

Houston-Area Land Conveyance: Preliminary Decision and Development Opportunity

Fact Sheet on Alaska DNR Preliminary Decision ADL 234762 • July 2026

The Alaska Department of Natural Resources (DNR) has issued a **Preliminary Decision** proposing to convey approximately **19,950 acres** of State-owned land, located about **two miles north of the City of Houston** in the Matanuska-Susitna Borough, to AIDEA. The proposed transfer would be a **noncompetitive, no-land-value conveyance** under Alaska Statute 38.05.810. This is a preliminary proposal open for public comment—not a final approval, and not a commitment to any specific project.

Action	DNR Preliminary Decision (proposed conveyance)
Statutory authority	AS 38.05.810(a) — Public and Charitable Use
Land area	Approximately 19,950 acres
Location	About 2 miles north of Houston, Mat-Su Borough
Recipient	AIDEA (State public corporation)
Cost	No payment for land value; AIDEA covers related costs
Case number	ADL 234762
Comment deadline	5:00 p.m. AKDT, August 19, 2026

WHAT DNR PRELIMINARILY PROPOSES

- **Public-interest findings.** DNR preliminarily finds that the conveyance serves a public purpose, is in the public interest, and is in the State’s best interest.
- **What “no cost” means.** AIDEA would make no payment for the value of the land, but remains responsible for administrative, survey, platting, and closing-related costs.
- **Reversionary interest.** DNR proposes to waive the statutory reversionary interest, finding the waiver to be in the public interest.

STATE RESERVATIONS AND EXISTING INTERESTS

- **Mineral estate retained by the State.** The State retains oil, gas, coal, ore and other minerals, locatable minerals, fissionable material, geothermal resources, and fossils, along with access to explore and develop them.
- **Existing rights continue.** Current oil and gas leases (ADLs 394297–394302, limited to hydrocarbons) and public access rights-of-way and easements remain in place.
- **Sand, gravel, and rock.** These construction materials are not part of the State’s mineral reservation and may support AIDEA’s development of the site—distinct from the State’s retained mineral estate.

THE DEVELOPMENT OPPORTUNITY

AIDEA ownership would convert land and usable on-site materials from passive public assets into **development tools**. With title in hand, AIDEA could use land and aggregate to build shared infrastructure, reduce site-preparation costs, lease property, or contribute land and materials as in-kind equity into an eligible project.

- Lower upfront private capital requirements and improve project feasibility and risk-adjusted returns.
- Help attract private investment by de-risking early site development.
- Allow AIDEA and the State to retain long-term value through leases, profit participation, repayment, and potentially AIDEA dividends.

*These are **potential structuring benefits, not guaranteed returns**. Any financial outcome would depend on project-specific economics and the deal structure ultimately chosen.*

POSSIBILITIES — NOT PREDETERMINED COMMITMENTS

This proposal is **not a predetermined development project**, and no specific end use has been definitively selected. The development plan identifies illustrative possibilities the land could support:

- Rail-served logistics and industrial uses; utility, energy, and technology infrastructure; advanced manufacturing; workforce housing; local material production; and stewardship / buffer areas.

These are possibilities, not commitments. Future decisions will be driven by project economics, market demand, technical and environmental due diligence, infrastructure capacity, applicable permitting and Mat-Su Borough requirements, and input from the public, local governments, agencies, and private-sector partners.

SITE ATTRIBUTES

- Proximity to the Houston and Willow communities, with practical existing road access.
- Near the Alaska Railroad centerline and major highway corridors.
- Potential to leverage existing utility and fiber corridors (electric, natural gas, fiber).
- Significant upland acreage suitable for development, balanced with wetlands, water, and stewardship considerations along Deception Creek.

WHAT HAPPENS NEXT

- **Public comment closes 5:00 p.m. AKDT, August 19, 2026.** Comments may be submitted through the State's Online Public Notices system.
- DNR reviews timely comments and issues a Final Finding and Decision indicating whether the State intends to proceed.
- If approved, survey, plat, title, and closing steps must be completed before any conveyance occurs.
- Any project-specific development would require separate AIDEA decisions, due diligence, agreements, and permits.

Submit a public comment: <https://aws.state.ak.us/OnlinePublicNotices/Notices/View.aspx?id=224431>

Source note: Alaska DNR Preliminary Decision ADL 234762 and the AIDEA Houston Sites Development Plan (revised June 2026). This fact sheet summarizes a preliminary proposal for public information; it does not constitute a final decision or an approval of any specific development.