

# MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

<b>Chairman</b> – LaMarr Anderson (01)	Melanie Glatt (03)	VACANT (06)	Kenneth Hoffman (10)
<b>Vice Chair</b> – Stephen Brown (08)	Kim Bergey (04)	Adam Jensi (07)	Thomas Bergey (11)
Amanda Salmon (02)	Jozef Slowik (05)	Misty O'Connor (09)	VACANT (12)

## AGENDA

**REGULAR MEETING**  
**DSJ Building / Lower Level Conference Room**

**April 17, 2024**  
**4:30 P.M.**

**Call In #: 1-907-290-7880**

**Participant Code: 859 302 71#**

- I. CALL TO ORDER; ROLL CALL
- II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE
- III. AUDIENCE PARTICIPATION (Limit 3 minutes)
- IV. APPROVAL OF MINUTES: March 20, 2024
- V. ITEMS OF BUSINESS
  - A. Staff Report – Joe Metzger
  - B. Work Session
- VI. MEMBER COMMENTS (Limit to 3 minutes)
- VII. NEXT MEETING: May 15, 2024
- VIII. ADJOURNMENT

1 **MATANUSKA-SUSITNA BOROUGH**  
2 **AGRICULTURE ADVISORY BOARD**  
3

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5  
6 **MINUTES -- DRAFT**  
7

8 **REGULAR MEETING**

**March 20, 2024**

9 **DSJ BUILDING**

**4:30 P.M.**

10 **LOWER LEVEL CONFERENCE ROOM**  
11  
12

13 I. **CALL TO ORDER; ROLL CALL**

14 Mr. Anderson called the meeting to order at 4:35 p.m.

15 Members present and establishing a quorum were: LaMarr Anderson, Amanda Salmon,  
16 Melanie Glatt, Kim Bergey, Jozef Slowik, Misty O’Connor (via phone) and Thomas  
17 Bergey (left at 5:43 p.m.)

18 Members absent and excused: Stephen Brown

19 Members absent: Adam Janski, Kenneth Hoffman

20 Staff present: Joseph Metzger, Land Management Division Manager  
21 Margie Cobb, Department Administrative Specialist  
22

23 II. **APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE**

24 Agenda approved as presented.  
25

26 III. **AUDIENCE PARTICIPATION (Limit 3 minutes)**

27 No audience participation.  
28

29 IV. **APPROVAL OF MINUTES**

30 The minutes from the January 17, 2024 meeting were approved as presented.  
31

32 V. **ITEMS OF BUSINESS**  
33

34 A. **Staff Report – Joseph Metzger**

35 1. Mr. Metzger reported that Community Development will have a new Director,  
36 Jillian Morrissey, and his appointment from Asset Manager to Land  
37 Management Division Manager.

38 2. On February 20, 2024, the Latchem Ag Conversion was approved by the  
39 Assembly

40 3. There is an application in process for a Title 13 property to move a lot line due  
41 to a setback violation that will be coming to this Board in the future.

42 4. Assessments had made errors on some Title 13/Title 23 owner assessments,  
43 which Joe has resolved. Discussion followed on this matter.  
44

45 B. Work Session Follow up – Title Changes  
46 Discussion on potential Covenant changes from previous meeting was available  
47 for all members. Additional discussion points from this meeting added and  
48 attached.  
49

50 VI. MEMBER COMMENTS (Limit to 3 minutes)

51 Many expressed that there was good discussion and input at the meeting.

52 Ms. Glatt – Introduced herself. Felt it would be nice to incorporate what we are doing  
53 with other Boroughs, i.e., Denali, and include Farm Bureaus.

54 Ms. Bergey – Ag is building at State level; feels we are ahead of other areas of the State.

55 Ms. O’Connor – Would like to see an effort to hear what’s stopping individuals from  
56 those in Lower 48 interested in Ag to buy and farm and see how this Board may be able  
57 to address those problems.  
58

59 VII. NEXT MEETING: April 17, 2024  
60

61 VIII. ADJOURNMENT

62 Mr. Anderson adjourned the meeting at 6:00 p.m.  
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64  
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67 LaMarr Anderson, Chairman      DATE  
68

69 ATTEST:

70 \_\_\_\_\_

71 Margie Cobb

72 Department Administrative Specialist

## TITLE CHANGES

Current Concerns:

- Preserve Ag land now and in the future
- Cannot divide property among more than four heirs.
- Court settlements that do not match covenants
- 79 acres does not allow for any division due to minimum 40 acre requirement
- **Provide incentives for those with large parcels to use for ag purposes**
- There are few 40-100 acre areas available for Borough Ag sale until West Susitna opens.

Focus Points:

- Possible lot size of 10-20 acres
- Could affect all Title 13, 15 and 23 Ag Land Owners
- ***Definitions/designations for lot sizes based on soil composition and watershed***
- Think of future – ensure the right language
  - o Ensure owners can't be sued by neighbors

PROS	CONS
<ul style="list-style-type: none"> <li>• Any proposed changes should result in zero loss of ag land for properties under Title 13, 15 and 23.</li> </ul>	<ul style="list-style-type: none"> <li>• Not too small to make income.</li> <li>• Changes may not be approved by Title 23 landowners.</li> <li>• Enforcement difficult if language is too detailed.</li> </ul>

**CURRENT CONCERN: Provide incentives for those with large parcels to use for ag purposes**

Agricultural Tax Incentives:

- Only kick in if farming and proof provided by property owner (Schedule F or other).
  - o State SB161 covers this same thought; out of committee. If passed, Borough could ratify.
  - o Maybe a resolution to Borough let the State know the Borough supports.
  - o Maybe look at the Fairbanks legislation that was adopted.
- Tie tax incentives to agriculture production. Consequences if they are not.
- Not just the land, but the buildings.
  - o Provide for infrastructure for storage/processing.
- What can legally be offered?

**QUESTIONS:**

If someone doesn't want to approve any changes to covenants, when property divided, new properties are under new covenants, not the current covenants.