

MATANUSKA SUSITNA BOROUGH

PORT COMMISSION AGENDA

CHAIRPERSON

Dane Crowley

VICE CHAIR

Fred Elvsaaas



COMMISSION MEMBERS

John Pike

Bryan Scoresby

Christopher Gerteisen

Assembly Member Bill Gamble

September 29, 2025
Port Commission Special Meeting Agenda
Lower-Level Conference Room,
DSJ 4:00 P.M.

Microsoft Teams Meeting ID: 256 647 765 986 9

Passcode: HK7KP3RT

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
 - A. Regular Meeting July 21, 2025
4. AGENCY AND STAFF REPORTS
 - A. Mr. Dave Griffin, Port Director
 1. Port Events Update: Arctic Edge 2025 & Port Open Houses
 2. Business Activity Updates
 - B. Mr. Joe Metzger, Asset Manager
 1. Terra Energy Center Campus Lease & Development Plan
5. PEOPLE TO BE HEARD
 - A. Presentation by Terra Energy

6. UFINISHED BUSINESS

7. NEW BUSINESS

A. RESOLUTION 25-01, A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.23 PORT MACKENZIE SPECIAL USE DISTRICT TO REPEAL MSB 17.23.150 DEVELOPMENT PERMIT REQUIRED AND ASSOCIATED STANDARDS.

8. ADMINISTRATION AND COMMISSION MEMBER
COMMENTS

9. CORRESPONDENCE AND INFORMATION:

10. ADJOURNMENT

I. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The regular meeting of the Port Commission was held in the DSJ Lower-Level Conference Room and called to order at 3:05 p.m. by Chairperson Dane Crowley. Commissioner Scoresby led the pledge of allegiance.

Commission members present and establishing a quorum were:

Mr. Dane Crowley
Mr. John Pike
Mr. Bryan Scoresby

Commission members absent and excused were:

Mr. Christopher Gerteisen
Mr. Fred Elvsaa

Assembly Members in attendance:

Mr. Bill Gamble

Staff in attendance were:

Mr. Dave Griffin, Port Operations Manager
Mr. Joe Metzger, Asset Manager

2. APPROVAL OF AGENDA WITHOUT OBJECTION

3. APPROVAL OF MINUTES WITHOUT OBJECTION

A. Regular Meeting, April 21, 2025

4. AGENCY AND STAFF REPORTS

A. Mr. Dave Griffin, Port Operations Manager

1. Barge Activity Updates: Western Construction and Cruz Construction have used the port recently. CIRI-Fire Island Wind is expected to use the port in August or September.
2. Arctic Edge expected to start barging activity on August 2-13th. They are expecting 200 troops to be stationed at Port MacKenzie.
3. Workflow and staffing updates.
4. Port MacKenzie Rail Extension status and grant update.

Discussion Ensued

5. Business Development Update: Fuel Tank Farm for Crowley Fuels, CAE, Mining/Ore Shipping & Handling, State of Alaska DOT, Department of Defense.

Discussion Ensued

6. Lorraine Pit Development Update: Northern Gravel & Trucking expected to apply for a permit. QAP is also interested in the Lorraine Pit, they will be doing research.
7. Barge Ramp/Grant Award Update.

Discussion Ensued

8. Assembly Presentation and Port Update was Given. Overall they are very supportive of the port.
9. Business Interest Update-Terra Energy

B. Mr. Joe Metzger, Asset Manager

1. Review Port Lease/Permit Activities

- Vitus Lease at the Port
- QAP – in good standing.
- The permit with NorthStar, who was storing salt up on the pad, ended in May.
- Vitus Lease Update
- Nova Minerals permit is in early stages, will update as develops. They held a directors meeting at the port that was very successful.
- Permit vs. Lease Options

Discussion Ensued

5. PERSONS TO BE HEARD: None

6. UNFINISHED BUSINESS: Reschedule people from cancelled work session. Todd Dukes from Resolve Marine and Terra Energy for the next meeting.

Discussion Ensued: Legislative Open House at Port MacKenzie and importance of legislative outreach.

7. NEW BUSINESS: None

8. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

Asset Manager Joe Metzgar comments on time in his position and optimism for Port MacKenzie business development/success in the future.

Port Director Dave Griffin comments on Alaska Business Magazine 2-page business profile coming out on Port MacKenzie next month. There is a lot of interest in Port MacKenzie.

Assembly Member Bill Gamble congratulates Dave on promotion to Port Director. Assembly approval of land management of the Port District Lands.

Commissioner Bryan Scoresby comments on the idea that Port MacKenzie is the most valuable piece of real estate in the Mat-Su Borough.

Commissioner John Pike: We have a great board here, need to trend our mission especially when we have the opportunity and with an election year and the administration looking at us. I think we need to be loud and proud and move as quickly as we can.

Commissioner Dane Crowley comments on the Alaska Mining Association annual meeting in the second week of November. It is a good place for the borough to have a presence there. Try to get on the agenda. Continue to track goals and stay on track with progress.

Discussion Ensued: LNG Pipeline possibilities for the State of Alaska.

9. CORRESPONDENCE AND INFORMATION

10. ADJOURNMENT

Mr. John Pike- Motions to adjourn.

No objections – The meeting adjourned at 4:46 p.m.

Corinne Lindfors, Assistant Port Operations Manager

Dane Crowley, Chairperson

Minutes Approved _____

DRAFT

This page intentionally left blank.

By: D. Griffin
Introduced: September 29, 2025
Action:

MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION RESOLUTION NO. 25-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.23 PORT MACKENZIE SPECIAL USE DISTRICT TO REPEAL MSB 17.23.150 DEVELOPMENT PERMIT REQUIRED AND ASSOCIATED STANDARDS.

WHEREAS, Assembly Ordinance 25-066 repeals the requirement to obtain a Port Development Permit within the Port Mackenzie Special Use District; and

WHEREAS, the existing permit process has proven to be duplicative and unnecessary, creating additional administrative burdens, higher processing costs, and inefficiencies without providing significant benefits; and

WHEREAS, repealing this requirement will streamline the development process, reduce costs, and align more effectively with the practical management of public lands; and

WHEREAS, maintaining the Port Development Permit system incurs costs for the government in terms of staff time, administrative expenses, and resources to process the permit applications; and

WHEREAS, the Borough can effectively manage land development and ensure compliance with appropriate regulations without the need for a separate Port Development Permit process. Moreover, the Matanuska-Susitna Borough has the authority to modify and adapt land-use plans as necessary to suit the evolving needs of the port and its stakeholders, further justifying the removal of a redundant permit process; and

WHEREAS, Assembly Ordinance 25-066, supports the goals and objectives of the Matanuska-Susitna Borough Comprehensive, Economic Development Strategic Plan, and the Port MacKenzie Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Port Commission hereby recommends approval of Assembly Ordinance 25-066:

/

/

/

/

/

/

/

ADOPTED by the Matanuska-Susitna Borough Port Commission on
this 29th day of September, 2025.

Dane Crowley, Chair

ATTEST

Corinne Lindfors,
Port Commission Clerk

(SEAL)

YES:

NO:

This page intentionally left blank



Advanced Manufacturing & Compute Campus Development Plan Term Sheet

This Term Sheet provides a framework and details of the Terra Energy Center Campus Development Plan. It establishes clear, date-certain benchmarks, including the commitment to pour the initial building slab for an anchor tenant facility by year-end 2028, and incorporates an appendix of comparable global port-adjacent developments.

The Terra Energy Center Campus ("TECC Campus") at Port MacKenzie will be developed as an Advanced Manufacturing & Compute Campus. The site will accommodate large power consuming industries such as robotics manufacturing, and AI/data center operations, leveraging Port MacKenzie's logistics advantages and TECC's long-term, secure, competitively priced baseload power that can be provided by the Terra Energy Center Power plant. Robotics manufacturing is planned to support robotics components export, to meet world demand.

Stage 1 – Market & Feasibility Development (Q4 2025 – Q2 2026)

Benchmarks:

- Launch international marketing program targeting high-load tenants including advanced manufacturers.
- Complete Phase 1 Environmental Site Assessment for Stage 1 Development Area.
- Engage engineering firms to prepare:
 - Transmission Interconnection Feasibility Report.
 - Fiber Connectivity & Redundancy Study
 - Preliminary Site Utilities Study (water, wastewater, stormwater).
- Secure non-binding Letters of Interest from large-load prospects.

Stage 2 – Technical & Commercial Commitments (Q3 2026 – Q4 2027)

Benchmarks:

- Complete Bankable Power Connection Engineering Study (utility coordination, substation siting, routing).
- Complete Fiber Connectivity Engineering Design (redundant entry points, capacity planning).
- Secure conditional Power Purchase Agreement(s), targeting approximately 30 MW initial load.
- Finalize Campus Master Site Plan with industrial/manufacturing and compute zones.
- Submit subdivision & rezoning applications for tenant-ready parcels.
- Execute anchor tenant sublease for initial 30 MW block.

Stage 3 – Site Preparation & Initial Construction (Q1 2027 – Q4 2028)

Benchmarks:

- Mobilize and pour slab for initial facility (anchor tenant use robotics, advanced manufacturing, or compute) by December 31, 2028.

- Begin utility corridor development (power, fiber, water, wastewater).
- Complete road access improvements within leased premises.
- Conduct wetland & geotechnical investigations for expansion parcels.

Stage 4 – Vertical Development & Expansion (2029 – 2031)

Benchmarks:

- Construct and commission initial 30 MW facility.
- Complete substation and primary transmission/fiber interconnects to support additional tenants.
- Begin phased construction of additional tenant facilities (manufacturing halls, additional compute capacity).
- Deliver tenant support infrastructure: common services building, laydown yards, and logistics staging area.

Reporting & Transparency

TECC will provide semi-annual progress reports to MSB covering tenant recruitment activity, status of engineering deliverables, status of permitting, site prep, and construction milestones, and utility interconnection progress.

Termination & Reversion

Mutual project-related termination provisions ensure Borough reversion rights if the initial building slab is not completed by December 31, 2028 (subject to force majeure allowances).

Appendix – Comparable Global Port-Adjacent Developments

The following international developments illustrate the successful integration of industrial manufacturing, logistics, and digital infrastructure at port-adjacent sites:

- Eemshaven, Netherlands – Google hyperscale data center co-located with multiple subsea cable landings and industrial energy users.
- Sines, Portugal – Start Campus multi-billion-euro AI/data and industrial campus leveraging port industrial zoning and subsea connectivity.
- Hamina-Kotka, Finland – Google data center using direct seawater cooling at a port location.
- Quonset Business Park, USA – 3,200-acre multimodal port park with manufacturing, offshore wind staging, and logistics.
- Prince Rupert (Ridley Island), Canada – Energy export terminal and integrated logistics platform at a deepwater port.
- Rotterdam, Netherlands & Antwerp, Belgium – Port-based industrial symbiosis districts focused on manufacturing, circular economy, and energy transition.
- Savannah (Bryan County Megaport), USA – 2,900-acre advanced manufacturing hub for Hyundai EV production near a major port.

These projects demonstrate that combining reliable energy, port logistics, and advanced manufacturing/compute capabilities creates globally competitive, resilient economic hubs.