

1 COMMISSIONER MCCAIVIT: What kind of tax revenues is
 2 Settler's Bay bringing in right now?
 3 MR. HOLLIDAY: You know, sir, I can't tell you, but
 4 I'll let you know. If you really want that figure, I'm sure I
 5 can get you.....
 6 COMMISSIONER MCCAIVIT: I want to know if it's
 7 increasing or actually -- it's -- I know that it's unoccupied
 8 right now.
 9 MR. HOLLIDAY: Commissioner, I'd have to find out.
 10 And if you want that information, assuming I can find it out
 11 from the Chamber, I'll let you know, and maybe I can find it
 12 out from Settler's Bay directly if there is somebody around
 13 there to give me the figures. So, I'm sorry, Commissioner.
 14 THE CHAIRPERSON: John said he can find out, too.
 15 UNIDENTIFIED SPEAKER: I can actually address that.
 16 THE CHAIRPERSON: No, that's okay. Other
 17 Commissioner questions? Okay. Hearing none, thank you.
 18 MR. HOLLIDAY: Thank you.
 19 THE CHAIRPERSON: The next person on the list is
 20 Darcie Salmon.
 21 UNIDENTIFIED SPEAKER: Mr. Chairman, we can't quite
 22 hear back here. I don't know if.....
 23 THE CHAIRPERSON: Okay. When you speak there, would
 24 you please get kind of close to the mike? You can't hear the
 25 Commissioner or you can't hear the person speaking?

1 supporting development of a resort in the Butte area:
 2 "Whereas, Victor Trygstad has proposed development
 3 of a destination resort in the Butte area, which would utilize
 4 320 acres of Borough owned land, and
 5 "Whereas, Mr. Trygstad has offered to purchase the
 6 required land from the Borough at fair market value, and
 7 "Whereas, there are no plans in place for
 8 alternative land uses, and
 9 "Whereas, the Borough desperately needs to broaden
 10 its tax base in order to offset declines in municipal
 11 assistance from the State and to fund rapidly increasing
 12 education costs, and
 13 "Whereas, the investment in the proposed resort is
 14 15 to 20 million and the value of the adjacent homes and
 15 peripheral activities would increase Borough tax revenues by
 16 more than \$100,000 per year.
 17 "Now, therefore, be it resolved that the Mat-Su
 18 Resource Conservation and Development Council urges the Mat-Su
 19 Borough to expedite the sale of fee simple interest in the
 20 requested property to Mr. Trygstad in order to facilitate the
 21 early development of a year-round destination resort in the
 22 Butte area."
 23 THE CHAIRPERSON: Thank you.
 24 MR. SALMON: As a citizen, I would point out I do
 25 have answers in relationship to Settler's Bay, as I'm, just as

1 UNIDENTIFIED SPEAKER: Can't hear.....
 2 THE CHAIRPERSON: Okay. Get close.
 3 MR. SALMON: I thank the Commission for having us
 4 here this evening. I'm here tonight as -- speaking for the
 5 Mat-Su Resource Conservation and Development Council, for
 6 which I'm the past president. To digress a bit for the
 7 Commissioners who may not know the complexion of that council,
 8 it is broad-based 501(c)(3) non-profit corporation, which has
 9 membership stemming from Talkeetna, Willow, Houston, Big Lake,
 10 Wasilla, Palmer, Chambers of Commerce and Councils, as well as
 11 PEDAs, as well as minority groups, utility groups and other
 12 entities.
 13 So with that, the resolution that we bring tonight
 14 is in favor of the sale of this property, based on three
 15 premises that were consistent with our board's design and
 16 agenda, and that was that Mr. Trygstad be willing to pay the
 17 fair market value for that property and that he not be asking
 18 our government, nor our people, for any help in the respects
 19 to doing so, and that he has crossed every T and dotted every
 20 I in relationship to Title 21 and following the procedures
 21 currently set before the Borough in the disposition of public
 22 lands to private hands. He has done so in respect to at least
 23 the idea and belief of our membership.
 24 And therefore, I bring this resolution from the Mat-
 25 Su Resource Conservation and Development Council, a resolution

1 of January 16th, the past president of that homeowner's
 2 association for the last three and a half years, and can speak
 3 quite clearly on that development and its positive benefits to
 4 the Borough, should the Commission desire to hear that
 5 information. Thank you.
 6 THE CHAIRPERSON: You could submit that, if you want
 7 that in the record to Priscilla here. Bring it up.
 8 MR. SALMON: I'll do it.
 9 THE CHAIRPERSON: Any questions? Patty?
 10 COMMISSIONER HANRAHAN: Yep. So, Darcie, you thi
 11 that another golf course would be supported well in this
 12 valley?
 13 MR. SALMON: Not only myself, but I'm also still on
 14 the board of directors for the Settler's Bay Homeowners
 15 Association and, in that respect, have ongoing conversations
 16 and relationship with the Trillium (ph) Corporation, who is
 17 the declarant of Settler's Bay Subdivision, and they also are
 18 in favor and supportive of this, in that as a destination
 19 resort, they believe that the more golfers that come to the
 20 Borough, that you're not going to have them isolated into a
 21 singular, we're going to play here all the time.
 22 In other words, the Borough itself will become a
 23 destination resort and they, as well as Homestead Resort wou
 24 thus profit from that consideration. They're not -- they're
 25 just far enough apart. Settler's Bay is far enough from

1 Wasilla. This project is far enough from Palmer that the ebb
 2 and flow and the consistency and the distance would bring
 3 Anchorage and other tourism type, and that's their belief and
 4 mine as well.
 5 THE CHAIRPERSON: Thank you.
 6 MR. SALMON: In relationship to Settler's Bay
 7 itself, three years ago we were building zero homes in
 8 Settler's Bay. The year before we built two homes in
 9 Settler's Bay. This year the golf course opened on July 4th
 10 on the back nine. We built 17 homes in Settler's Bay this
 11 year. From zero to 17, a four and a half million dollar golf
 12 course project put in with three million dollars' worth of new
 13 homes gave seven and a half million dollars of increased
 14 taxable property to the Mat-Su Borough from one entity, which
 15 I'm not sure, I think that comes in around \$128,000 of taxes
 16 per year to the Borough.
 17 THE CHAIRPERSON: Okay. Thank you, sir. No other
 18 questions? Okay. Thank you. Don Zimmerman?
 19 MR. ZIMMERMAN: Thank you. I'm Don Zimmerman. I'm
 20 here as an individual speaking. I was in the Valley Hotel
 21 here recently, listening to a couple people putting down this
 22 project, and as I was listening to them, they were saying the
 23 greed of the developer and how he was the only one that's
 24 going to benefit. I'd like to explain a little bit how I
 25 benefitted already. People say I'm here and I'm going to have

1 some financial interest in this thing in the future, but my
 2 financial interest has been already done. I've already
 3 capitalized on that. And this project hasn't even started
 4 yet. So far, I've just basically got the Commission off of
 5 one sale, which Mr. Trygstad bought at fair market value.
 6 Okay. It was a cash transaction. With that Commission, we
 7 were able to pay our rent for about seven months -- five to
 8 seven months. I was sitting there in the hotel, spending
 9 money with my wife shortly after the transaction consummated,
 10 so the hotel benefitted from this.
 11 There was two attorneys that benefitted from this
 12 transaction prior to. There was at least one title company
 13 that had benefitted, plus their employees and the attorneys'
 14 employees. So you can see, it's a chain reaction. Anytime
 15 you have free enterprise in society, free enterprise generates
 16 jobs.
 17 And I also heard a comment that, well, yeah, that's
 18 all money based, everybody is talking about money. Well,
 19 unfortunately, money does run this country. It does run our
 20 homes as well. We need to start looking at ways that we can
 21 make some more money and that we can put it back into this
 22 community so that we can get people off of welfare and out of
 23 the Farm Home situation, so we can create some jobs and put it
 24 back into the society.
 25 What do we do when we need a doctor? We have to pay

1 money. What do we do when we have a toothache? We got to go
 2 pay money. What do you do when you got a home, when you want
 3 to buy a home? You got to pay money. And that's one thing
 4 that free enterprise does in putting the pri -- or the Borough
 5 land into private hands, is it creates opportunities for
 6 people.
 7 Not only that, on the sale of the transaction, there
 8 was over \$20,000 in back taxes that was owed that this guy had
 9 inherited when he sold the property to Mr. Trygstad, so that
 10 \$20,000 went right into -- it's already benefitted the
 11 Borough. Okay.
 12 I can go on and on and on, on the benefits of this.
 13 All the -- we're going to hear a lot of complaints, a lot of
 14 things that are against it, but when you listen to them,
 15 listen to what they're saying. We want more recreation. We
 16 talk about greed, greed of the developer. We're looking at --
 17 let's put this in the recreational hands in the private
 18 industry where people can pay for golf courses and that type
 19 of stuff, instead of putting it into trail systems and --
 20 well, we need the trail system. We can divert those, but at
 21 the same time, let's get it back into the -- the public land
 22 into private industry. So I'm for selling the land to Mr.
 23 Trygstad.
 24 THE CHAIRPERSON: Thank you. Any questions? Thank
 25 you, sir. The next person is David Witt.

1 MR. WITT: Is it possible I could go further down on
 2 the list? That was the end of the list when I signed up.
 3 THE CHAIRPERSON: Sure. I'll put you down at the
 4 bottom of this list.
 5 MR. WITT: Thank you.
 6 THE CHAIRPERSON: Ted Cox. You need to put your
 7 stuff up?
 8 MR. COX: I do. I have more maps this evening.
 9 THE CHAIRPERSON: More maps. Okay. We'll put them
 10 up.
 11 MR. COX: Even give Patty one this evening.
 12 COMMISSIONER HANRAHAN: Oh, thank you. You're not
 13 made at me anymore, huh?
 14 MR. COX: I might even give one to you, Victor.
 15 Won't charge you anything for it. I'd also like to pass this
 16 out. This is a recent newspaper article on DEC Warns of
 17 Pollution at Landfills. You might have seen this.
 18 COMMISSIONER TISCHER: I read it.
 19 THE CHAIRPERSON: I have that.
 20 MR. COX: You've seen it?
 21 THE CHAIRPERSON: Yep.
 22 THE CLERK: Can I have one, please.
 23 MR. COX: Sure.
 24 THE CLERK: Thank you.
 25 THE CHAIRPERSON: You want to state your name for