

# *Mat-Su Borough Development Update*



Matanuska-Susitna  
Borough

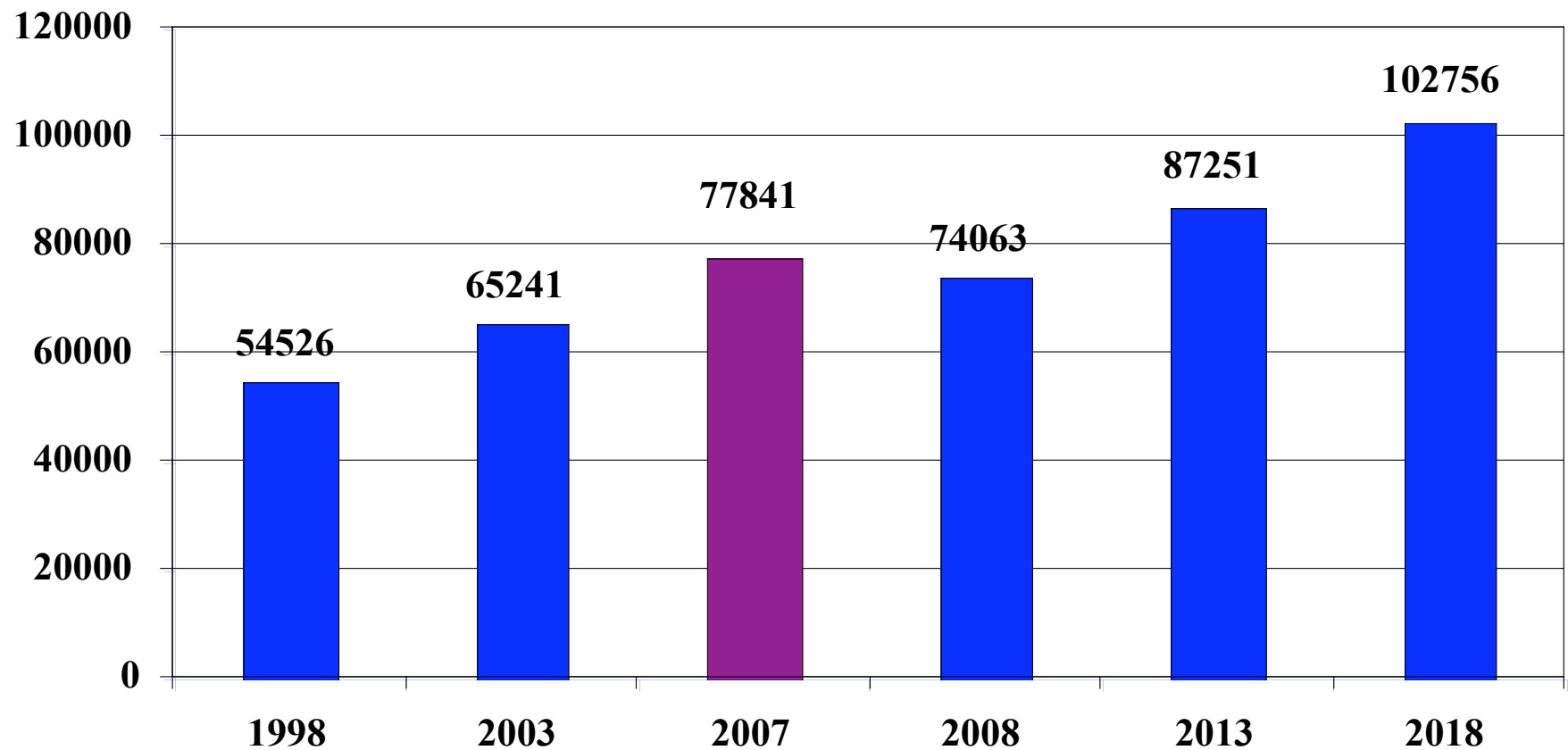
May, 2007



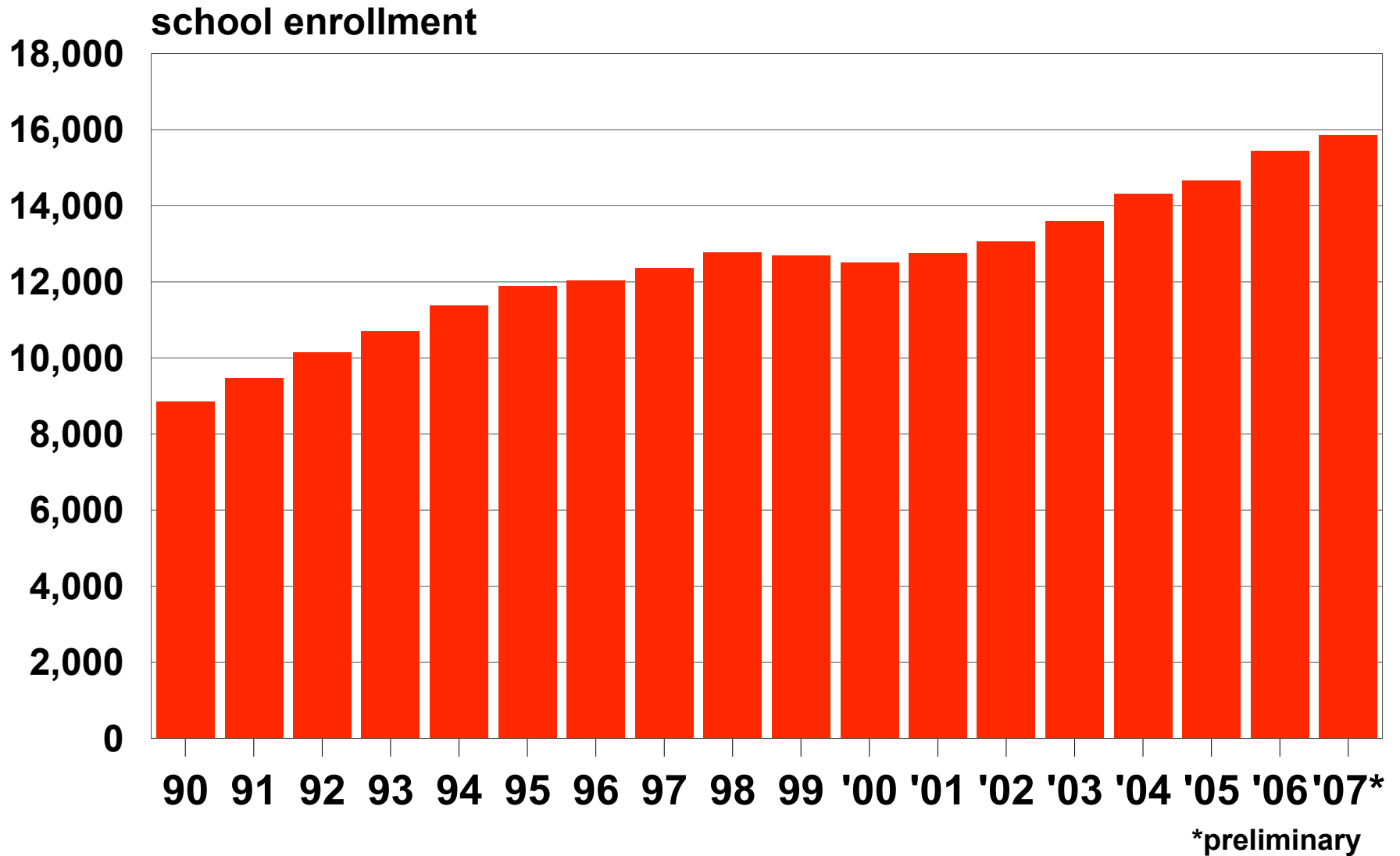
# Topics

- Indicators
- Economic Development

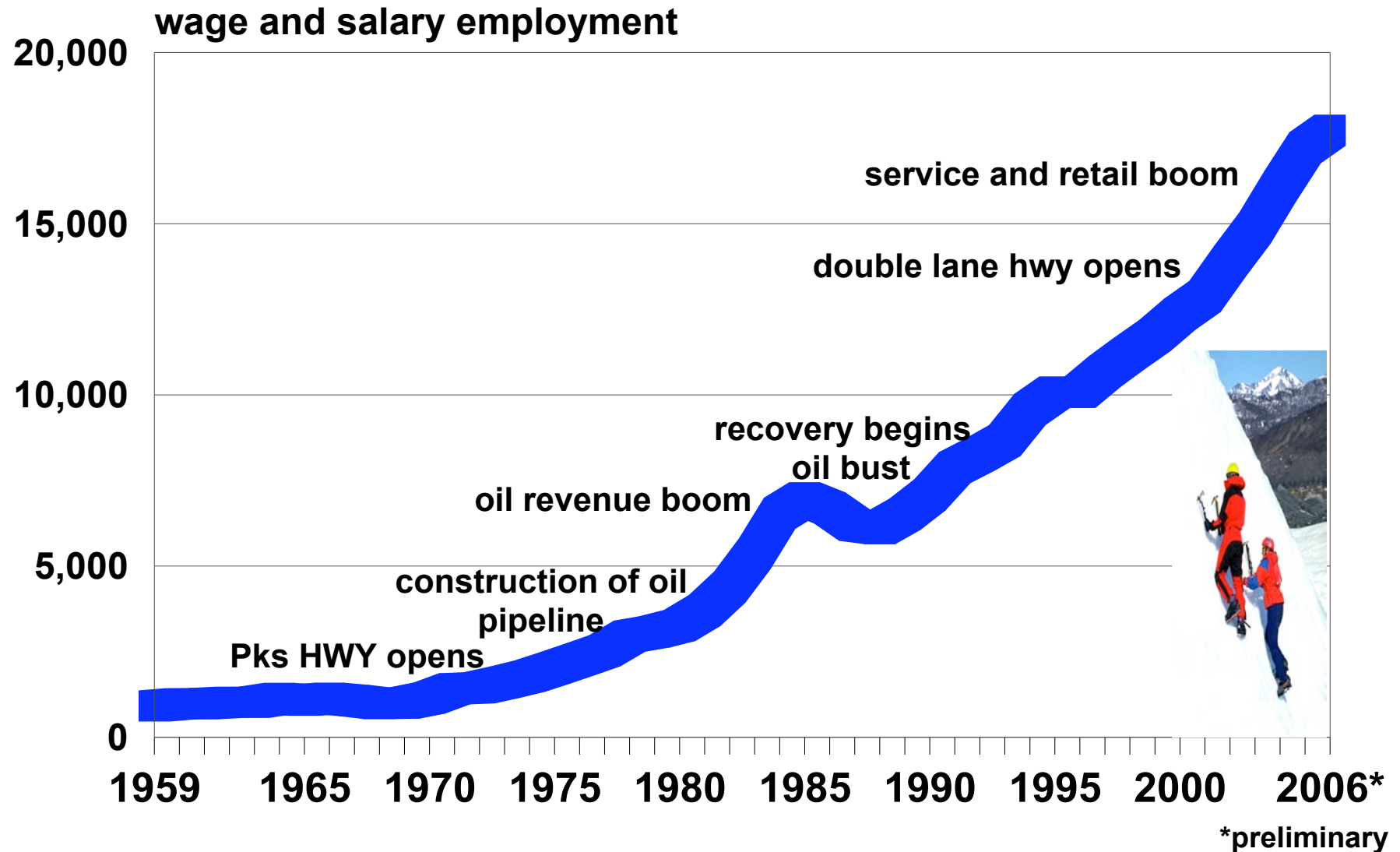
# Trends-Population Forecasts



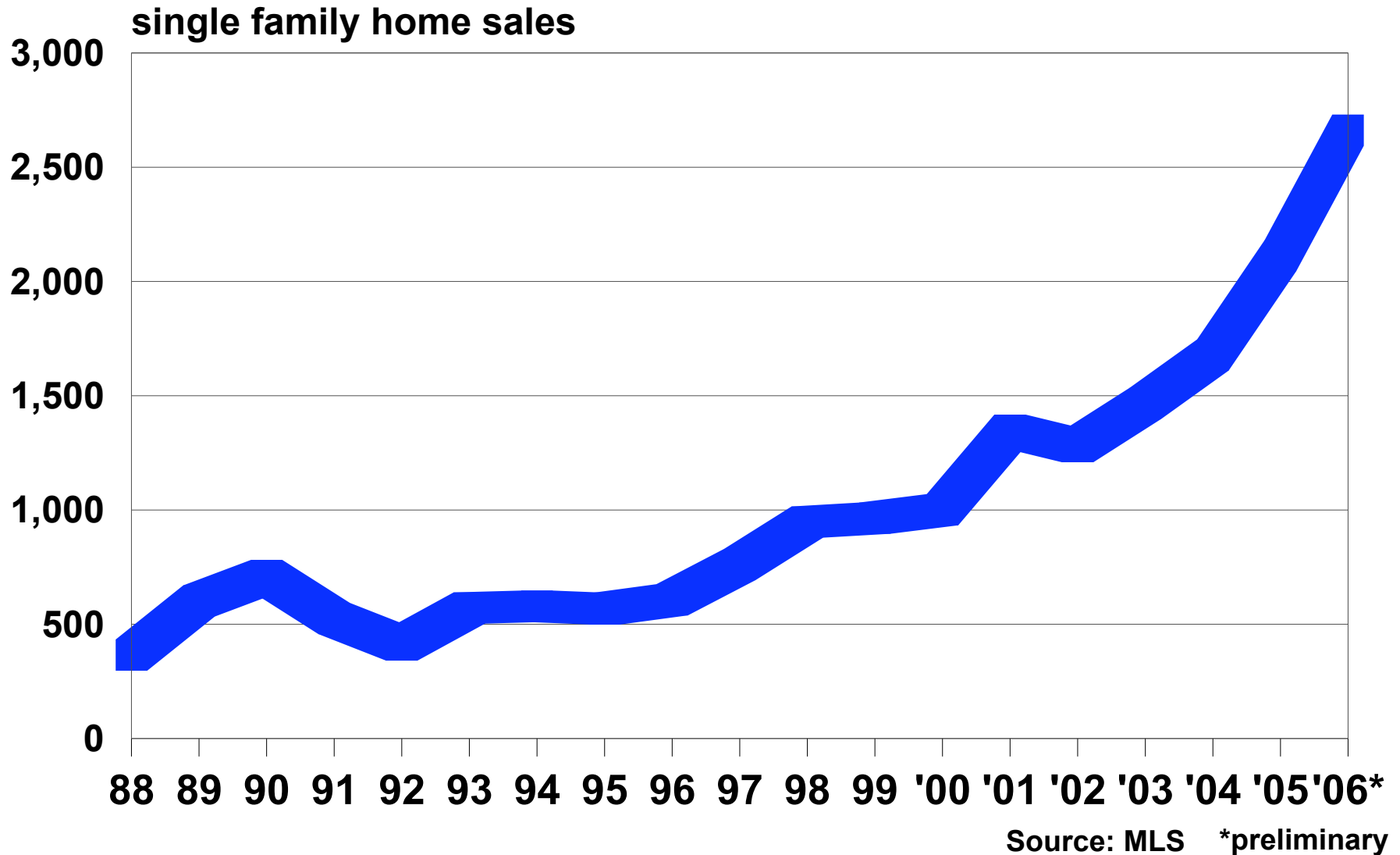
# The Valley Is One Of Few Places Where School Enrollment Keeps Climbing-But More Slowly



# A Decade Of Uninterrupted Economic Growth In The Valley

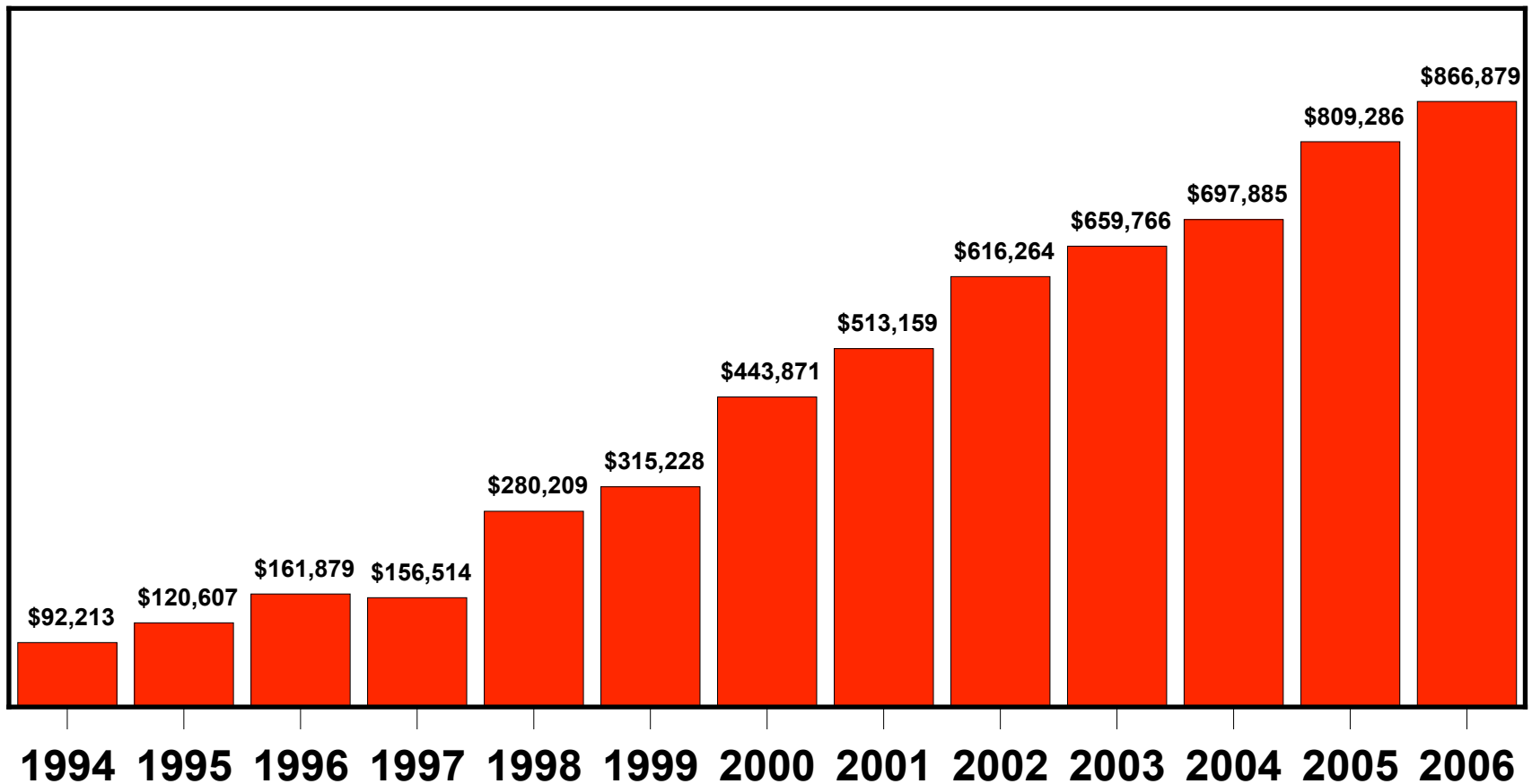


# Single Family Homes Sold In The Mat-Su Valley



# Hotel Activity Soars In The Valley

bed tax revenues



Source: MatSu Convention and Visitors Bureau.

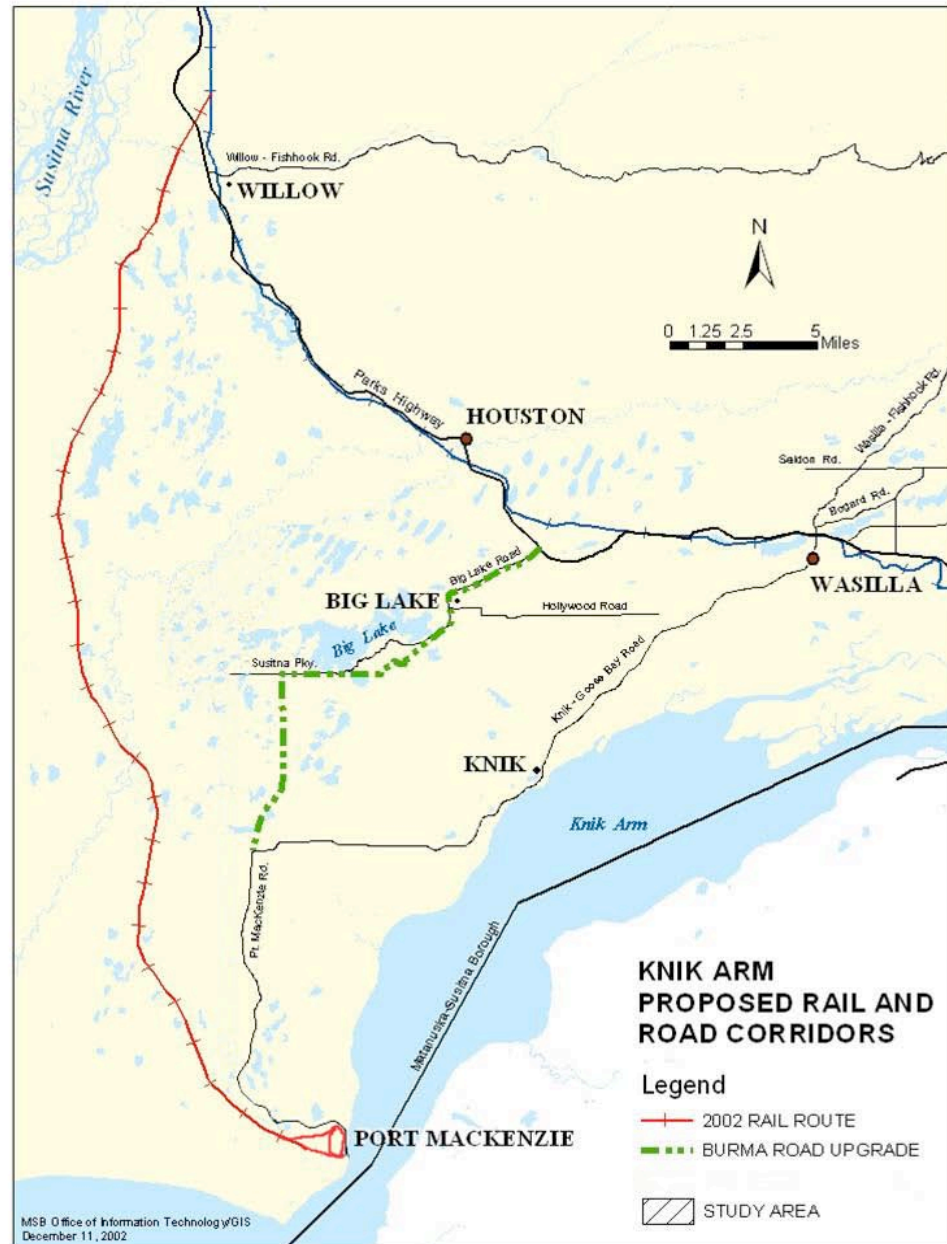


# Port MacKenzie



Gateway to  
Interior and Southcentral Alaska

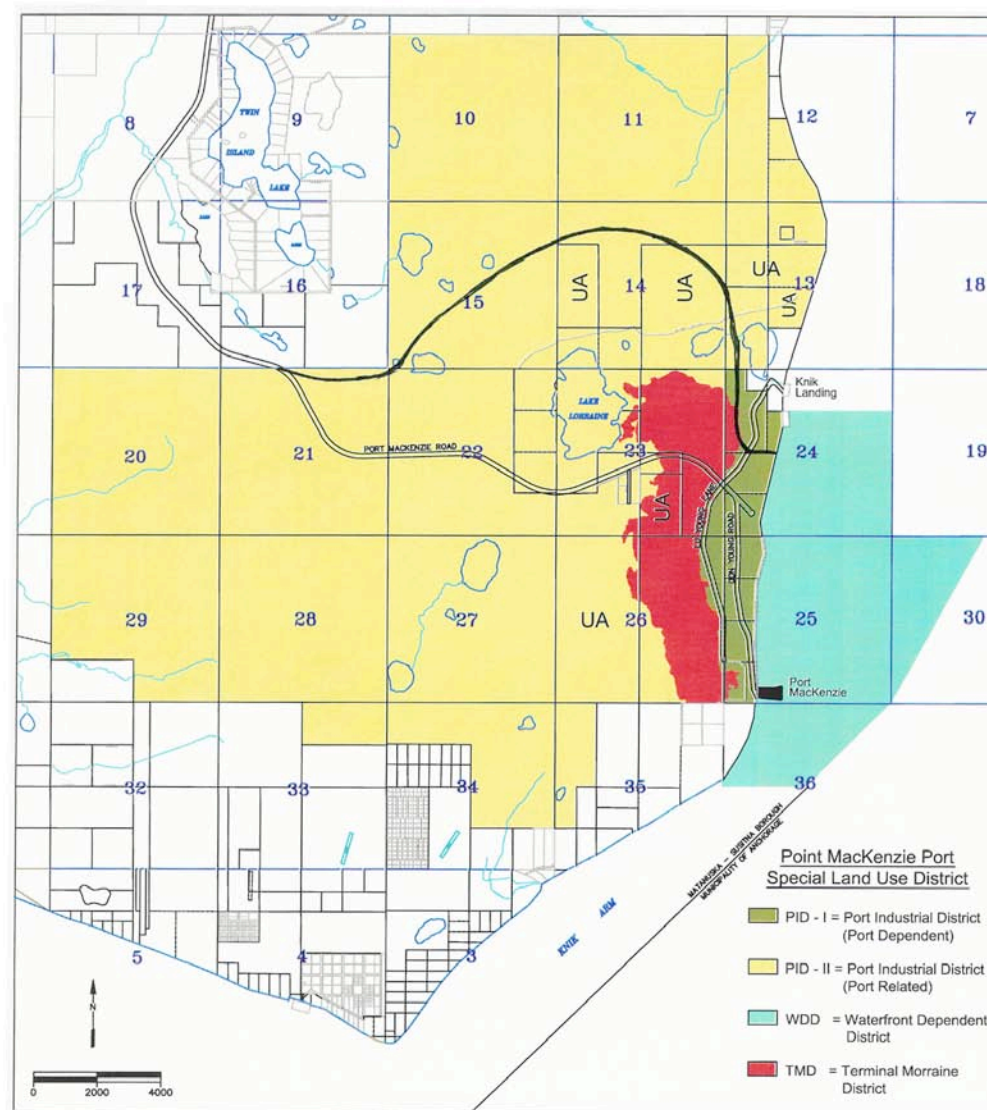
# PORT MACKENZIE LOCATION



# PORT DISTRICT

**8,940 Acres**  
**Commercial and Industrial Development**

**1,130 Acres**  
**Borough Owned Tidelands**



This is to certify that this is the official Point MacKenzie Port Special Land Use District adopted by Ordinance Serial No. 00-154. Revised by Ordinance Serial No. 02-208.

TIMOTHY L. ANDERSON, Borough Mayor

ATTEST:

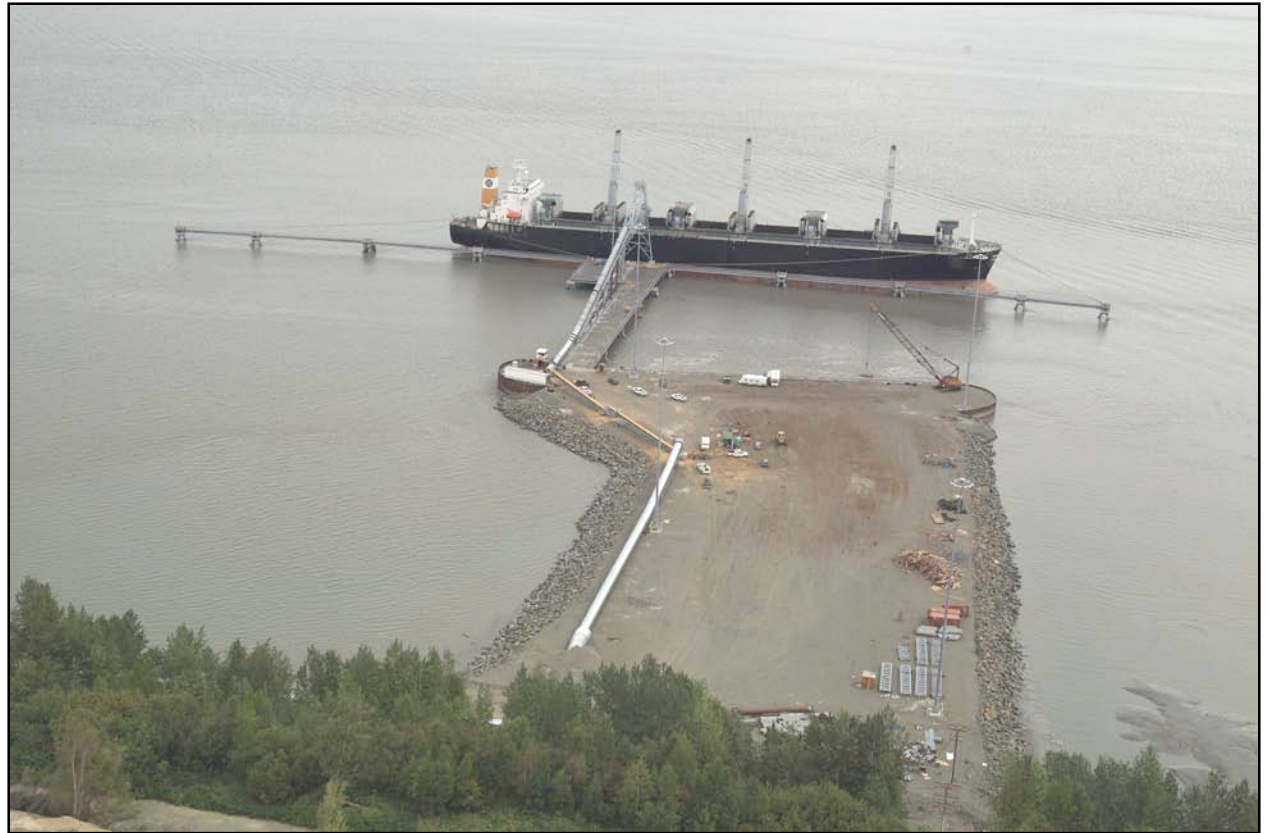
SANDRA A. DILLON, Borough Clerk

This map is solely for informational purposes only. 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. To view the full disclaimer and policies related to this map, please refer to <http://www.mackenzie.ca/2008/02/10/02-208/> or contact the Mackenzie-Southwest Borough GIS Section at 907-745-5555.

OFFICE OF INFORMATION TECHNOLOGY/GIS  
February 10, 2004

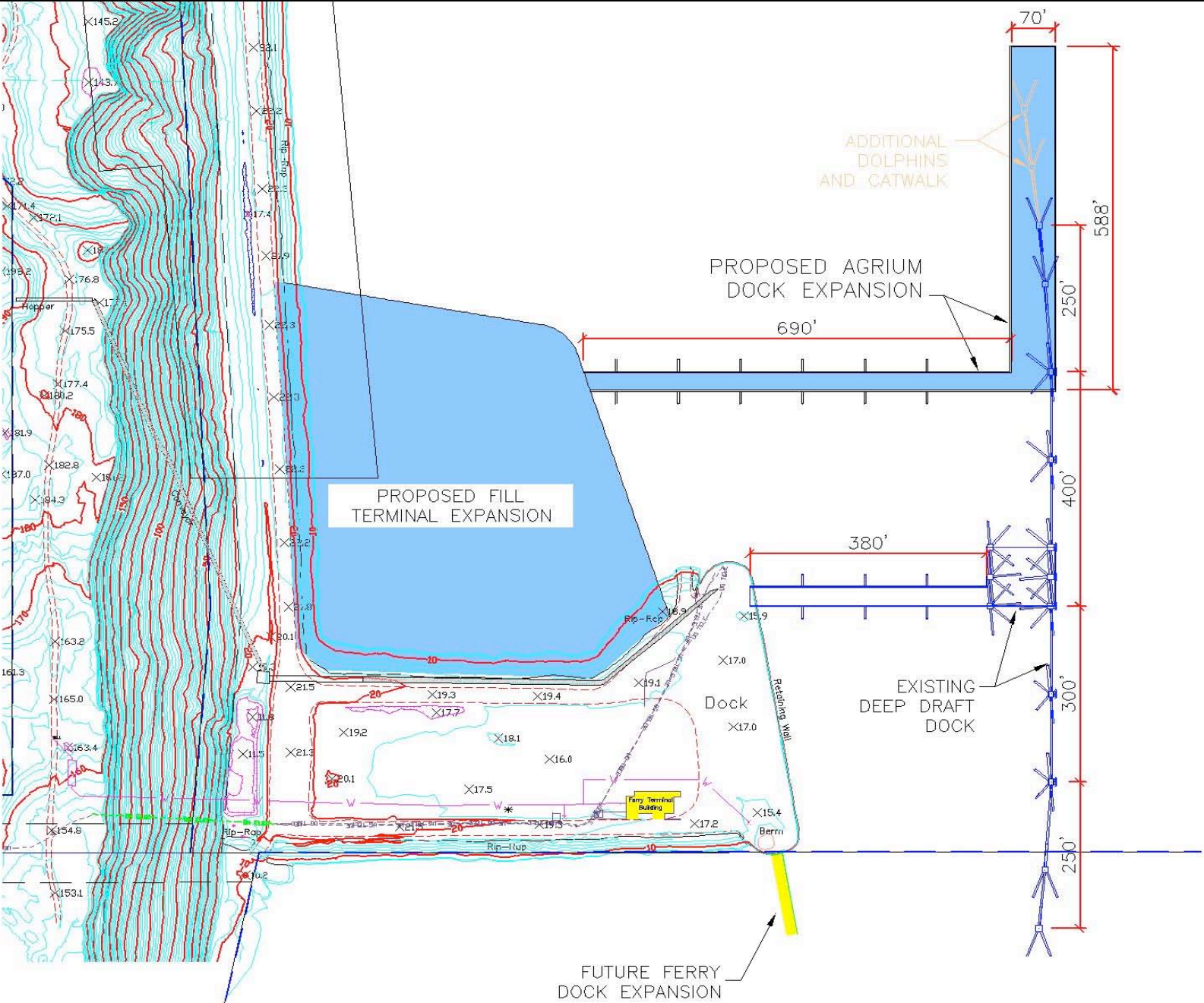
# DEEP-DRAFT DOCK (-60' MLLW)

- The Northern most Deep-Draft Dock in North America.
- 485' trestle from existing barge dock leading to a dock face of 1,200'.
- Handles panamax and cape size vessels.





# Proposed Dock Expansion





# **First Shipment from Deep-Draft Dock – February 2005**



*Courtesy of  
Ted Bell  
February 2005*





# CURRENT BUSINESSES



- **Alutiiq Manufacturing Contractors**
  - ☐ Local company started in 2000 building modular homes for rural Alaskans.
  - ☐ First shipment from Port MacKenzie's barge dock on July 10, 2001.
  - ☐ Branching into government contracts.
  - ☐ Veco utilizing facility in 2005 for constructing truckable modulares.



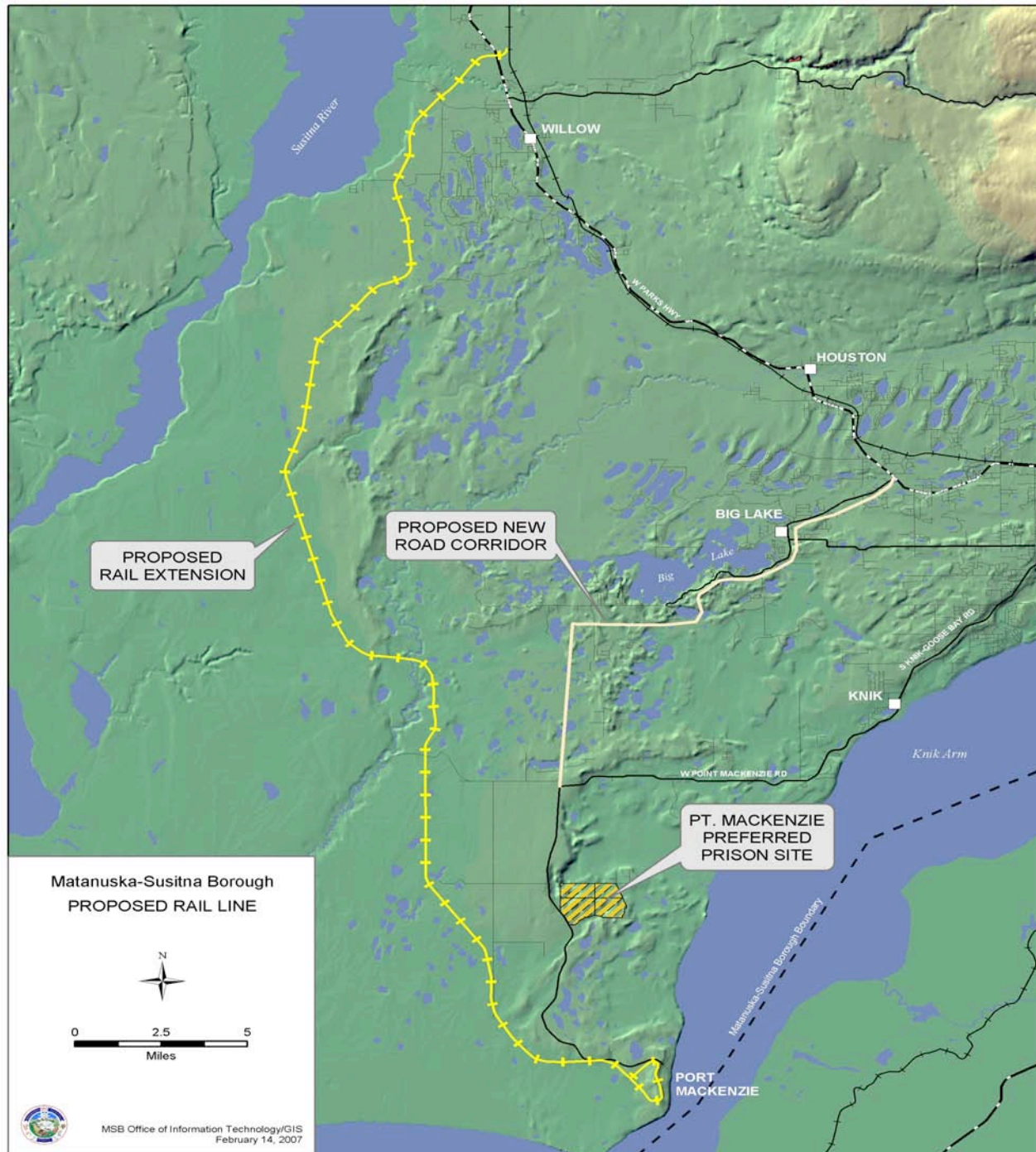
# New NPI Warehouse



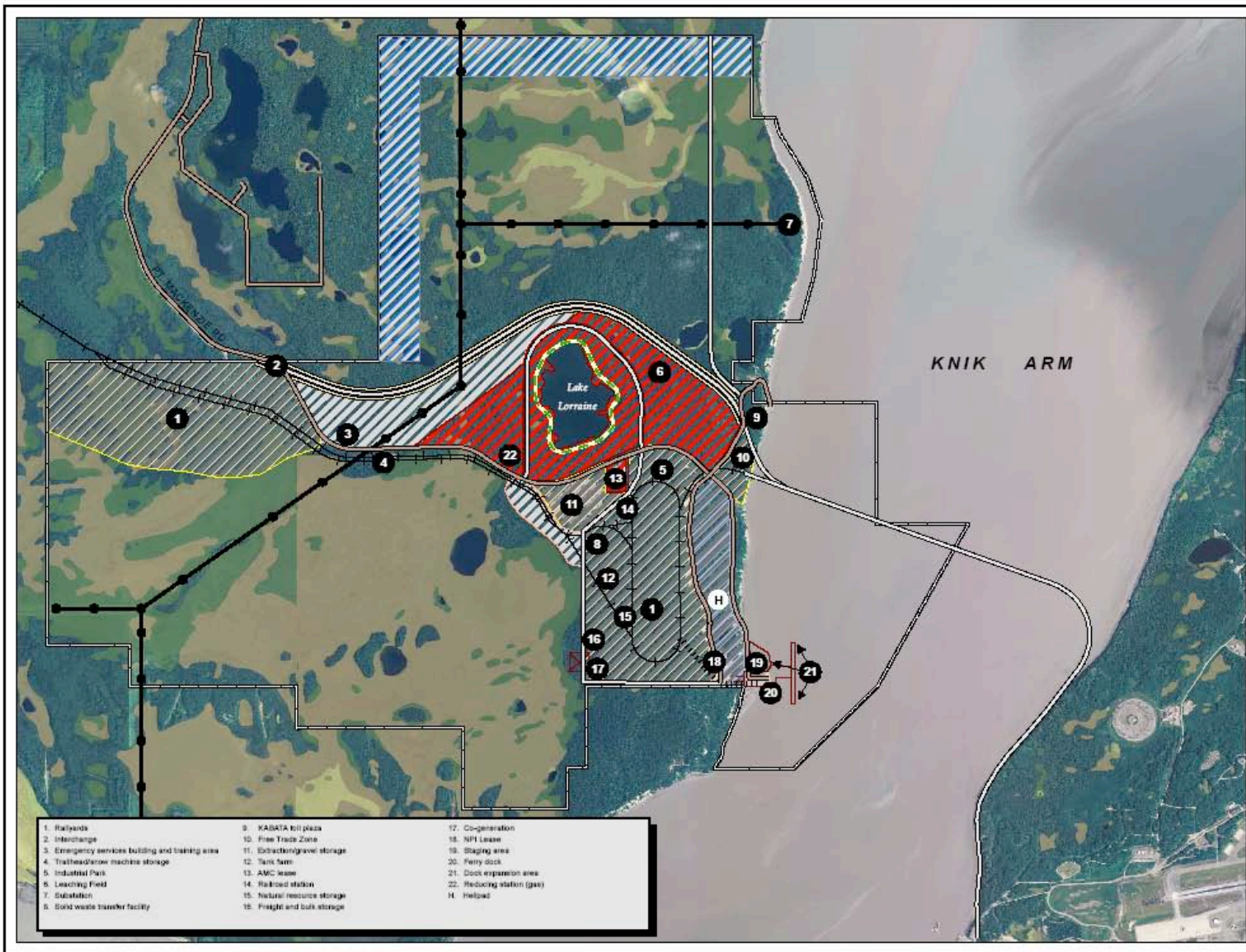


# Port MacKenzie Rail Line

## A Project of Statewide Significance and Benefit







# POINT MACKENZIE MASTER PLAN



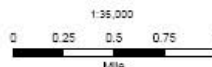
## Legend

- Existing Road
- Frontage Road
- Planned Road
- ||||| Conveyor Belt
- + Main Railroad
- Existing Power Line
- - - Greenbelt Area & Trail
- [Red Hatched Box] Commercial
- [Light Orange Box] Light Manufacturing/ Warehousing
- [Yellow Hatched Box] Industrial
- [Blue Hatched Box] Water dependent industrial area
- [Blue Box] No Development Buffer
- [White Box] Port MacKenzie District

## Wetlands

- [Green Box] Forested Wetland
- [Brown Box] Scrub or Shrub Wetland
- [Yellow Box] Sedge or Grass Wetland

The information displayed here is for planning purposes only. Base information shown constitutes data from various federal, state, public, and private sources. These drawings are for review purposes only and are not intended for use in securing permits or for construction purposes.



- |  |                               |                            |
|--|-------------------------------|----------------------------|
| 1. Rail yards                                    | 9. KASATA toll plaza          | 17. Co-generation          |
| 2. Interchange                                   | 10. Free Trade Zone           | 18. NPI Lease              |
| 3. Emergency services building and training area | 11. Extraction/gravel storage | 19. Staging area           |
| 4. Trailhead/draw machine storage                | 12. Tank farm                 | 20. Ferry dock             |
| 5. Industrial Park                               | 13. AMC lease                 | 21. Dock expansion area    |
| 6. Leaching field                                | 14. Railroad station          | 22. Reducing station (gas) |
| 7. Substation                                    | 15. Natural resource storage  | H. Helped                  |
| 8. Solid waste transfer facility                 | 16. Freight and bulk storage  |                            |

## Map Notes:

Base Source: The Great Group, NRI, NRI, USFWS  
Map Project: Ankeny Planning & Design  
Map: 10/10/2010 (last updated)  
NRI: 10/10/2010 (last updated)  
Updated 10/10/2010 by NRI/USFWS (last updated)

## **BENEFITS**

### **RAIL LINE TO PORT MACKENZIE**

**The Shipment of Interior Coal, Timber, Wood Chips, Limestone, Oil and Gas and other Bulk Commodities will become Less Costly. Thus, Alaskan Interior Commodities and Products will be More Competitive on the World Market.**

Shorter Rail Distance to Tide Water (Anchorage: +26 Miles, Whittier: +89 Miles, and Seward: +147 Miles)

Significant Rail Freight Savings to Tidewater

Avoids More Congested Portion of Alaska Rail Route

Shorter Rail Distance to Deep Draft Dock (Serves Panamax and Cape Class Ships)

Access to Large Port District and Space for Expansion and Stock Piling Bulk Commodities

Excellent Port Access to Rail Line

New Conveyor Equipment in Place to Load Any Bulk Commodity

Provides a Port for Efficient, more Reliable Coal Delivery to Cook Inlet Agrium Project



# Statewide Benefits

- ✓ Supports Kenai Gasification Project
- ✓ New Interior Resource Development Opportunities\*
  - ✓ ***Benefits are \$61M to \$737M per year for 100+ years***
    - ✓ Limestone
      - ✓ Portland Cement manufacture (US net importer of cement)
      - ✓ Lime/coal pellets for Rural Alaska fuel source (lower costs/less pollution)
    - ✓ Strategic Minerals (nickel, molybdenum)
    - ✓ Improved global price competitiveness of Alaska coal
- ✓ Alternate rail link to Interior (natural disaster/terrorism)
- ✓ Decreased rail congestion (Willow to Anchorage)

\* Dr. Paul Metz, University of Alaska Fairbanks



# Statewide Benefits

- ✓ Increased royalty, rent, & corporate income tax payments to State of Alaska
- ✓ Lowers cost of building AGIA -
  - ✓ Port MacKenzie has lowest pipe layout and transport cost (\$612 per-joint vs. \$675 at Anchorage)
- ✓ Rail Extension Construction
  - ✓ Generates over \$350M total economic output\*
  - ✓ Generates over 3,000 jobs

\*Includes direct, induced, and indirect

# **RAIL EXTENSION COSTS, FUNDING, AND SCHEDULE**

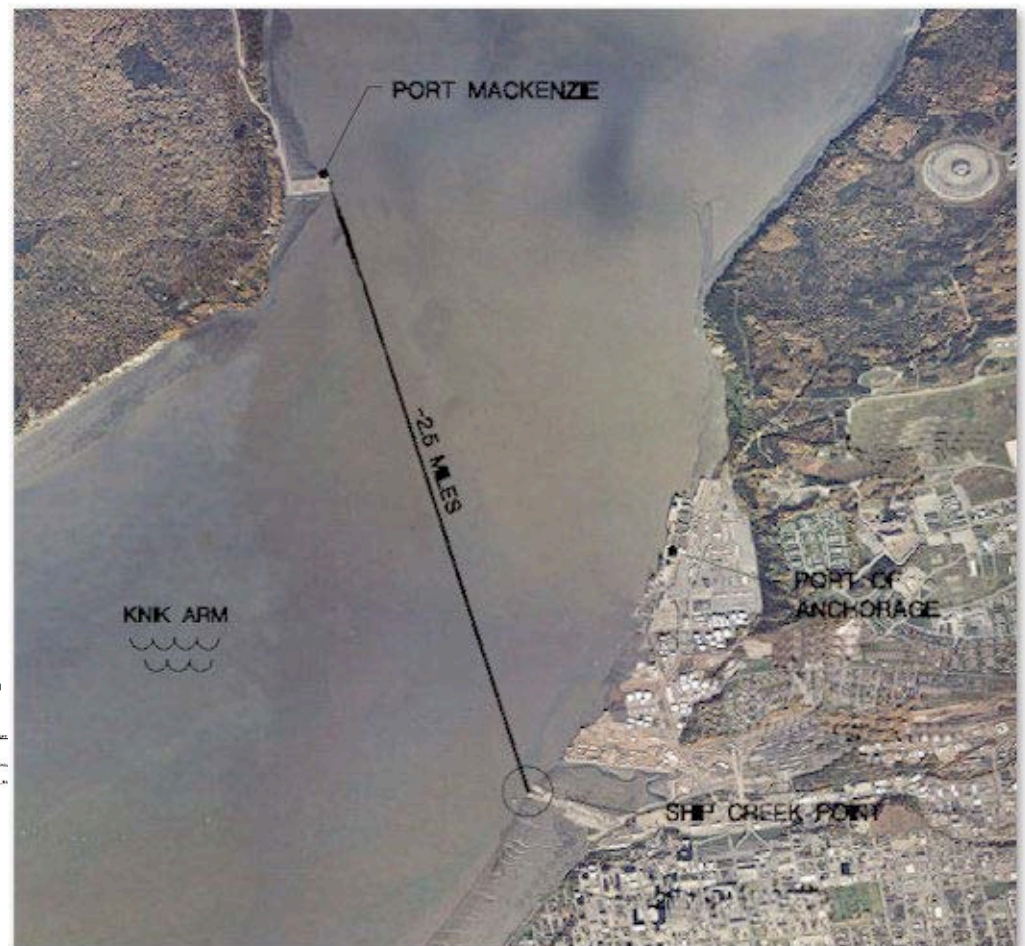
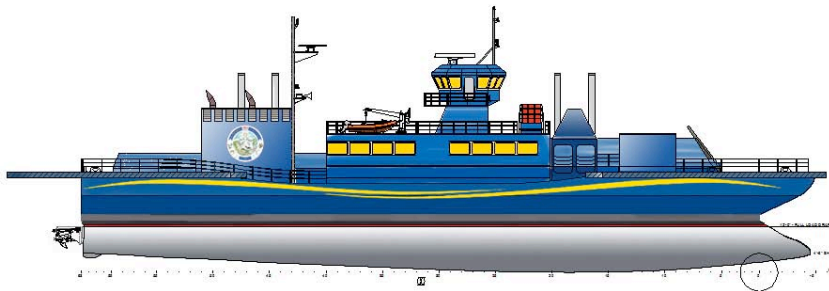
- Rail line extension costs:
  - EIS - \$12 million
  - Construction Bonds - \$300 million
- Funding Sources:
  - \$12 million for EIS – legislative appropriation during '07 session
  - Bond endorsement and funding
    - Railroad tax free bonds authorized during the '07 session
- Coordinated Actions:
  - Working with ARR and Agrium
  - Coalition Support (Boroughs, Cities, Private Sector)
- Construction Schedule:
  - Meets Agrium's 2011/2012 Schedule





# COOK INLET FERRY

- Will provide daily transportation between Anchorage and Port MacKenzie.
- Also equipped as a Rescue Boat and Command Center.
- VariCraft vessel designed with variable deck configuration.
- Less than 15 minutes to cross the Inlet.





## Port MacKenzie Ferry Terminal Building



September 2006



# Prison Expansion

- 1,000 to 1,200 beds
- Construction jobs > 1,500
- Operations Employment >250-300
- Site selected – Pt. MacKenzie/Goose Bay
- Addressing project delay affects on construction cost escalation

# Transportation

- Arterial upgrades
  - Bogard Extension to Glenn
  - Seldon Extension to Church
  - Palmer/Wasilla Hwy Signalization & Upgrade
  - Trunk Road
  - Fish Creek Bridge/Access





# Seldon Road Extension



# Education Facilities

- 2 new elementary schools underway
- New Vocational/Education center
- New Nutrition center complete
- *Next* – New High School, Valley Center for Art and Learning





Patty Sullivan, MSB











# Agriculture and Food Processing Center

- Feasibility analysis complete
- Engineering and design complete
- Environmental complete
- Federal Request submitted for Phase I  
\$3.2M (was in previous Ag bill)

# **South Denali Visitor Center**

**\* Alaska State Parks \* Matanuska-Susitna Borough**

**\*State of Alaska Dept of Transportation \*National Park Service**



# Parks Highway Site





# *Mat-Su ... A Dynamic and Growing Community!*



- ✓ **High Quality of Life.**
- ✓ **Good Schools and UA College.**
- ✓ **Well Educated Workforce.**
- ✓ **Low Taxes & Tax Deferrals.**
- ✓ **Pro-Business Environment.**
- ✓ **Ample Room to Grow.**
- ✓ **Capital Investments Underway.**
- ✓ **Great Transportation Links.**
- ✓ **A Positive Attitude.**