

MATANUSKA-SUSITNA BOROUGH

PORT COMMISSION AGENDA

CHAIRPERSON:
Dane Crowley

VICE CHAIR:
Christopher Gerteisen



COMMISSION MEMBERS:
John Pike
Fred Elvsaaas
Andrew Traxler

ASSEMBLY MEMBER:
Bill Gamble

April 20, 2026
Regular Meeting
Lower-Level Conference Room, DSJ Building
3:00 PM
Microsoft Teams Meeting ID: 244 853 258 369
Passcode: g5Ms7Sw7

AGENDA

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – January 19, 2026
4. AGENCY AND STAFF REPORTS:
 - A. Port Director David Griffin
 - i. Business Development and Outreach Updates
 - ii. Port Usage/Projections 2026
 - iii. Port Projects Updates
 - iv. Grant Updates
 - v. Legislation Updates
 - B. Land & Resource Mgmt. Div. Manager, Joseph Metzger
 - i. Lease/Permit Updates
5. PEOPLE TO BE HEARD
6. UNFINISHED BUSINESS

- A. Tariff Update 2026- Fuel & Terminal Operator Permit
- 7. NEW BUSINESS –
 - A. Draft Resolution Supporting the Purchase of a Private Property Parcel within the Port District.
 - B. Draft Resolution Supporting a UAA Land Agreement for Parcels within the Port District.
- 8. CORRESPONDENCE AND INFORMATION
- 9. ADMINISTRATION AND COMMISSION MEMBER COMMENTS
- 10. ADJOURNMENT

Port Commission Regular Meeting Minutes

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

The regular meeting of the Port Commission was held in the DSJ Conference Room 203 and was called to order at 3:06 p.m. by Chairperson Dane Crowley. Greg Snell led the Pledge of Allegiance.

Commission members present and establishing a quorum were:

Mr. Dane Crowley
Mr. Christopher Gerteisen – via Teams
Mr. Fred Elvsaas
Mr. Bill Gamble, Assembly Member
*Mr. John Pike – Absent and excused

Staff and officials in attendance were:

Mr. Dave Griffin, Port Director
Ms. Corinne Lindfors, Assistant Port Operations Manager
Mr. Greg Snell, Port Building & Maintenance Specialist
Mr. Joe Metzger, Land & Resource Management Division Manager

II. APPROVAL OF AGENDA

The agenda was approved as amended without objection.

III. APPROVAL OF MINUTES

The Regular Meeting Minutes of December 9, 2025, were approved without objection.

IV. ELECTIONS

- Chair – Dane Crowley without objection
- Vice Chair – Christopher Gerteisen without objection

Chair Crowley commented on the success and strength of the Port Commission.

V. AGENCY AND STAFF REPORTS

A. Mr. Dave Griffin, Port Director

1) Business Development Update: Permits and Lease Development

- Crowley Fuels is under a permit and interested in developing bulk fuel storage at the port. The project is in early due diligence and moving toward a lease. Planning includes approximately 20 million gallons of fuel storage with an estimated 200 million gallons of annual throughput.

- Nova Minerals holds a permit for a 42-acre site and is moving toward a lease to develop a minerals processing facility at Port MacKenzie.
- Terra Energy Systems, associated with Flatland Energy, is under a permit and evaluating development of a coal mine, power plant, and potential manufacturing facility or AI data center at Port MacKenzie.
- Quality Asphalt and Paving (QAP) holds two permits for warehouse storage and plans to bring a ship of cement in May.
- Northern Gravel and Trucking holds a terminal operator permit and supplies salt for statewide DOT winter road maintenance, with shipments anticipated in April or May.
- Cruz Construction holds a permit and utilizes the port for barge activities, particularly in Western Alaska.

Director Griffin informed the Commission of expected increases in barging activity and additional inquiries, including SST and the Ted Stevens Center for Arctic Security Studies report titled 'Port MacKenzie: Unleashing Alaska's Resource Potential for Minerals Processing.'

2) Grants Updates

- BUILD Grant for the Barge Haul-Out Ramp is currently in NEPA review. Bidding is anticipated in fall 2026 with construction in 2027.
- FEMA Port Security Grant focuses on electrification of the upper gate, badge access, cameras, flood lights, lower gate upgrades, expansion of fire suppression, and an additional hydrant at the north end of the barge dock. Remaining funds may be used to replace high mast lights with LEDs and install a terminal building badging system.

3) Outreach Update

- Alaska Partnership for Infrastructure and Planning (APIP)
- Greater Fairbanks Chamber of Commerce – Transportation and Infrastructure Committee
- Alaska Gasline Development Corporation (AGDC), Macquarie Capital, and Martinus Rail forming Alaska Infrastructure Partners (AIP)
- State of Alaska Department of Transportation

Director Griffin highlighted recent articles published in Alaska Business Magazine and the Frontiersman.

B. Mr. Joe Metzger, Land & Resource Management Division Manager

- CAE/Vitus continues to maintain a lease at the port.
- Terra Energy has commissioned a transmission line study that includes transmission to the port.

Mr. Metzger also informed the Commission of available gravel resources at the port and the Alsop pit.

VI. UNFINISHED BUSINESS

Assistant Port Operations Manager Corinne Lindfors provided an update on the tariff project.

- Additional research is needed to address pricing discrepancies, with a focus on fuel at the next meeting.
- Discussion regarding the Port Tariff and Terminal Operator fuel rates will be added to the next regular meeting agenda.

VII. NEW BUSINESS

- Port Commission dates for 2026 were approved as amended without objection.
- Master Plan discussion noted 2026 as the update year, with funding discussions planned with the Denali Commission. Fire protection will be a key component.
- Commissioners were encouraged to consider resolutions for Assembly consideration.

Chair Crowley recommended drafting a resolution supporting the Matanuska-Susitna Borough's purchase of Carl Anderson's property adjacent to the port and a resolution supporting evaluation of a land transfer with the University of Alaska.

VIII. CORRESPONDENCE AND INFORMATION

None.

X. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

Ms. Lindfors requested commissioners submit agenda items and email mailing addresses for mileage reimbursement.

Director Griffin noted upcoming personal leave, with Ms. Lindfors and Mr. Snell available in his absence.

Mr. Metzger commented on the passing of Ron Arvin and his contributions to the port and board.

Commissioners and Assembly Member Gamble expressed appreciation for progress at Port MacKenzie and effective communication.

Chair Crowley emphasized keeping meetings focused and productive in anticipation of increased activity.

XI. ADJOURNMENT

The meeting adjourned at 4:43 p.m. without objection.

Corinne Lindfors, Assistant Port Operations Manager

Dane Crowley, Chairperson

Minutes Approved: _____

DRAFT

Action:

**MATANUSKA-SUSITNA BOROUGH PORT COMMISSION
RESOLUTION SERIAL NO. 26-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RECOMENDING THE MATANUSKA-SUSITNA BOROUGH EXPLORE FEASIBILITY TO PURCHASE PRIVATELY OWNED PROPERTY PARCELS LOCATED WITHIN THE PORT MACKENZIE SPECIAL USE DISTRICT; TOWNSHIP 14N RANGE 4W SECTION 24 SEWARD MERIDIAN, LOT C1 PARCEL ID#72213; AND TOWNSHIP 14N RANGE 4W SECTION 13 SEWARD MERIDIAN, LOT C4 PARCEL ID#52594.

WHEREAS, the Port MacKenzie Special Use District contains approximately nine thousand acres of land within a special use district zoned for commercial and industrial use; and

WHEREAS, Port MacKenzie is positioning itself for growth and development to serve as Southcentral Alaska's Industrial Port and cargo hub;

WHEREAS, the privately owned parcels are strategically located adjacent to the Port District lands and include infrastructure and shoreline; and

WHEREAS, securing the ownership and use of these parcels is key to the future success of activities at Port MacKenzie.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough will explore the feasibility to purchase the subject parcels, and perform due diligence efforts in support of the feasibility efforts; including written communication with the property owner, and potentially hiring an appraiser to obtain fair market value of the subject parcels.

ADOPTED by the Matanuska-Susitna Borough Port Commission this
20 day of April, 2026.

Dane Crowley, Chairperson

ATTEST:

Corinne Lindfors, Port Assistant Op. Mgr

(SEAL)

DRAFT

Action:

**MATANUSKA-SUSITNA BOROUGH PORT COMMISSION
RESOLUTION SERIAL NO. 26-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ENGAGE WITH THE UNIVERSITY OF ALASKA LAND MANAGEMENT DEPARTMENT ON A PROPOSAL TO ACQUIRE OR COOPERATIVELY MANAGE UNIVERSITY OF ALASKA OWNED LAND WITHIN THE PORT MACKENZIE SPECIAL USE DISTRICT, THROUGH A LAND EXCHANGE OR COOPERATIVE MANAGEMENT AGREEMENT.

WHEREAS, the Port MacKenzie Port District contains approximately nine thousand acres of land within a special use district zoned for commercial and industrial use; and

WHEREAS, the borough is positioning Port MacKenzie for growth and development to serve as Southcentral Alaska's Industrial Port and cargo hub; and

WHEREAS, the University of Alaska owns four parcels of land within the Port MacKenzie Special Use District totaling 830-acres; with two parcels bordering the Port MacKenzie Rail Loop; and

WHEREAS, securing the ownership or management, and use of these parcels is key to future development of Port MacKenzie and the Port MacKenzie Rail Extension project.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough will explore the feasibility to acquire the subject parcels through land exchange or cooperative management agreement, and perform due diligence efforts in support of the feasibility efforts; including written communication with the University of Alaska Lands Office;

identification of other Matanuska-Susitna Borough owned parcels suitable for land exchange; draft Memorandum of Agreement document between the University of Alaska Lands Office and the Matanuska-Susitna Borough; and any other work involved in a potential land exchange, including land title research, legal descriptions, surveys, and fair market appraisals.

ADOPTED by the Matanuska-Susitna Borough Port Commission this 20 day of April, 2026.

Dane Crowley, Chairperson

ATTEST:

Corinne Lindfors, Assistant Port Op. Mgr.

(SEAL)