



Rebarchek Agriculture Park Project

Mission Statement

*Making the past, present, and future of farming in the
Mat-Su Valley accessible by providing unique
agricultural, education, and historical opportunities.*

The Alaska State Fair, Inc., (ASF) was incorporated in 1959, and is a 501(c)(3) non-profit organization. Nestled in the fertile Matanuska-Susitna Valley, an hour north of Anchorage, the fair hosts a 12-day fall event that includes traditional state fair exhibits, agricultural displays, carnival rides and games, contests, world class performance events with over 3,000 Alaska performers, and a diverse group of both merchandise and food vendors. In addition to this annual event, the fair hosts year-around events, concerts, trade shows and services including rodeo, horse shows, educational programs, local fundraising events, RV parking, winter RV and boat storage. ASF also provides event facilities for locals, typically subsidized by the fair.

Through strong direction from its Board of Directors, the ASF aims to serve the entire Alaskan Community. To support this mission, the Board of Directors, through a Master Plan process elected to develop a living history farm and incubator farm on the historical Rebarchek site located on the ASF property with the stated mission of “*providing not only fairgoers during the annual fair setting, but all Alaskan’s and tourist with an all-inclusive experience of farming in Alaska by making the past, present and future of farming in the Mat-Su Valley accessible by furnishing unique agricultural, education and historical opportunities*”. To guide the development of the Rebarchek Agriculture Park Project the Fair’s Board of Directors created an Advisory Board with members experienced in the Alaska agriculture sector.

The Rebarchek Agriculture Park, when completed, will be an opportunity for the ASF to enhance their brand, further their mission, and provide a unique place for the promotion and advancement of

agriculture in Alaska through actual experience and education of the industry's past, present and future.

The purpose of this Business and Strategic Plan is to present an organizational vision for how the Rebarchek Agriculture Park will integrate within and serve the greater mission of the ASF, and provide an operational guide for how the Rebarchek Agriculture Park will deliver the services and products needed to achieve its goals. As the Rebarchek Agriculture Park is a new organizational structure, this plan is intended to be a living document that will guide initial organizational structures and budgets.

The overall value of Rebarchek Agriculture Park is to bring a greater understanding of Alaska's agriculture history to all of Alaska and visitors from many parts of the United States and the World to highlight the many positive traditions of Alaska's farming community.



C #42
9/30/37
1-7C; 2-2C; 3-2C

MATANUSKA VALLEY COLONIZATION PROJECT
PALMER, ALASKA

SECURITY AND DEVELOPMENT PROGRAM

Sept. 25 1937

Dear Mr. Rebarchek:

Re: Tract allocation and rules
governing Security and Develop-
ment Program.

Under the new SECURITY AND DEVELOPMENT PROGRAM there has been allocated to your Tract of Land, No. 52, the amount of \$ 660.00 net. This money will be paid you on the basis of work performed at rates established by the Alaska Rural Rehabilitation Corporation in twelve monthly installments not to exceed \$ 55.00 per month.

This allocation is based on the following standard:

	Monthly Budget	Yearly Budget
4 in family	\$ 55.00	\$ 660.00
Stock feed allowance	\$ 20.00	\$ 240.00
Total	\$ 75.00	\$ 900.00
Less \$15.00 per acre for 16 acres farmed.	\$ 240.00	
Ineligible children		
Total Deduction		\$ 240.00
Balance		\$ 660.00
Plus \$ to develop farm up to 15 acre minimum.		
Total Allocation		\$ 660.00

The following rules govern this program and will be strictly adhered to:

1. RATES The rates of pay for clearing are raised ten dollars an acre above the former rates of the Work Credit System. If the timber stand is not uniform, the rates will be adjusted by the Rural Development Department. The breakdown is as follows:

\$2.50 per acre for slashing and windrowing and \$7.50 per acre for skidding, burning and preparing the land for stumping. A bonus of \$2.50 per acre will be paid for timbered land cleared ready for stumping in one operation. Rates for all other work remain as established by the Work Credit System.

Clearing for which partial payment has been made under the Work Credit System must be completed at the old rate before payment can be made on any new work.

2. ACREAGE DEDUCTION From the total yearly budget \$15.00 per acre is deducted for every acre of ground in cultivation on tract and up to fifteen acres off tract if any planting or harvesting advances have been accepted by the Colonists.

3. MAXIMUM ALLOTMENT: Twelve hundred dollars is the maximum amount that can be allocated to any one tract regardless of the size of the family dwelling thereon.

In no case will funds be available for development of tract beyond 40 acres.

4. MONTHLY PAYMENT The maximum amount a family may draw any one month is $1/12$ of the total net allocation or the monthly budget amount. Absolutely no supplemental reports can be written.

5. WORK RESERVE Work done in excess of the monthly budget amount will be credited to the account in the form of a WORK RESERVE and can be drawn out up to the monthly budget allowance. Anyone who withdraws from the Project and has a work reserve CANNOT DRAW THIS OUT IN CASH but will have it credited to his account as this money is allocated for the development of the land.

6. WITHDRAWAL OF FUNDS Eighteen months from this date any unearned portion of this tract allocation will be withdrawn from the tract by the Alaska Rural Rehabilitation Corporation.

7. STOCK Families without at least the equivalent of one cow or horse are not entitled to the stock feed allowance and will have \$20.00 per month deducted from their total monthly budget. 100 pullets will entitle a family to the stock feed allowance until such time as the chickens come into production. In no case can this be allowed after February 1, 1938.

8. CHILDREN Any steadily employed children are considered self-supporting. Also children over eighteen and not attending school are deducted from this budget. Nine dollars per month will be added to the tract allocation for each child born during this program.

9. RELATIVES Relatives living with the family cannot be included in this budget.

10. EMPLOYED COLONISTS Colonists or their wives who are employed full time are permitted to draw up to one-half of their monthly budget amount. Those employed part-time may draw up to two thirds.

11. CLEARING REGULATION Unless approved by the Superintendent of the Rural Development Department, all clearing must be squared as the cut in personnel of the department makes it impossible to survey on any other basis.

12. HOSPITALIZATION Hospital bills will be taken care of out of the Work Reserve and deducted from the amount due the last months.

13. CONSTRUCTION The completion of the construction of standard buildings will come under this program on all tracts which have 20 acres in cultivation. Uncompleted root cellars, painting, fencing and all other work approved by the Corporation will also be a part of this program.

14. PROGRAM AMENDMENTS Upon 15 days written notice, the Alaska Rural Rehabilitation Corporation reserves the right to make such further rules and regulations as the program shows to be necessary. However this will not affect the amount of the tract allocation.

15. CANCELLATION Any Colonist who violates his contract with the Alaska Rural Rehabilitation Corporation or the Matanuska Valley Farmers Cooperating Association may at the discretion of the Alaska Rural Rehabilitation Corporation be dropped from this program and the unexpended balance of his tract allocation will be retained by the Alaska Rural Rehabilitation Corporation and he shall have no claim on the same whatsoever.

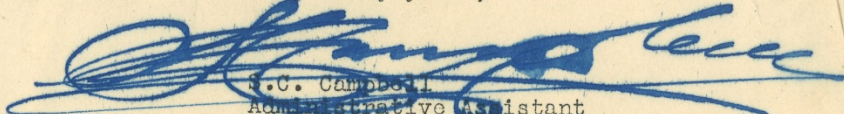
This program has been worked out for the benefit and security of all Colonists. The money allotted to the tract is not a loan nor a personal allocation and no one will be required to go into debt for the same as it is allocated strictly to the realty and the land and other improvements in connection therewith and is figured into the value of the same. This program has been planned and the clearing rates increased so as to enable every one to earn his entire tract allocation during the coming winter months when other work is slack in order that he may have a work reserve built up by spring and be able to draw upon this during the time he is farming next summer without being required to work in the woods.

Thus, we hope that next spring everybody will have earned sufficient to entitle him to a steady monthly income for the balance of the 12-month period and be in a position to avail himself of any additional opportunities which may arise, also to enable all colonists to make secure their next winter's living.

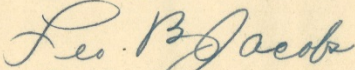
This program has been drawn up upon a purely impersonal basis and with the idea of fairness to all. The same rules apply throughout the entire Colony. This plan is 100% for the man who is fully determined to make good on this Project and has his heart and soul in the advancement of himself and this community. It is in no way designed to enable anyone to make a stake and pull out.

It is hoped that everyone will avail himself of the fine opportunities herein offered and we are sure that we can count on your support and cooperation in the administration of this program for your benefit and the success of the Project.

Very truly yours,


S.C. Campbell
Administrative Assistant

Approved:



Leo B. Jacobs
General Manager
Alaska Rural Rehabilitation Corporation

The first Alaska State Fair was held September 4-7, 1936. The previous year had seen the U.S. government establish the Matanuska Colony as a component of Roosevelt's New Deal. The colony provided an opportunity for some to move to Alaska for a new start in what was one of many rural rehabilitation colonies that were created with the intent of providing relief during the depression, and specific to this one, further open Alaska. With many Colony members having come from areas that had a history of state fairs, the Fair seemed to be a natural outgrowth for the Colony. The early year Fairs included the crowning of the Fair queen, a baby show, boxing matches, horse races, dances, a rodeo and baseball games. There were also agricultural entries, including giant cabbages, grain, carrots, onions, celery, peas and other vegetables.

Alaska State Fair, Inc.

SECOND ANNUAL

FAIR

September 2, 3, 4 & 5, 1960

PALMER, ALASKA



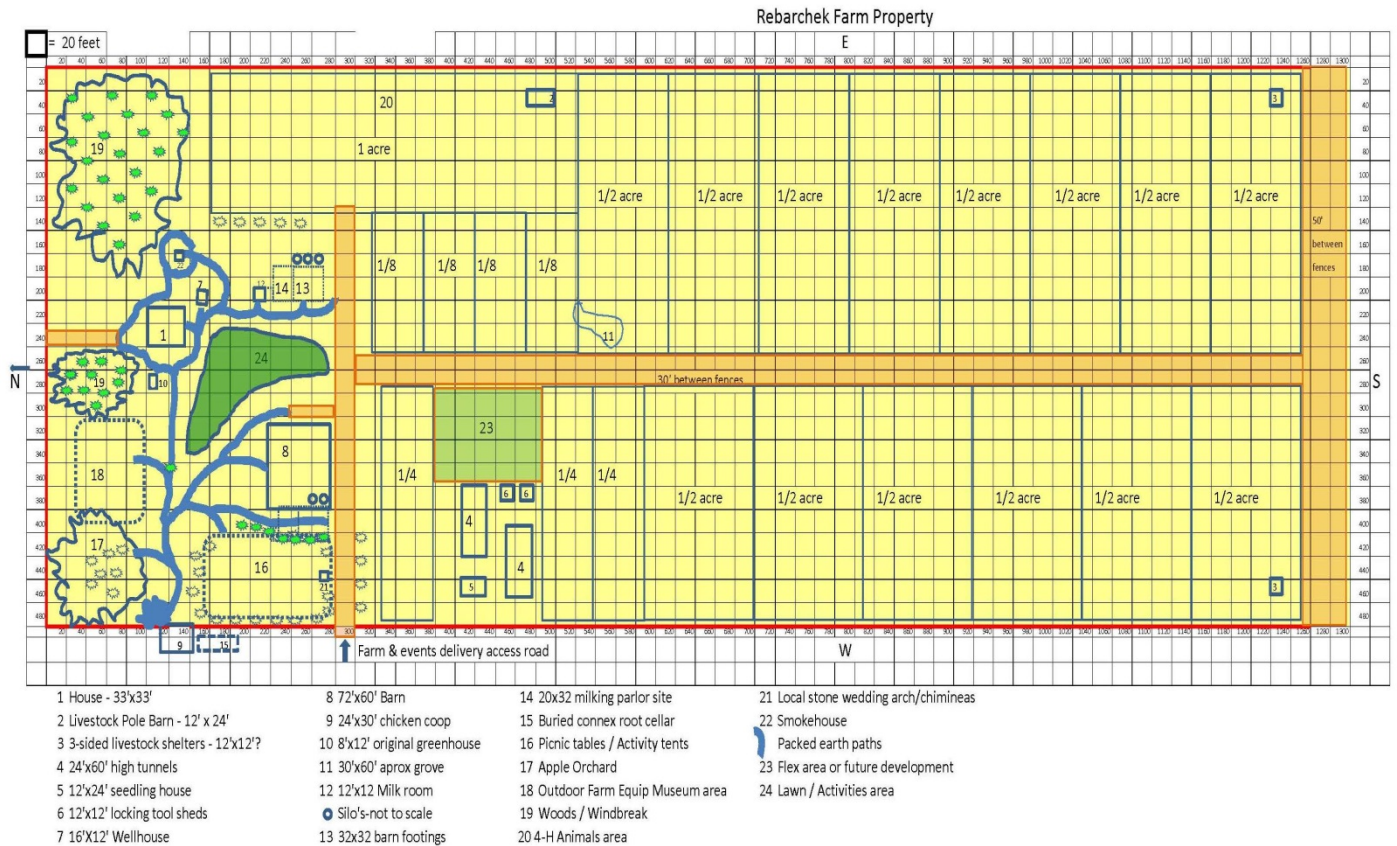
The Vision of the ASF is to provide a center for the Alaskan community to gather in a dynamic and safe atmosphere throughout the year.

The Mission of the State Fair is to produce a traditional State Fair that educates and entertains Fairgoers, and provides stable finances through good business practices, statewide outreach, partnerships and hosting a variety of community, cultural, and business events.

With a mandate to be Alaska's State Fair by the Fair Board of Directors, there is a need identify the various resources from every region of the state and to educate with all state content. The Rebarchek Agriculture Park's objective is to promote the rich history of the original colonists and to display the artifacts and the unique agricultural methods used by the early settlers/farmers. Through research and education, it is the objective of the Rebarchek Agriculture Park to make the Park a hands-on learning-based facility complete with demonstration gardens, animal husbandry, and informative projects developed through a partnership with the FFA, 4-H, U.S. Department of Agriculture, State Department of Natural Resources, Division of Agriculture and University of Alaska-Cooperative Extension Service.

With a physical space on the ASF property, the Rebarchek Advisory Board, through Historic and Incubator committees developed a conceptual site plan. The site plan is based on-site meetings by the committees to develop a Master Plan vision of what might occur at the Rebarchek Agriculture Park. This culminated in a sign that was placed on the site for the 2016, Fair season with graphics intended to capture people's imagination and increase interest and support in the project.

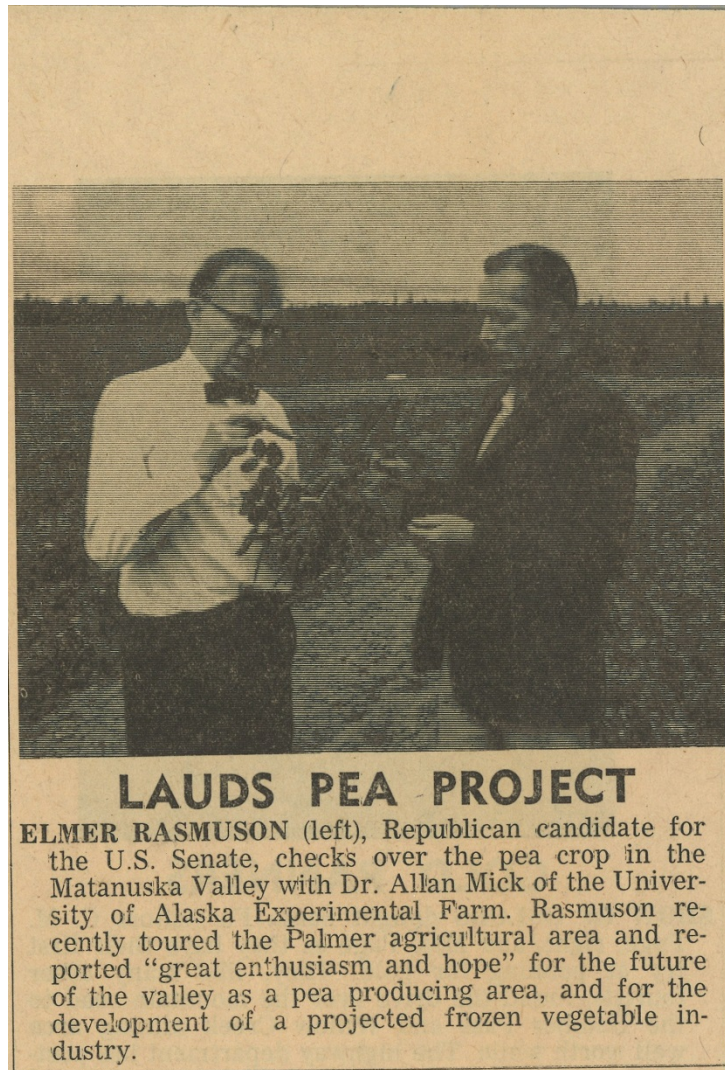
SITE PLAN



The intent of the Rebarchek Agriculture Park is to provide a venue for

- Sharing the story of agriculture in Alaska
- Sharing education in Alaska Agriculture
- Creating an interest of future farmers in Alaska by providing a safe, healthy and welcoming environment that inspires business and social interaction among all attendees.
- Strengthening the community's economic base by supporting and promoting the local tourist industry through exhibitions and historic presentations of the first farmer's agricultural foundations.
- In collaboration with the Matanuska Experiment Farm and Extension Center

- Remove barriers to modern agriculture by making land, equipment, and local knowledge available to youth and interested farmers on incubator acreage. We are seeking to encourage relevant and innovative agricultural best practices to support and grow future Alaskan agriculture endeavors.



Encouraging future Alaskan agricultural interests and invention has always been a key element for Alaska from Colony Days to the Present

PROPOSED PROJECT DEVELOPMENT

EXISTING CONDITIONS

The project is in Palmer, Alaska adjacent to the southern boundary of the Alaska State Fair grounds. The existing farm house is approximately 2,763 sf, two floors, with a basement. The original farm occupied Lots 1 and 2, totaling approximately 39.5 acres. The farm house is in its original location on Lot 2, which also contains a few outbuildings and structures. The farm site and farm house are listed on the National Register of Historic Places ID 78000532.

Farm House: Based on a structural condition assessment conducted on December 9, 2016, by Reid Middleton, the building has serious and significant structural deficiencies but does not currently appear in danger of catastrophic failure. The building is currently safe for a few occupants. Heavy loads and larger groups of people should be kept out of the building until the basement floor framing is adequately shored and decayed supporting members replaced. The decayed log sill all around the building is an issue that should be addressed if the building is going to be occupied.



Ancillary Buildings: The buildings include a well house converted to a sauna by Ray Rebarchek, barn and milking parlor foundations, greenhouse frame, original smokehouse and (2.5) concrete silos.



MASTER PLAN VISION

The master plan vision of the Rebarchek Agriculture Park Project is a program of the ASF that will be a multi-year development that is implemented as funding, income and other resources become available. To that end, the overall ASF and Rebarchek Agriculture Park Master Plan vision provides a guide for the future, but is intended to be flexible to adapt to opportunities that arise. The first year of development will occur during the 2018 Fair season and will consolidate existing activities by providing improvements and some expansion to the current status quo. The following is a record of the existing conditions, the overall intent of the Master Plan Vision, a

description of year 1 project development and the intent of future development years as funds become available.

The overall Master Plan Vision for the Rebarchek Agriculture Park Project is to create a venue that fulfills the mission established by the Rebarchek Agriculture Park Advisory Board, and the overall mission of the Alaska State Fair; to create an all-inclusive Alaska State Fair. In order to understand the aesthetics, organization, and function of the project site, the members of the Advisory Board facilitated input from members of the Alaska State Fair Board of Directors with knowledge of the past history of the farm, staff of the Fair with long tenured employment with the organization, Rebarchek family members as well as, members of the Valley agriculture community. This Master Plan seeks to guide a development that enables the goals of stakeholders and optimizes the success of this fair addition through rehabilitation of existing historic structures with enhancement and expansion of the agricultural events and displays. The Master Plan vision will also help increase sustainability focus on agriculture in Alaska.



The initial Master Plan Vision of the Rebarchek Agriculture Park is a synthesis of the identified theme requirements and the critical input provided by the Advisory Board. The program for final Master Plan space includes:

- *The stabilization of the original colonist farm house constructed in 1935*
 - *Colony style barn housing agriculture and Alaska State Fair museum exhibits and displays. Area for classes, demonstrations social gatherings and meetings.*
 - *Milking parlor attached to barn, housing ancillary/support areas.*
 - *Parking area for 75-80 vehicles/turn out area for tour buses*
 - *Original farm equipment on site as displays.*
 - *Silos*
 - *Out buildings: greenhouses, well house, smokehouse, outhouse and other ancillary structures supporting farming activities*
 - *Ticket/admissions/souvenir gift shop building*
 - *Flower gardens*
 - *Tilled, irrigated, and fenced acreage for incubator plots*
 - *Compressed surface pathways and walkways*
 - *Informational kiosks throughout the public grounds*
 - *New entrance facility*
 - *Restrooms*
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