

Attachment(s):

- Potential partnership Land, Water Conservation Grant Public Acquisition (1)
- Potential partnership Land, Water Conservation Grant Public Acquisition (2)
- Lot B5
- Lot B6
- River bank slopes
- Photographs: (32) panoramic of river; (2) industrial; (12) gate access;(64) pathway;(58) sand bar;(54) eagle's nest; (16) industrial use
- Letter, Stantec to City of Palmer, October 29, 2014 Proposal

Summary statement:

The City has been asked for interest in acquiring property along both sides of the Old Glenn Highway adjacent to the Borough Matanuska River Park.

- The three subject parcels are located within City limits and include approximately 21 acres.
- The parcels are owned by the Kopperud family and are assessed at \$170,000
- The property is zoned as industrial
- One of the parcels was used as an impromptu community dump prior to statehood. The majority of trash has been removed from the site.
- The river bed parcel includes an eagle (protected species) nest
- Potential uses for the property include: recreational or guide access to the river; trail connection between River Park and Old Glenn Highway Trail; limited ATV recreational area and access to the river; birding area; rock climbing

This acquisition is supported in the Palmer Parks, Trails and Recreational Fields Master Plan (2011), specifically in these excerpts: "Palmer parks and trails connect our community." (page 8), "Major attractions in the City that should be connected include the Matanuska River." (page 14), "Consider developing natural surface trails along the Matanuska River, from the Palmer Golf Course northwards to the Matanuska River Park, or within some segments therein." (page 55), Primary Priorities: "Multi-use trails to enhance connectivity within the community; Multi-use trails that connect to regional trails outside the community." (page 49), and Secondary Priorities: "Improve existing and develop new river / creek access areas." (page 49).

The Palmer Comprehensive Plan (2006) also supports potential uses of the subject property:

- to take advantage of the Palmer distinctive history and character as an "economic engine" to draw visitors, to retain and attract residents, and support local businesses, "capitalize on character." (p. 3-2), "Encourage High Quality, Attractive Development with Ready Access to Parks and Green Space." (p. 3-3)
- Encourage new attractions to draw people off the Glenn Highway. "We need new businesses, more things for people to do." (p. 3-3)
- "Improve the major gateway entry points to downtown, to create a better sense of arrival and better brand for the community." (p. 6-20)
- "Support efforts to improve community attractions, including cultural facilities, trails and access to open space. Improve linkages between attractions." (p.7-5)
- "Enhance area-wide recreational trail systems. Improve connections between residential areas, downtown, schools, institutional areas, recreation areas."(page 8-5)

Funding:

- Palmer City Capital Budget
 1. Park Improvements (08-01-10-7038) \$ 61,291
 2. Undesignated Capital Funds \$ 137,000
- Grants
 1. Land and Water Conservation Fund (LWCF)

To conserve irreplaceable lands and improve outdoor recreation opportunities throughout the nation.

 - A. Up to 50% matching assistance for land acquisition. Developed by the National Park Service, administered by the State of Alaska Division of Parks
 - B. Eligibility: State, regional, or local governments. One application per sponsor
 - C. Amount Available: For this grant cycle accepting requests of no less than \$25,000 and no more than \$125,000
 - D. Application Deadline: 5:00pm, Friday, December 5, 2014.
 2. Other potential funding partners (not yet contacted) include MatSu Trails and Park Foundation, Mat-Su Health and Great Land Trust.

An offer was made by Stantec, an international professional services company in planning, engineering, environmental sciences and project management with 14,000 global employees, who introduced the potential purchase of the Kopperud parcels to the City. Stantec has offered to prepare an application for \$2500 - \$4500 (refer to attached letter)

Administration recommendation: Approve action memorandum 14-078.

Potential Partnership: Land, Water, Conservation Grant Public Acquisition



Noel, Leif, Ross & Karl
Kopperud Matanuska River
parcels under joint ownership

TOTAL AREA: ≈ 20 ACRES

TOTAL VALUE*: ≈ \$170,500

1 Northwest Parcel

Size: 2.29 Acres

Address: 3345 N Old Glenn Hwy.

Legal: T18N R2E Section 34 Lot B6

Approximate Cost*: \$45,800

2 Northeast Parcel

Size: 2.27 Acres

Address: 3357 N Old Glenn Hwy.

Legal: T18N R2E Section 34 Lot B5

Approximate Cost*: \$14,964

3 South Parcel

Size: 16.12 Acres

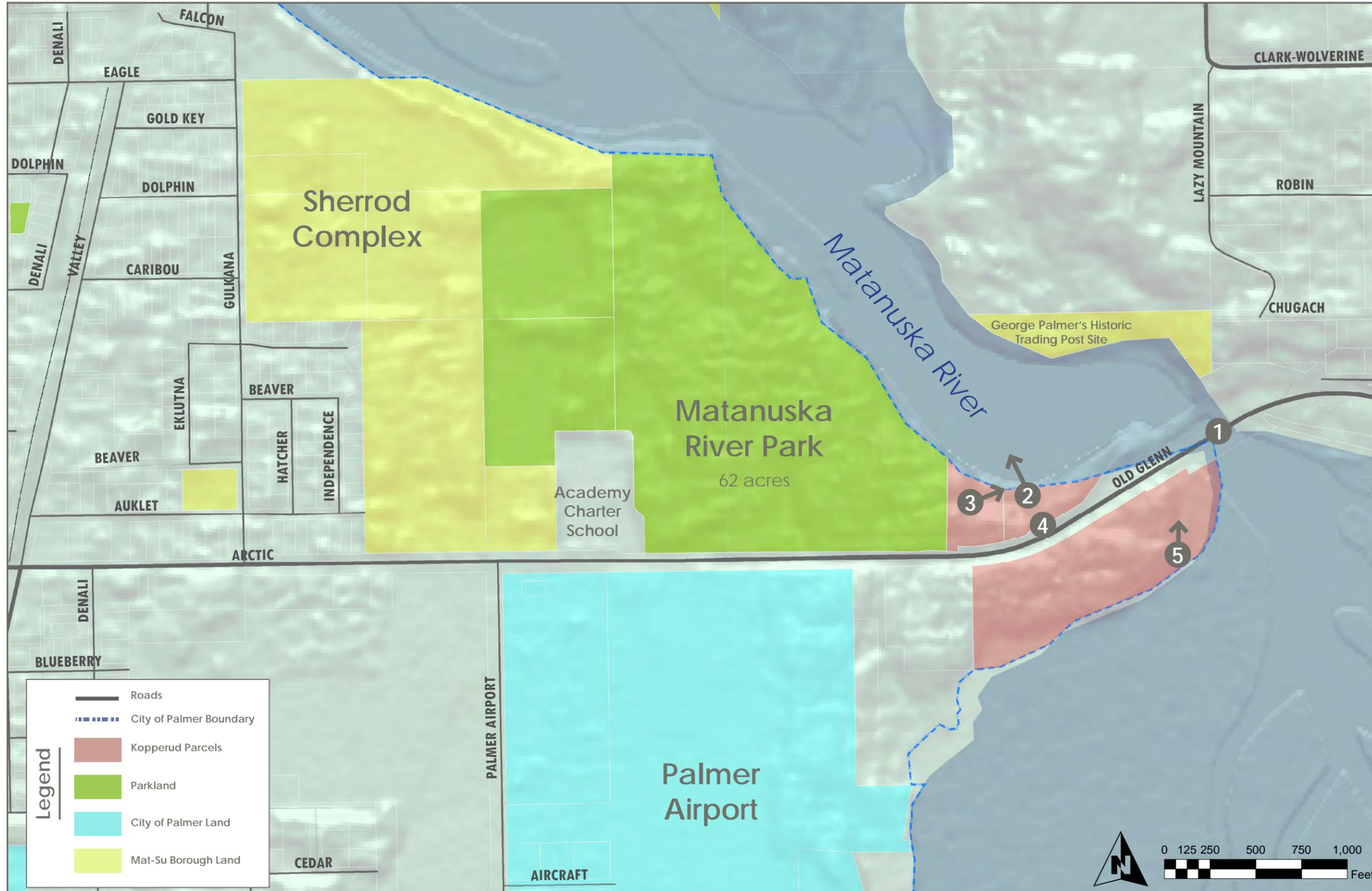
Address: 3357 N Old Glenn Hwy.

Legal: T18N R2E Section 34 Lot B5

Approximate Cost*: \$109,736

*2014 Mat Su Borough Tax Assessment Value; this cost may be adjusted to reflect new information, or potentially lowered for a partial community donation, similar to Matanuska River Park.

Potential Partnership: Land, Water, Conservation Grant Public Acquisition



1 George Palmer Bridge, Mat River



2 View east from property



3 View north from property



4 Road access off Old Glenn/Arctic



5 Forest/River/Gravel Access

Potential Partnership: Land, Water, Conservation Grant Public Acquisition



1 View from Matanuska River gravel bar towards the George Palmer Bridge (left) and the Kopperud's northern parcels (right)

Proposed North Parcel Acquisition Goals:

- 1) Protect water quality, salmon habitat, and public river access through community acquisition of industrially zoned land.
- 2) Restore the historic site's natural character with a focus on pedestrian river access, regional trail connectivity, and providing a gateway scenic attraction.

Proposed Southern Parcel Acquisition Goals:

- 1) Protect water quality, salmon habitat, and public river access through community acquisition of industrially zoned land.
- 2) Retain a 330' natural buffer on the shoreline while expanding day-use parking capacity near the highway in support of Matanuska River, floodplain, and trail/path links.

Supporting Language in Adopted City and Borough Plans

City of Palmer Plans

Parks, Trails and Recreational Fields Master Plan (2011)

Vision Statement of Palmer Parks, Trails and Recreation: "Palmer parks and trails connect our community." (page 8)

"Major attractions in the City that should be connected include the Matanuska River." (page 14)

"Consider developing natural surface trails along the Matanuska River, from the Palmer Golf Course northwards to the Matanuska River Park, or within some segments therein." (page 55)

Primary Priorities: "Multi-use trails to enhance connectivity within the community; Multi-use trails that connect to regional trails outside the community." (page 49)

Secondary Priorities: "Improve existing and develop new river / creek access areas." (page 49)

Comprehensive Plan (2006)

Take advantage of Palmer's distinctive history and character as an "economic engine" to draw visitors, to retain and attract residents, and support local businesses, "capitalize on character." (page 3-2)

"Encourage High Quality, Attractive Development with Ready Access to Parks and Green Space." (page 3-3)

Encourage new attractions to draw people off the Glenn Highway. "We need new businesses, more things for people to do." (page 3-3)

"Improve the major gateway entry points to downtown, to create a better sense of arrival and better brand for the community." (page 6-20)

"Support efforts to improve community attractions, including cultural facilities, trails and access to open space. Improve linkages between attractions." (page 7-5)

"Enhance area-wide recreational trail systems. Improve connections between residential areas, downtown, schools, institutional areas, recreation areas." (page 8-5)

Mat-Su Borough Plans

Matanuska River Management Plan (2010)

"Develop recreation access and opportunities throughout the river corridor." (Goal 5, page 55)

Matanuska River Park Master Plan (2013)

"Options are considered for extending the public riverfront experience up and down stream."

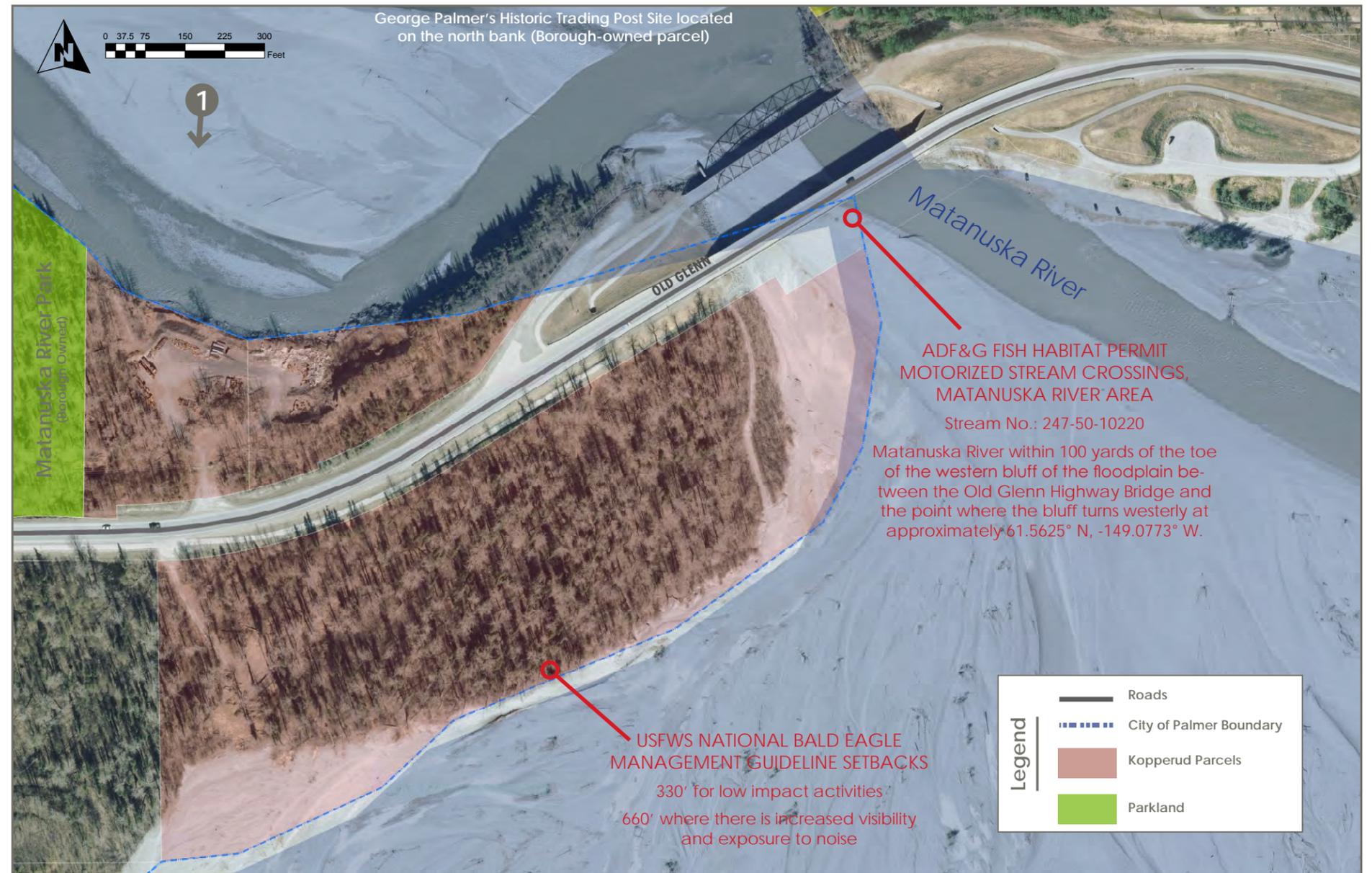
"Potential waterfront private parcel acquisitions and/or easements are explored to provide public access and/or extend the riverfront trail."

"As the regional population grows, the potential for creating a public riverfront attraction is explored . . . takes full advantage of the site views, and attracts residents and visitors."

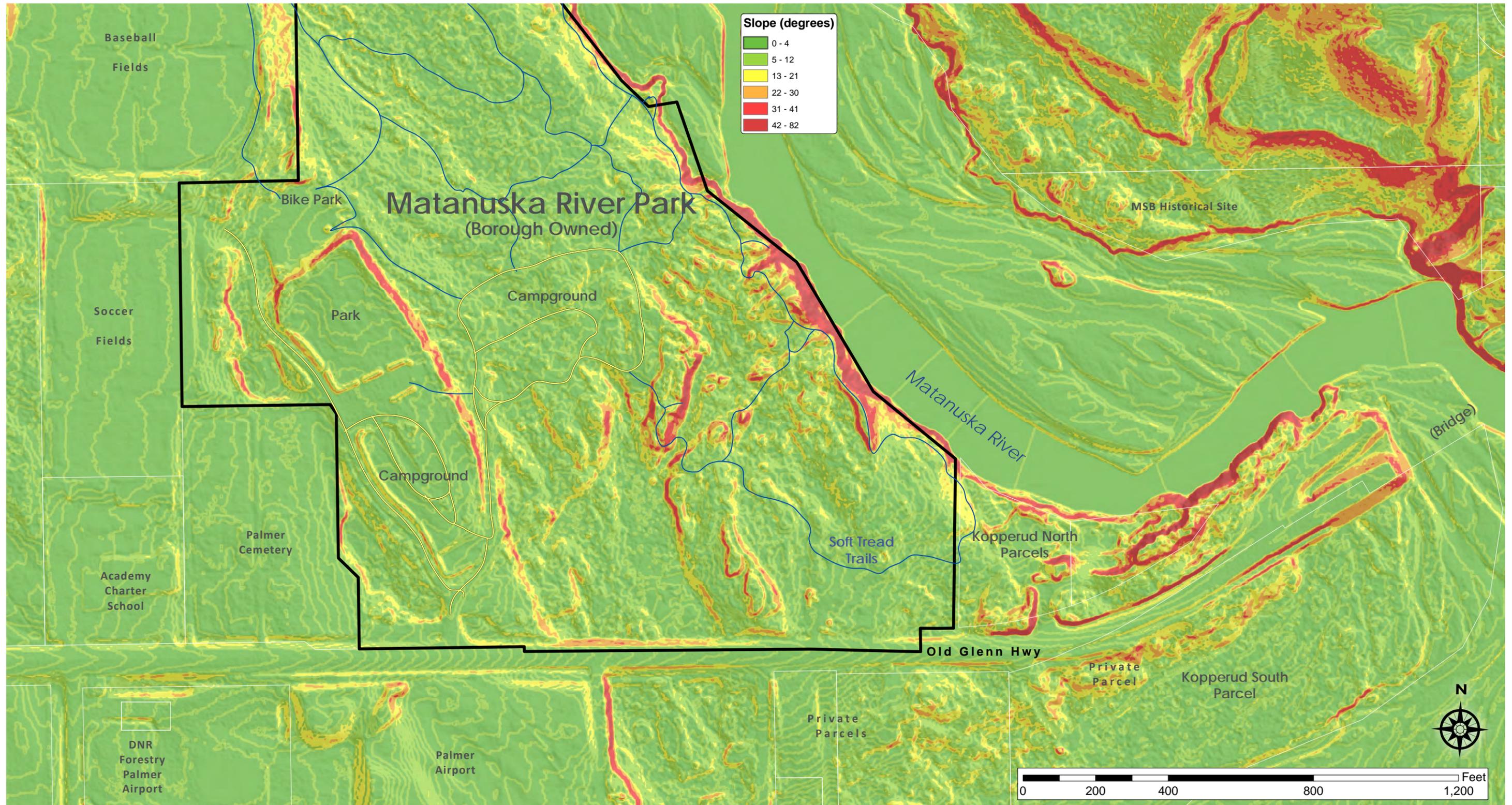
"Engage residents in appreciating Palmer's historical river connections, including the Dena'ina and Ahtna trade route between the interior and saltwater, and George Palmer's trading post across the river through river access and interpretation."

Parks and Open Space Plan

"Protect and preserve natural resource areas." (Goal P-2)

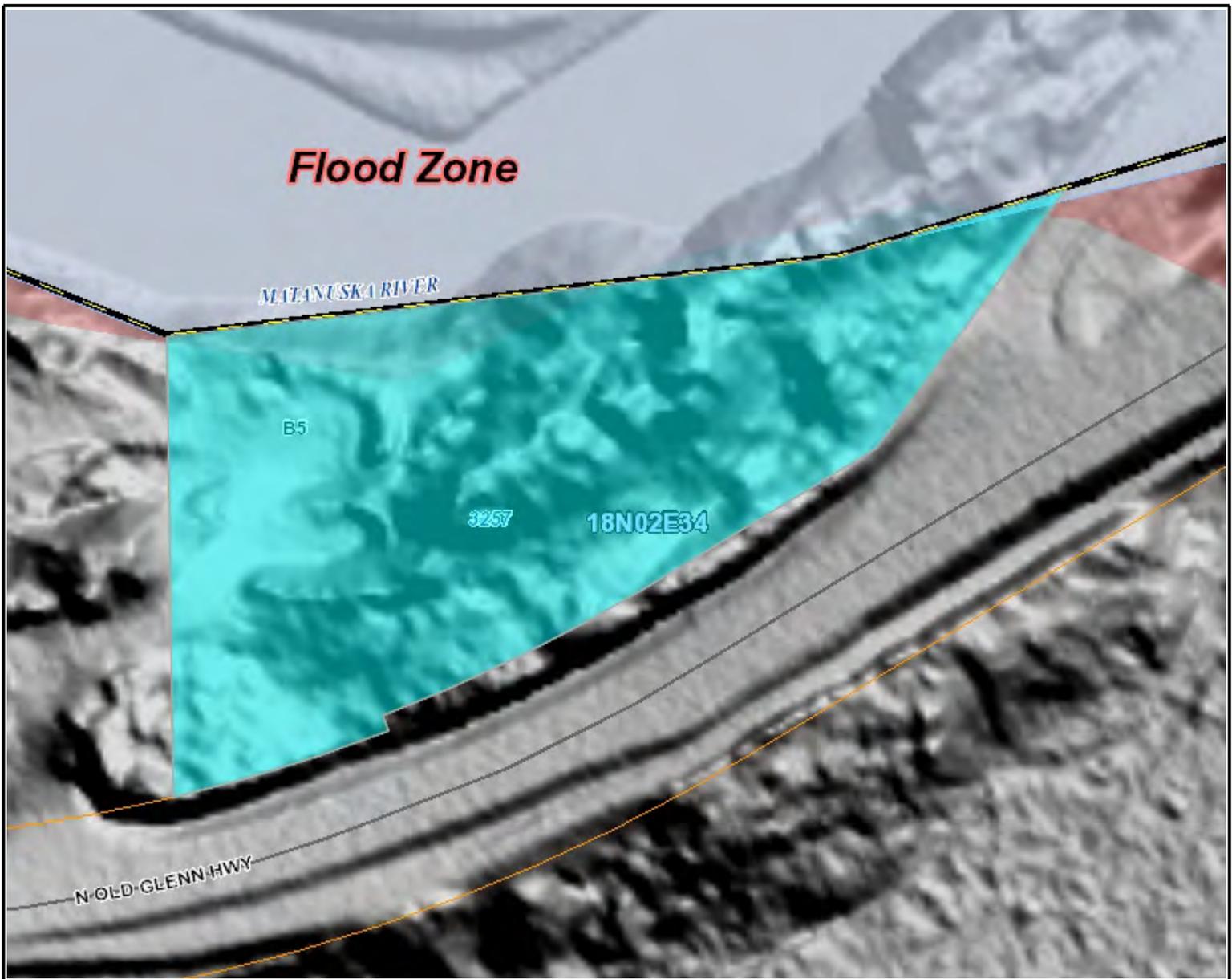


Potential Partnership: Land, Water, Conservation Grant Public Acquisition





Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 18N02E34B005

Owner(s): KOPPERUD NOEL H & LEIF L
KOPPERUD ROSS A & KARL L

General Owner: PRIVATE

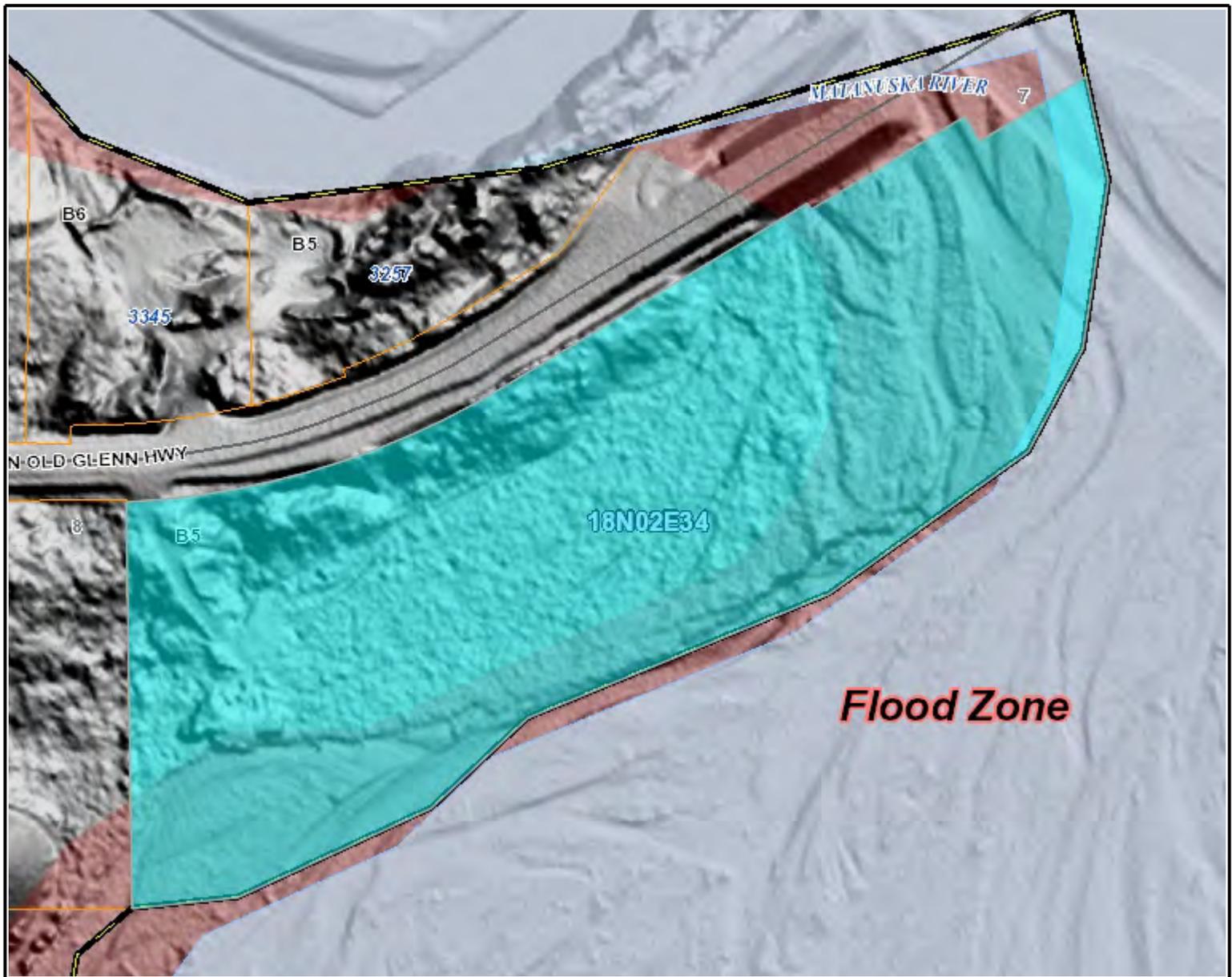
Legal Description: TOWNSHIP 18N RANGE 2E SECTION 34 LOT B5



Parcel location within Matanuska-Susitna Borough



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 18N02E34B005

Owner(s): KOPPERUD NOEL H & LEIF L
KOPPERUD ROSS A & KARL L

General Owner: PRIVATE

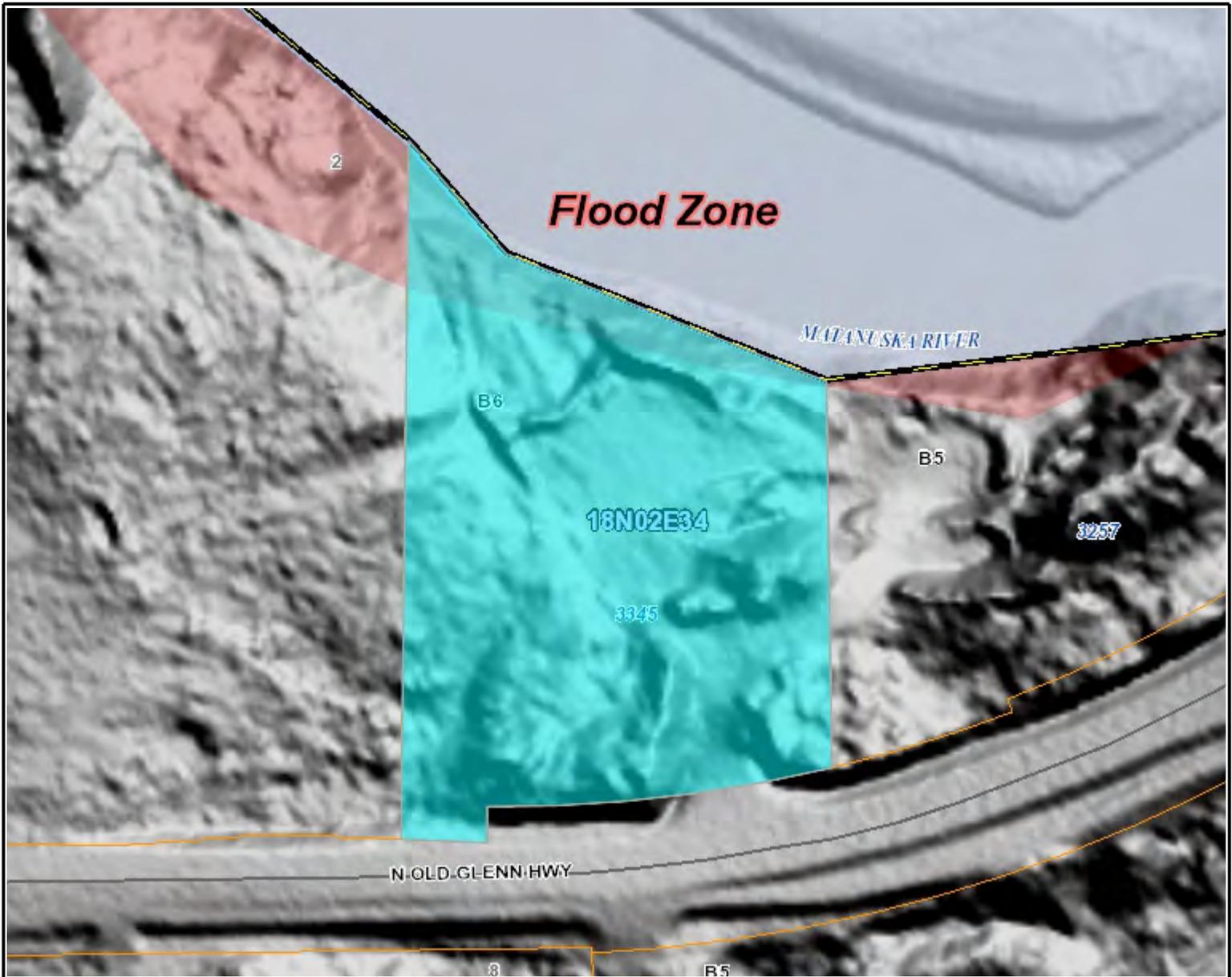
Legal Description: TOWNSHIP 18N RANGE 2E SECTION 34 LOT B5



Parcel location within Matanuska-Susitna Borough



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 18N02E34B006

Owner(s): KOPPERUD NOEL H & LEIF L
KOPPERUD ROSS A & KARL L

General Owner: PRIVATE

Legal Description: TOWNSHIP 18N RANGE 2E SECTION 34 LOT B6

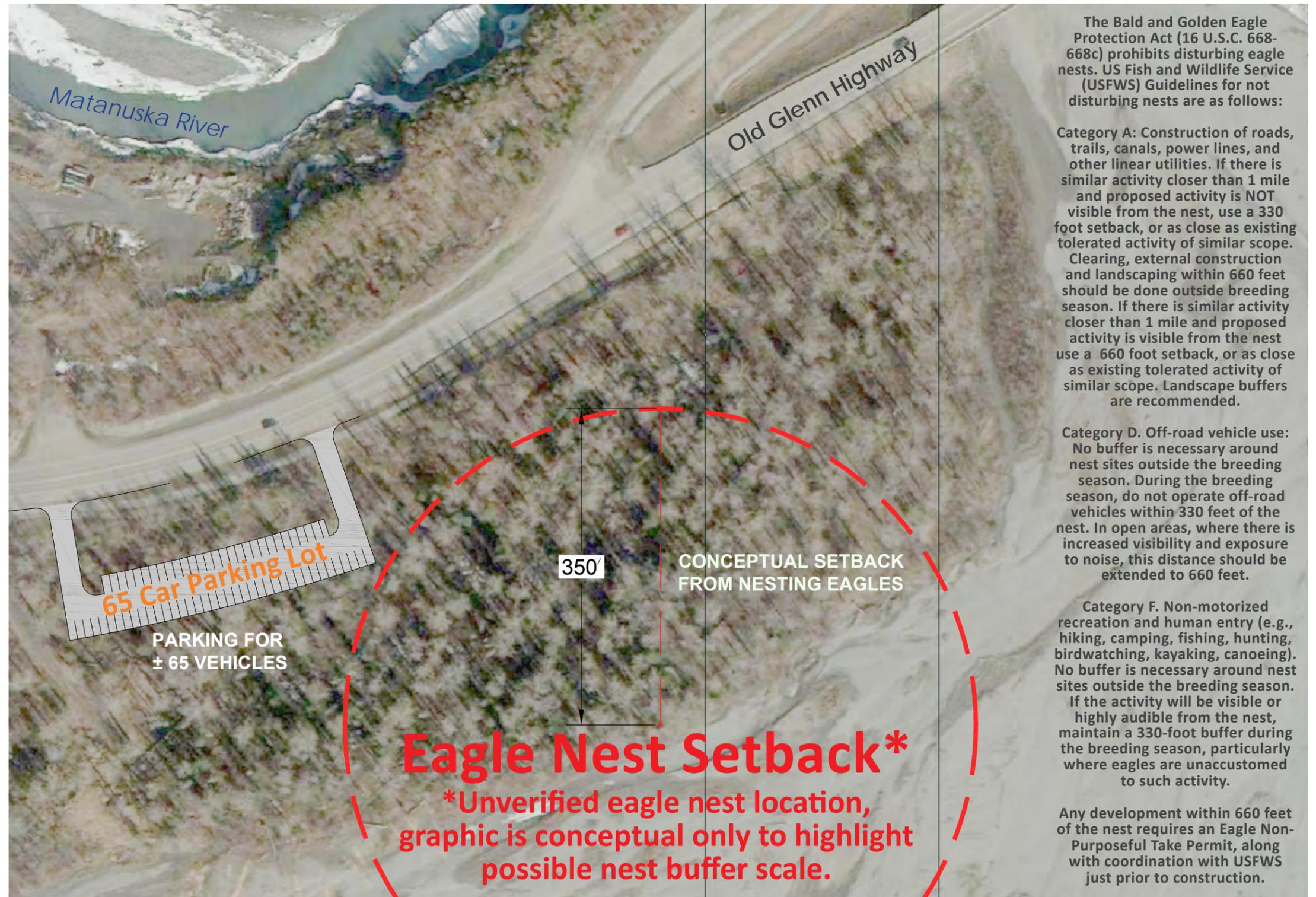


Parcel location within Matanuska-Susitna Borough

Potential Partnership: Land, Water, Conservation Grant Public Acquisition



This large eagle's nest is located on the southern side of the Kopperud parcel, along the riverbank.



















Stantec Consulting
2515 A Street, Anchorage AK 99503-2709

October 29, 2014

City of Palmer
Attn: Joe A. Hannan, City Manager
231 W. Evergreen Avenue
Palmer, AK 99645-6952

Dear Mr. Hannan and City of Palmer,

The purpose of this proposal is to outline how we can assist you in acquiring private property and developing the site for public recreation access along the Matanuska River. Below explains the Land and Water Conservation Fund program, our proposed scope of work, schedule, and fee.

Funding Overview: The Kopperud Family has expressed interest in selling their parcels flanking both sides of the Old Glenn Highway by the George Palmer Bridge and Matanuska River Park to the City to preserve the property for public enjoyment. The property, however, is zoned industrial and the Kopperud Family has already received an offer for the property. Fortunately, it is to your advantage that there is an urgency to acquire the site and protect it for future generations.

This is because the Land and Water Conservation Fund (LWCF) administered by the State of Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation has favorably funded property acquisition and development projects that support the development of public outdoor recreational facilities. Without going into all details of the application and your project, know that this project aligns impeccably well with the priorities of the funding agency. Basic details of the program are as follows:

Amount available: Up to \$125,000
Match Required: At least 50% match of non-federal funding
Deadline: 5:00 PM on Friday, December 5, 2014 for the preliminary application
Timeline: February 3-4, 2015 - The Outdoor Recreation Trails Advisory Board meets to formally discuss the proposals and make recommendations for ranking and funding. The State Parks Director has the final authority to accept or change the recommendations. Mid-February applicants are notified of the outcome. If successful, applicants are invited to complete the full Federal application.

Though the December 5th deadline is rapidly approaching, we are confident our staff and the City can prepare and submit a preliminary application to LWCF. The real "heavy-lifting" will come with submitting the full application in the Spring of 2015 to meet the requirements of receiving federal funding.

Considering how extensive the final application is, we suggest that you pursue funding for both acquisition and development funding, but if the City prefers to phase the project, that can be



October 29, 2014

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done as well. We also suggest the City and Land Owner consider an Option Agreement to 'tie-up' the property for one or two years so it's not sold while Palmer pursues funding.

The City does not have to have 50% local match in-hand by December 5th but instead only needs to show letters of commitment, resolutions or other assurances that show funding will be available contingent on receiving LWCF funding. This provides an opportunity to cultivate funding partnerships with the Great Land Trust, Mat Su Trails and Parks Foundation, Mat-Su Health Foundation, or others to help lower the percent of local match the City of Palmer would have to pay. Other ideas for raising match funding could include using a portion of the Bed Tax since the project has visitor recreation benefit as well.

Proposed Scope: Our proposal is to prepare a Land and Water Conservation Fund preliminary application by December 5th, 2014. The activities to be performed by Stantec as part of this application will include:

- Meet with City and pertinent stakeholders to discuss scope for project proposal (i.e. phasing the project or doing all in one application) and sources for 50% match funding;
- Write the narrative for the application from information provided by City of Palmer staff, Matanuska River Plan, Kopperud Family, and other information sources;
- Work closely with Jean Ayers, Grants Administrator of the Department of Natural Resources to provide guidance and review;
- Assist the City with solicitation of letters of support from relevant partners and stakeholders; and
- Assemble and submit the final application on behalf of the City.

If the application is successful, we will work with you to develop a new agreement for assisting with the final application. The submittals required for the final application are as follows:

- Certification: Signed, Dated, and Notarized
- Resolution Authorizing the Application
- Legal Opinion
- Project Summary
- Operations and Maintenance: Annual Costs
- Proposal Description and Environmental Screening Form (PDESf)
- Environmental Screening
- Acquisition History
- Office of History and Archaeology: Section 106 Consultation
- Required Coordination and State or Federal Permitting
- SCORP and Other Local Documents
- Section 504: Self-Evaluation and Transition Plan



Schedule:

- November 11, 2014 Finalize agreement between Palmer and Stantec Consulting Ltd.
- November 20, 2014 Submit first draft of project narrative, budget, maps, future development plan, and land information to project team and LWCF Grants Coordinator, Jean Ayers, for review.
- December 1, 2014 Finalize application. Submit to Authorized Representative for Signature.
- December 2, 2014 Submit final application.

Cost and Terms and Conditions of Agreement: We have multiple contract methods for moving projects like this forward to achieve a win-win private public investment. Below are two approaches that we have found to work well when supporting communities in securing grants:

- 1) Discounted, upfront flat fee:
 - Stantec cost, time and materials: \$4,500
 - City of Palmer cost, FY 2014: \$2,500
 - Assumption: This project will cost Stantec \$4,500, but we are willing to sustain a loss if we are selected to help you with the technical components of the final application in Spring of 2015. We will propose a new scope of work, schedule, and fee when the City is notified in mid-February to move forward with a final application.

- 2) Deferred flat fee until successful pre-qualification:
 - a. Stantec cost, time and materials: \$4,500
 - b. City of Palmer cost, FY 2015: \$4,500
 - c. Assumption: The City will only pay for Stantec's professional services if and when the City is notified of pre-qualification in mid-February. If Palmer is prequalified, Stantec will be reimbursed for the initial application cost and will negotiate a new fee proposal to support producing the final application and performing the scope of work required for a final Federal application.

The following conditions would apply to Stantec's assistance in either situation:

- 1) In the event that the City of Palmer terminates the grant application process prior to the application deadline, Stantec will be compensated for labor and expenses incurred in preparing the applications, up to, but not to exceed the amount of \$2,500.
- 2) In the event that Palmer withdraws the application after the date of submittal, but prior to the announcement of awards, or in event that the Palmer is awarded the grant, but unable to execute a cooperative agreement with LWCF, Stantec will be compensated for the success fee in full (\$4,500).
- 3) In the event that the grant application is not successful as part of the Fiscal Year 2014 Grant Competition, Stantec will be provided the opportunity to schedule and participate in debriefing with LWCF where the application could be improved and to revise and resubmit the application on behalf of Palmer as part of the next competition cycle.



October 29, 2014

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- 4) In the event Stantec fails to submit a complete grant application for the grant by the application deadline, Palmer will not owe Stantec any application fees.

If the City needs to pursue another approach, let us know and we can work towards a solution that works for everyone. If the City approves of one of these fee methods, please let us know and we will provide a final scope letter and agreement. Due to the fast turnaround of the grant, contracting through a signed letter will be needed by November 11, 2014.

Concluding Thoughts: From a funding perspective, the hardest part of getting a project off the ground is usually finding a funding agency to be the first to commit and support you. The feedback we have received from the Department of Natural Resources has been very positive and we're excited to get other funding agencies and partners on-board for financial support as well. We're eager to develop a long-term relationship with you to not only bring this project through the grand opening but to help with other community needs. Thank you for inviting us to submit this proposal.

Please feel free to contact me with questions at 907- 352-7813 or sara.doyle@stantec.com.

Sincerely,

Stantec Consulting, Inc.

A handwritten signature in blue ink, appearing to read 'Sara Doyle'.

Sara Doyle
Project Manager