

**HB**

**500**

**HFIN**

**FILE**



# FISCAL NOTE

STATE OF ALASKA  
2006 LEGISLATIVE SESSION

Fiscal Note Number: \_\_\_\_\_  
Bill Version: HB 500  
( ) Publish Date: \_\_\_\_\_

Revision Date/Time (Note if correction): \_\_\_\_\_ Dept. Affected: Commerce  
Title Bonding Authority for Hatcher Pass RDU AIDEA (125)  
Component AIDEA  
Sponsor House Finance by Request  
Requester House Finance Component No. 1234

**Expenditures/Revenues** (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Personal Services						
Travel						
Contractual						
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

<b>CAPITAL EXPENDITURES</b>						
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<b>CHANGE IN REVENUES ( )</b>						
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**FUND SOURCE** (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF						
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type--Do not abbreviate)						
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Estimate of any current year (FY2005) cost: 0.0  
Mark this box (X) if funding for this bill is included in the Governor's FY 2007 budget proposal:

**POSITIONS**

Full-time						
Part-time						
Temporary						

**ANALYSIS:** (Attach a separate page if necessary)

This bill provides AIDEA bonding authorization to finance the development of Hatcher Pass. The principal amount of the bonds and other financing provided by the authority may not exceed \$25 million. This bill replaces AIDEA's existing bonding authorization of \$15 million to finance the construction and improvement of phase 1 of the Hatcher Pass Ski Resort.

Prior to issuing bonds, AIDEA will be required to conduct a feasibility, market and risk analysis of the project as outlined in AS 44.88.095(c). The bond authorization has no fiscal impact on AIDEA operations.

Prepared by: Sara Fisher-Goad, Financial Analyst Phone 907-269-4623  
Division Alaska Industrial Development and Export Authority Date/Time 4/14/06 11:52 AM  
Approved by: William C. N. II, Commissioner Date 4/14/2006  
Agency Commerce, Community, and Economic Development



# Hatcher Pass

## Preliminary Development Plan



JL PROPERTIES, INC.  
REAL ESTATE DEVELOPMENT & MANAGEMENT

*April 2005*

*Attachment  
4-18-05*

# Project Summary

- o Satisfies MSB's goal of providing a regional Alpine ski area and an extensive Nordic Ski system with associated amenities
- o Provides a recreation-based community that will enhance the lifestyle of South central Alaska residents and encourage visitors to the region with a variety of year-round recreational opportunities
- o Developer is committed to strict design standards, sensitive to the stewardship of the area's unique environmental attributes
- o Project leverages MSB lands to maximize recreational and economic benefits
- o Project requires limited financial investment from MSB



# Project Scope

Project involves the development of four inter-dependent elements:



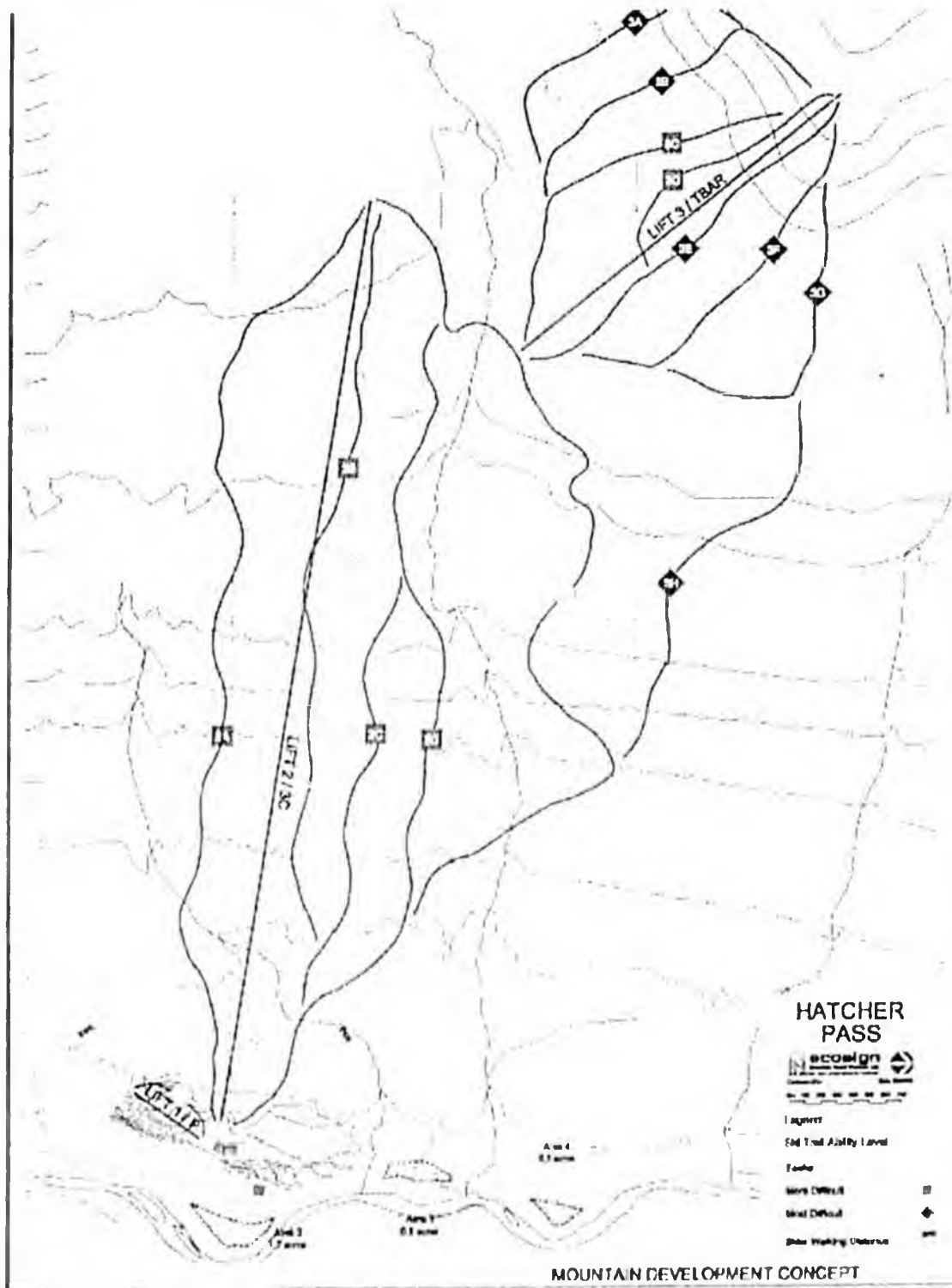
THE  
FOLLOWING  
DOCUMENT(S)  
ARE  
POOR  
ORIGINAL  
COPIES



# Alpine Ski Area & Visitor Center

- o Designed as a regional ski resort
- o Day lodge/visitor center
- o Detachable high speed quad lift (upgrade from ERA report)
- o T-Bar Lift
- o Platter lift and "Magic Carpet" lift
- o Maintenance building
- o Capacity of 2,300 skiers per day
- o Ski area will rise from 1,500-foot level to 3,500-foot level
- o Phase 1 ski trail balance includes 17.6% beginner, 70.6% intermediate, & 11.8% advanced
- o Snow making and lighting coverage
- o Base parking for approx. 450 cars, with supplemental parking via shuttle bus from Village Area
- o Ability to expand ski terrain in future





MOUNTAIN DEVELOPMENT CONCEPT

# Southside Residential Area

- o 450 residential lots ranging from 1-5 acres, lying within development pods separated by large open space areas developed over 25 years
- o Strict design guidelines will ensure an appropriate standard of architecture and landscaping
- o All homes and other buildings will be constructed to blend within the natural environment
- o Nearly all lots will border extensive trail system, connecting residents to natural environment and direct access to unique amenities
- o Southside development plan provides 68% open space overall
- o Primary access across Little Susitna bridge

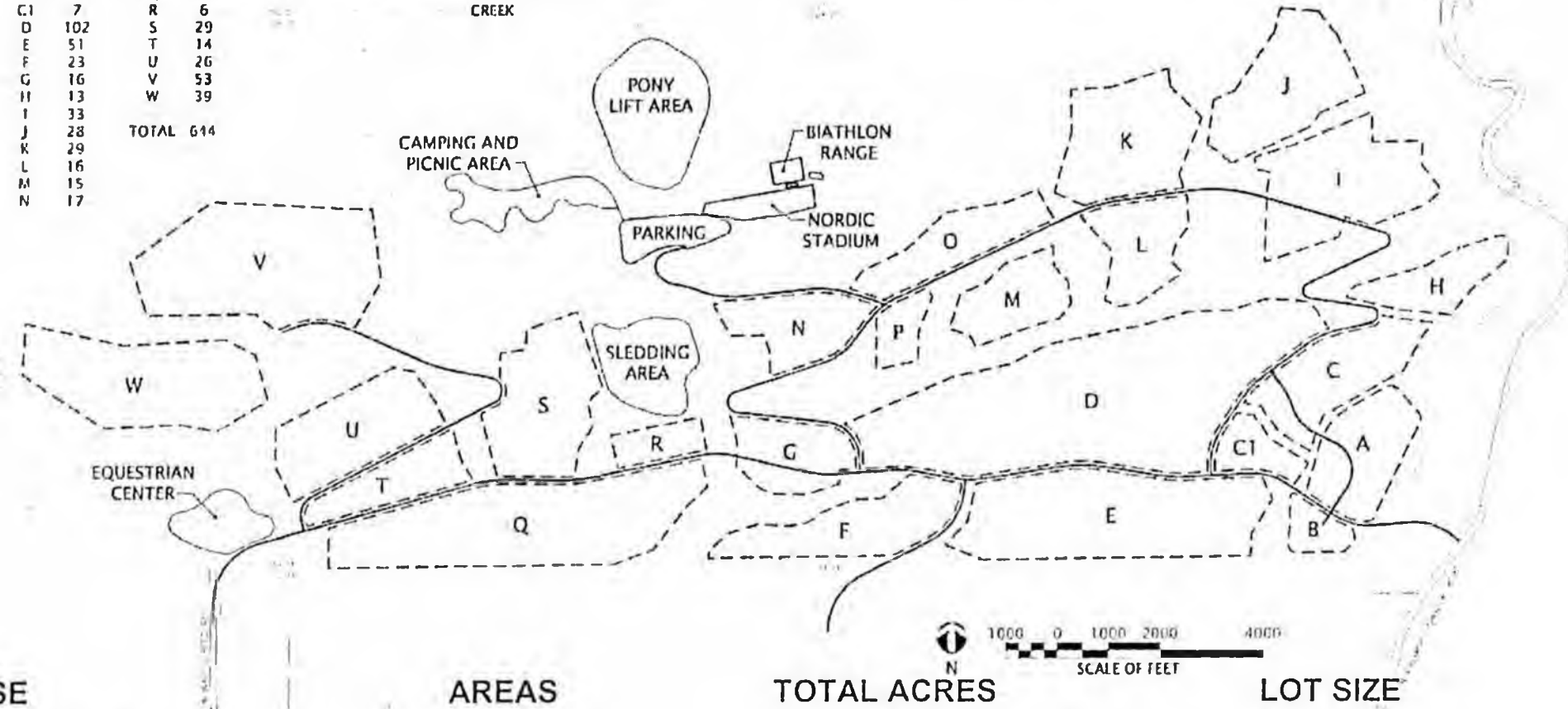


# Southside Development Plan

DEVELOPMENT AREA SUMMARY			
AREA	ACRES	AREA	ACRES
A	20	O	17
B	5	P	6
C	23	Q	56
C-1	7	R	6
D	102	S	29
E	51	T	14
F	23	U	26
G	16	V	53
H	13	W	39
I	33		
J	28	TOTAL	644
K	29		
L	16		
M	15		
N	17		

**LEGEND**

- DEVELOPMENT AREA BOUNDARY
- COLLECTOR ROAD
- ~~~~~ CREEK EASEMENT
- ~~~~~ CREEK



USE	AREAS	TOTAL ACRES	LOT SIZE
Village Center	A,B	25	NA
Multi-Family	C-1	7	6,000 SF
Single Family	C,D,E,F,G,Q,R,S,T	320	40,000 SF
Single Family Large Lot	H,L,M,N,O,P	84	2 Acre
Single Family Estate Lot	I,J,K,V	143	5 Acre
Single Family Equestrian	U,W	65	2 Acre
<b>TOTAL</b>		<b>644</b>	

# Nordic Ski Trail System with Stadium & Chalet

## **Nordic Ski Trail System:**

*(designed by Olympian Bill Spencer)*

- o Extensive trail system for a variety of year-round uses
- o Trails designed to host competitive races at the high school, collegiate, and international levels
- o Design will utilize bypasses and cutoffs creating less demanding loops for recreational use
- o Stadium will provide base for recreational trails and start/finish area for competitive events

- o Nordic Competition Trails
- o Recreational Trails
- o Multi-Use Trails
- o Motorized Trails
- o Hiking Trails
- o Equestrian Center & Trails
- o Sledding Hill



# Southside Area Trail System

