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and agree it is effective on the _____ day of _____, 2001.

MATANUSKA-SUSITNA BOROUGH

MATANUSKA-SUSITNA CONVENTION &
VISITORS BUREAU INC.

John Duffy
Borough Manager

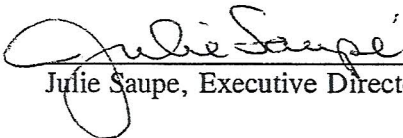

Julie Saupe, Executive Director

EXHIBIT "A"

GENERAL RESPONSIBILITIES

	<u>MSB</u>	<u>MSCVB</u>
<u>MAJOR BUILDING MAINTENANCE AND CAPITAL REPAIRS</u>		
Items affecting the structural and operational integrity of the building, including the basic building structure, and its heating, ventilation, air conditioning, system controls, mechanical, electrical, security and fire suppression systems, plumbing, and roofing.	X	
<u>ROUTINE MAINTENANCE</u>		
Work required on a day to day basis in order to maintain the use and appearance of the facility in a safe and sanitary condition, or to take immediate action to correct or control damage due to a breakdown within the facility. Routine maintenance can include scheduled tasks and projects or the reaction required due to sudden events, but does not include repairs or changes to the existing structure or operational equipment.		X
<u>PREVENTATIVE MAINTENANCE</u>		
Items included under preventative maintenance are heating, major plumbing, electrical, snow and ice removal from the building roof (in years when the roof does not offload), and other repetitive, scheduled maintenance work which will prolong or extend the useful life of the structure and its associated equipment and systems, ensure the continued safety of persons in or about borough facilities, maintain or reduce energy and operating costs, and work which will reduce unscheduled downtime, repair, and replacement costs, or failure.	X	
<u>CUSTODIAL SERVICE</u>		
Custodial service is all work that deals with the day-to-day janitorial, cosmetic, and custodial upkeep of the building and surrounding property, and the maintenance of equipment related to the presentation of the programs and displays specific to the facility. It includes all janitorial work, wall and carpet cleaning, grounds keeping, unplugging toilets, patching small holes in walls up to 10 sq. inches in size (example: nail holes), touch up and minor repainting (up to 80 sq. feet per area), replacement of burned out light bulbs, furniture repairs, and the purchase and maintenance of any other equipment not directly related to the physical operation of the facility and its support systems.		X
<u>GROUNDS KEEPING:</u>		
Grounds keeping is snow plowing and snow removal, sidewalk sanding and sweeping, parking lot cleanup, maintenance, line painting, and minor repairs (curbs, grading and patching), litter pickup and trash removal, lawn fertilizing, reseeding, watering, mowing, tree and hedge		X

Cost of re-programming or re-keying necessitated by the loss of an access card, change of employees, or any other breach of the system, unless caused by an employee or agent of the Borough. Such re-programming or re-keying shall be the done by the Borough and the costs of the work will be billed to the Bureau and will not be reimbursed as a direct operating cost. X

All keys and locks will be provided by the Borough and keyed to the Borough master system X

ELECTRICAL AND LIGHTING SYSTEMS

Power distribution equipment, panels, disconnects, lighting relays, and all lighting ballasts; Testing and repairs to exit fixtures and emergency light fixtures. X

Provide and change light bulbs and light tubes as needed X

EXTERIOR FINISHED SURFACES

Structural repair due to heaving, settling, or other ground movement of sidewalks, steps, ramps, or outside paved areas. X

EQUIPMENT AND SYSTEM MONITORING AND CHECKS

Conduct periodic inspections of all the systems and equipment mentioned in this section. Maintain a written log of inspection observations and provide prompt notification to MSB Facilities Maintenance Division of any abnormalities, equipment breakdown or failures, or system malfunctions. X

SOLID WASTE REMOVAL

Removal and proper disposal of all solid waste from the facility and grounds. X

PARKING LOT SNOW AND ICE REMOVAL

All parking lot plowing and snow and ice removal from sidewalk and steps. X

UTILITIES AND WATER AND SEPTIC SERVICES

Electric, gas, oil, cable and telephone services. Water and septic services are provided by the owners/operators of Tract A, Best View Subdivision and any charges for the use. X

* Water testing is accomplished through the SOA/DEC regulations placed on the Class A water system operated by the owners of Tract A, Best View Subdivision.

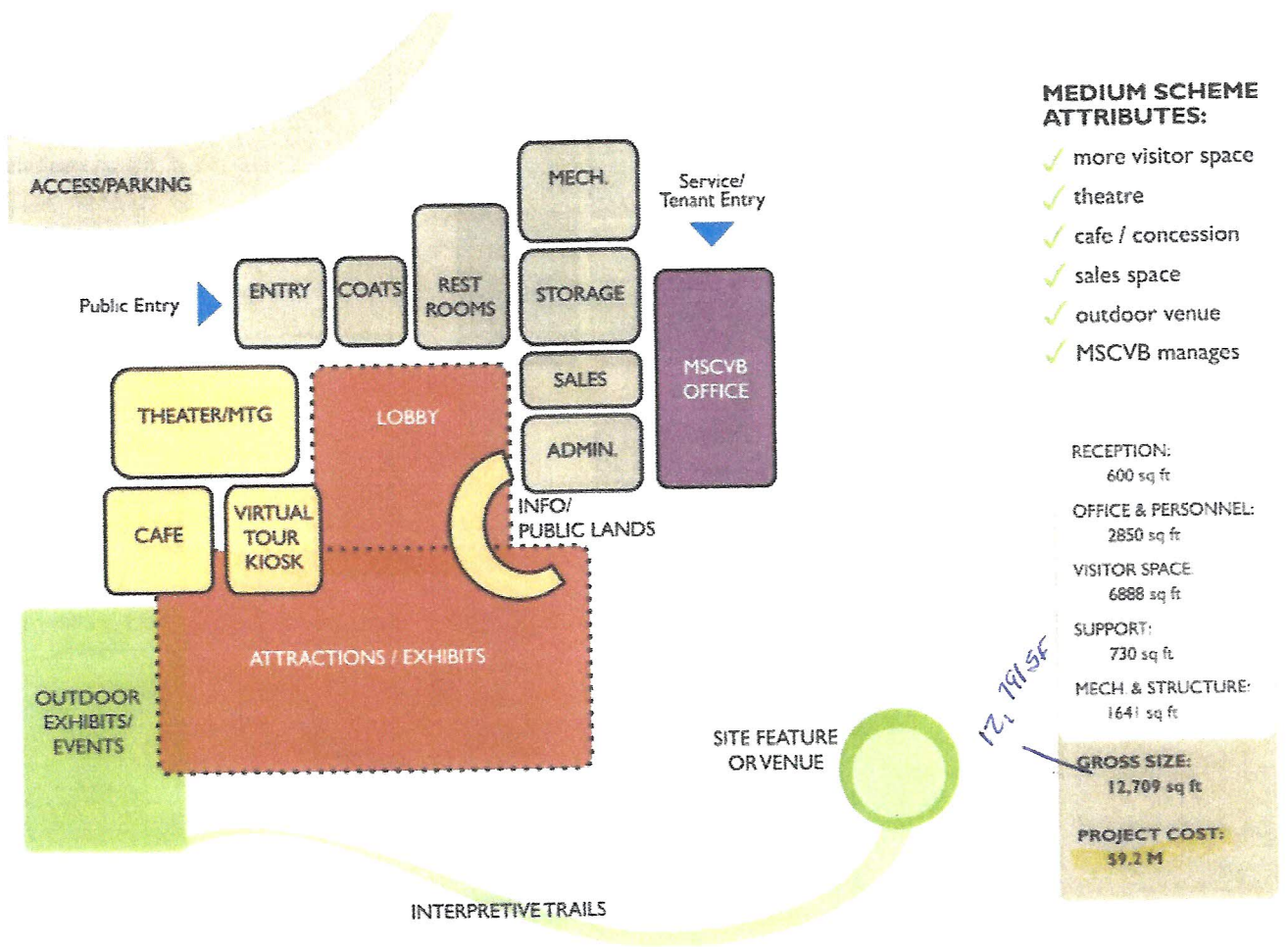
POTENTIAL USES	2012 MARKET	2012 MARKET	2012 MARKET	2012 MARKET	2012 MARKET
Potential Uses					
Reception		96			
Entry		300			
Lobby		100			
Storage/Coat Room		496			
SUBTOTAL					
Office + Personnel Space		2,240			
Mat-Su CVB Offices		135			
Storage		2,376			
SUBTOTAL					
Visitors Space		2,750			
Exhibit Space		150			
Tour Desk- Visitor Services		150			Computer Stations
Virtual Tour Kiosk		150			
Info/Reception- Public Lands		1,550			150 Capacity
Auditorium/Multi-purpose					May share with MSCVB Board Room if on same floor.
Conference/Classroom Space		300			
Retail Shop					Pre-prepared foods, Drinks, Minimal kitchen/dish/storage, Share seating place with exhibit area.
Café - Seating for 30		650			
Storage - Multi-purpose, café, retail		240			
SUBTOTAL		5,790			
SUBTOTAL FOR ALL POTENTIAL USES		8,661			
Maintenance, Operations Support and Circulation					
General Storage		200			
Cleaning Janitorial		48			
Public Restrooms		360			
SUBTOTAL		608			

SF estimate adjusted to reflect 2012 Mat Su Construction Market SF estimate for new construction of similar space.

Medium Scheme

Additional room for exhibits, programs and interpretive presentations as well as tour information enhance visitor experience and opportunities. A small kitchen and café can serve either individual visitors or meeting groups including catered events. An outdoor venue for presentations or music also accommodates private functions such as receptions or parties. A site of approximate seven acres provides parking for 75 vehicles, 15 RVs and up to three coaches at a time.

Figure 5.3 Medium Scheme



To provide comments to the
Mayor and the Assembly regarding
this legislation click here

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 13-012**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY IN SUPPORT
OF THE LAND ACQUISITION, PLANNING, DESIGN, CONSTRUCTION AND
FINANCING OF THE MAT-SU VALLEY GATEWAY VISITORS CENTER.

WHEREAS, according to the Tourism Infrastructure Needs Study of the borough conducted by the McDowell Group, the total annual value of the tourism industry to the Mat-Su Borough is \$282 million and 4,000 local jobs; and

WHEREAS, the Mat-Su Convention and Visitors Bureau (MSCVB) has recently completed a feasibility study for a Mat-Su Valley Gateway Visitors Center (Center) and the report recommends the proposed location of the Center to be along the Glenn Highway at mile 36 commonly known as the Homestead RV bluff property; and

WHEREAS, in September 2012 MSCVB entered into a Purchase Agreement with the owner of the mile 36 property and the Purchase Agreement contains a September, 2013 expiration clause requiring MSCVB to close the sales transaction on or before the 2013 date or forfeit its right to acquire the property; and

WHEREAS, the Borough Assembly has resolved to support the sale of the current Visitor Center parcel through authorization provided by Matanuska-Susitna Borough Resolution Serial No. 12-006 and directs the proceeds of subject sale be restricted and dedicated to the development of the proposed Center; and

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Assembly reaffirms Matanuska-Susitna Borough Resolutions Serial Nos. 10-077 and 12-006 to "support the implementation of steps in the Mat-Su Valley South Gateway Visitor Center Feasibility Study which explores a partner driven visitor center to showcase the recreational opportunities in the Mat-Su Valley and increase the visitor experience and length of stay, and directs that the funds received from any future sale of the current visitor center parcel be dedicated to the development of the new south Gateway facility"; and

BE IT FURTHER RESOLVED, the Matanuska-Susitna Borough Assembly agrees to permit MSCVB to commence with raising funds to finance the proposed Mat-Su Valley Gateway Visitors Center in collaboration with the Borough Manager and those funds will be dedicated to subject project in a restricted account held by the borough.

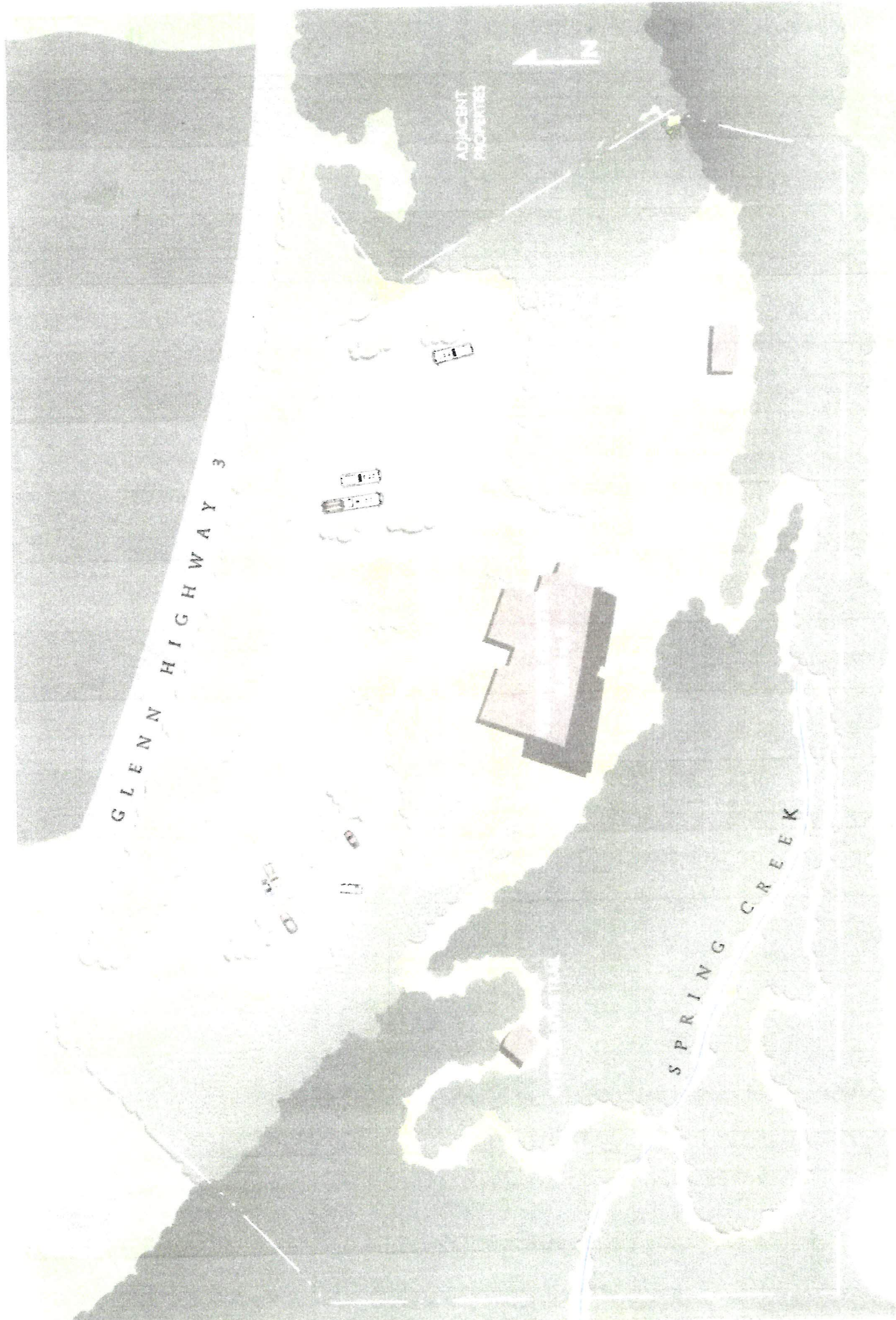
ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of February, 2013.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



GLENN HIGHWAY 3

SPRING CREEK

ADJACENT PROPERTIES

