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For Handout  
PC mtg

To: Planning Commission  
Matanuska-Susitna Borough  
c/o John Duffy, MSB Land Manager  
350 E. Dahlia Ave.  
Palmer AK 99645

From: Bruce Borup  
Executive Director  
Palmer Economic Development Authority, Inc.

Date: 20 Jan. 1997  
Ref: The Homestead Resort

Dear Members of the Planning Commission:

It is with great enthusiasm that the Palmer Economic Development Authority welcomes and endorses the private development plans envisioned by Homestead Resort Properties LLC.

You are well aware of the economic challenges which face the Greater Palmer Area - high unemployment, low per capita income, small lot sizes and a minimum of tourism attractions and infrastructure on which to base a sustainable local tourism industry.

It has long been the objective of the Palmer Comprehensive plan to attract developers who would be willing to design and build developments with larger lot sizes. Homestead Resort Properties' plan to develop one acre tracts will go far to help the Greater Palmer Area improve its housing mix toward this desired goal. The indirect economic impact of these higher income residents alone is enough to warrant this project without the rest of the benefits this community will derive from the development.

The ability of this resort to draw tourists will have an incredible impact on our local economy. No longer will coaches and tourists use Palmer as nothing more than a 10 minute rest stop. This resort will draw tourists from all over the Southcentral market and cause them to linger in the Palmer area spending their tourist dollars and seeking other tourism products and services.

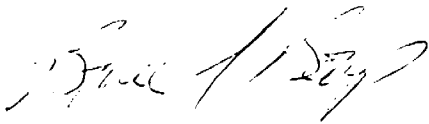
Additionally, please envision the national tourism exposure the Greater Palmer Area will derive from having a Jack Nicklaus Golf Course. This is exposure the Greater Palmer Area could never afford, if it had to pay for it!

The Executive Directors' of the Palmer Economic Development Authority have spent a considerable amount of time examining and discussing this resort development and have found that the Company has gone to tremendous effort to be cognizant of the local community's concerns and as a result has offered a flexible and responsible plan for development. Furthermore, the facilities at the resort proposed by Homestead Resort Properties will greatly increase the quality of life of the local residents.

Finally, is it not the goal of the Mat-Su Borough to place lands such as this into the hands of private entities? Would the Mat-Su Borough not benefit through both the proceeds of the land sale and the huge gains in property taxes to be gained by its development? We have the opportunity to attract the investment of a responsible private developer whose efforts will greatly improve the local community and the Borough as a whole - please do not pass up this opportunity.

Members of the Commission, we strongly encourage you to support this development. If the sale of the land requires some contingency in order to protect some of the perceived concerns of the community, by all means follow the suggestion already proposed by Homestead Resort Properties - and condition the purchase of the Borough land with the statement that the purchased land must be developed as proposed, but however it is done, for the good of the Greater Palmer Area, please support this development.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Bruce N. Borup". The signature is fluid and cursive, with a large initial "B" and "N".

Bruce N. Borup  
Executive Director,  
Palmer Economic Development Authority, Inc.