



City of Palmer

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SPECIAL CITY COUNCIL MEETING
6 P.M. TUESDAY, JANUARY 18, 2011
PALMER CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER

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MAYOR DELENA JOHNSON
COUNCIL MEMBER RICHARD BEST
COUNCIL MEMBER KEVIN BROWN
COUNCIL MEMBER EDNA DEVRIES
COUNCIL MEMBER KEN ERBEY
COUNCIL MEMBER BRAD HANSON
COUNCIL MEMBER KATHRINE VANOVER

CITY ATTORNEY MICHAEL GATTI
CITY CLERK JANETTE BOWER
CITY MANAGER DOUG GRIFFIN

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Audience Participation
- E. New Business
 - 1. Determination of Mayor Johnson's Potential Conflict of Interest Concerning Her Involvement in the Matanuska Maid Property Project
 - 2. Matanuska Maid Property Project
 - a. Committee of the Whole
- F. Adjournment



Douglas B. Griffin
City Manager

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MEMORANDUM

TO: The Honorable Mayor and Members of the Palmer City Council

FROM: Douglas B. Griffin, City Manager

DATE: January 14, 2011

RE: Mat-Maid Block

A preliminary time line for the acquisition of the Mat-Maid Block, a map and photograph are enclosed for your review prior to the January 18 Special Council meeting. Before moving forward on the acquisition plan, I respectfully request direction from the Council on the two following issues.

1. It would be advantageous to hire a consultant as the intermediary point of contact in negotiations with property owners. The multiple owners, potential contamination issues, and level of negotiations that will be involved require the skills of someone with extensive experience in such complex purchases. The names of several qualified persons in the State have been suggested to serve in this capacity. If the Council concurs, the administration will forward an Action Memorandum to enter into a Professional Services Agreement with a representative in February 2011.
2. What priority level should the City of Palmer assign to the voter-approved Mat Maid project in discussions with our legislators? As you know, the State of Alaska, through the Agricultural Revolving Loan Fund (ARLF), owns the largest parcel of the Mat Maid block. The State may potentially be convinced to pass title for this property to the City, in which case the ARLF may need to be reimbursed, possibly resulting in a legislative appropriation to either the City or to the Revolving Loan Fund. This project is not currently on the City of Palmer Capital Projects list, so I am respectfully requesting your feedback as to where the City should assign priority. Knowing this will allow a consistent message as elected officials and City administration members interact with our legislators for the best outcome of the legislative session.

I also suggest that it would be beneficial to have a discussion with legal counsel regarding the confidential context of any negotiations with property owners.

I look forward to our discussion on Tuesday.

Mat Maid Land Acquisition

Recommended Sequence

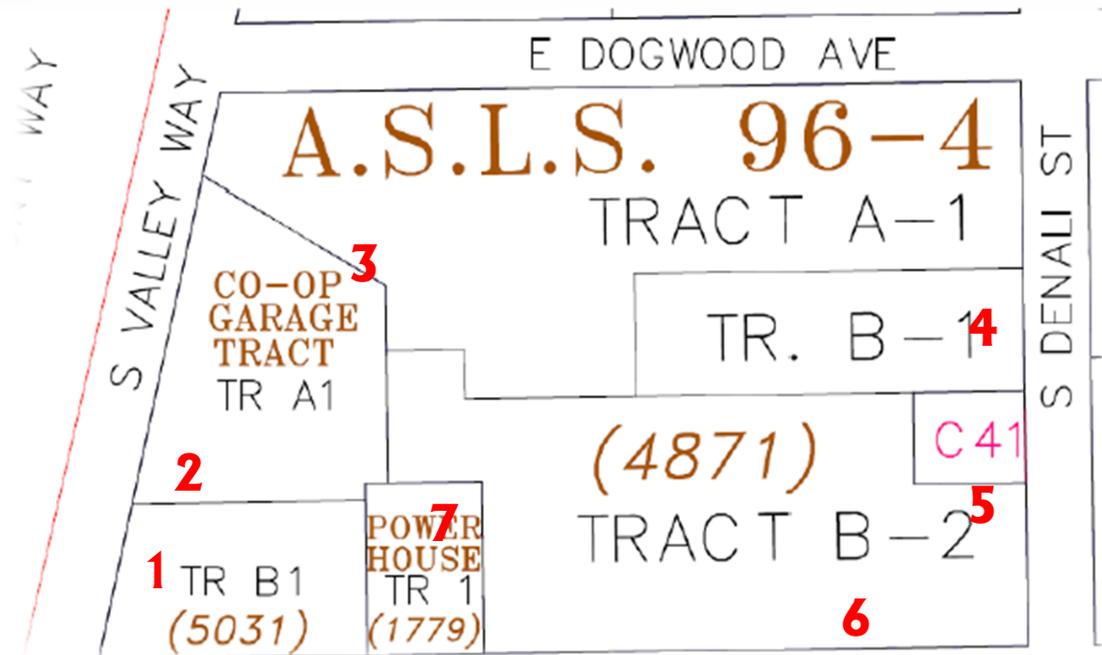
January 2011

*Target
Date*

<p>Consult with State Bond Sale process. →</p>	<p>← Meet with State to discuss what information they have on Mat Maid parcel. [Especially all environmental documents.]</p>	<p>_____</p>
	<p>← Continue lobbying effort with Legislature to acquire Mat-Maid parcel at reduced cost.</p>	
<p>Based on State's advice prepare Bond Sales support documents →</p>	<p>← Hire consultant to update or complete any environmental assessment needed to have full picture of any remediation costs the City might face if property is purchased. [\$80,000 approved by Council.]</p>	<p>_____</p>
	<p>← Based on consultant's report and lobbying effort, Council makes decision to purchase/not purchase parcels in Mat Maid block.</p>	<p>_____</p>
<p>Council votes <u>not to</u> purchase land</p>	<p>Council <u>votes to purchase</u> land</p>	
<p>Inform State that Palmer will not be participating in Bond sale →</p>	<p>← State sells Bonds, informs City funds are available.</p>	<p>_____</p>
	<p>← -Acquire the State owned parcel.</p>	<p>_____</p>
	<p>← Hire appraiser to prepare current appraisals on privately owned parcels. [Funds may come from \$80,000 approved by Council.]</p>	<p>_____</p>
	<p>← Negotiate with private landowners.</p>	<p>_____</p>
	<p>← Purchase private parcels.</p>	<p>_____</p>
	<p>← Create plan for development of property.</p>	<p>_____</p>

Mat-Maid Block 2011

Palmer Alaska



Property Owners

- 1 – Jeffrey Johnson
- 2 – Crowley Petroleum
- 3 – State of Alaska – Agricultural Revolving Loan Fund

- 4 – KHL, Inc.
- 5 – David and Sharon Ausdahl
- 6 – William Ingaldson
- 7 – Palmer Arts Council