



HERITAGE LAND BANK
2024 ANNUAL WORK PROGRAM &
2025-2029 FIVE-YEAR MANAGEMENT PLAN



Real Estate Department

- **Real Estate Department** has 2 divisions:
Real Estate Services and **Heritage Land Bank**
- **RES** is supported by the **General Fund**
- **HLB is a self supporting, non-tax-funded agency**
- **RES** is responsible for the management, disposal, and acquisition of municipal owned or leased properties, that are not in HLB Inventory, as well as administering the property tax foreclosure process.
- **HLB Mission:** to manage **uncommitted municipal land** and the Heritage Land Bank fund in a manner designed to **benefit the present and future residents of Anchorage, promote orderly development** and **achieve the goals of the Comprehensive Plan.**
- HLB currently manages **over 12,000 acres** of Municipal Land, majority of which has multiple development limitations.
- **Title 25 of AMC “Public Lands”** contains the statutes under which RED operates, with additional code pertaining to specifically HLB (**Chapter 25.40**)

Work Plan Code Requirements (AMC 25.40.020)

Annual Work Program

- Include proposed land **acquisitions, transfers, disposals, management** and inventory activities **for the coming year**.
- Include **revenue and expenditure projections** and the proposed budget **for the coming year**.
- Include a review of the **previous year's activities**, including **financial information, land transactions, and fund expenditures**.

Five-Year Management Plan

- Include **potential long-term land acquisition, transfer, disposal, management** and **inventory objectives**
- Include a 5-year **revenue and expenditure projection**

Policies and Procedures

- Develop, adopt, and maintain comprehensive policies and procedures to govern the management of the HLB land and fund.

HLBAC Public Hearing

- 45-Day Notice and Comment Period
- Send to Community Councils and Mailing List

The 2024 Work Plan Process

October

Held Community and Agency Open Houses

November

Drafted the 2024 Work Plan

December

- HLBAC work session
- Released Public Review Draft for comment
- 45-day public hearing notice

February

- Public comment period closed
- HLBAC Public Hearing
- HLBAC Resolution recommending Assembly approval
- Edited Draft to incorporate HLBAC amendments

March

- Present at 3/14 CEDC Meeting
- Assembly Resolution approving the 2024 Work Plan will be introduced at the 3/19 Assembly meeting
- Assembly work session

April

Public Hearing and Assembly action tentatively on 4/23

High Level of Each Chapter

Chapter 1: HLB Overview

- History, Objectives, Acquisition Info, Inventory Status

Chapter 2: 2022 Progress Report

- Accomplishments in land transactions, projects, and management
- HLBAC Resolutions

Chapter 3: 2023 Work Program

- Potential land transactions, projects, and management

Chapter 4: Five-Year Management Plan

- Potential land transactions, projects, and management

Appendices

- Maps
- Policies
- HLB Fund History and Projections
- HLB Leases and Permits
- Public Comments and Responses
- HLBAC Resolution 2023-02 recommending assembly approval of the Work Plan

Highlights

Progress Report Highlights

- Disposal of Girdwood Industrial Park Phase 1 lots to lessees (6-057A-E)
- Disposal of Ranger Station to the USFS (6-043)
- Assembly authorization for the Holtan Hills disposal (6-011/16/17)
- Acquisition of Laurel Acres parcels for future wetland mitigation (5-041)
- Confirmation of the appointment of Real Estate Director

Projects of interest to the CEDC

- Girdwood Industrial Park (6-057F)
- Girdwood Community Land Trust (6-076)
- Cemetery Projects: Eagle River (1-111), Girdwood (6-018), Natural Burial (2-156)
- Disposal at Lake Otis and Tudor (3-078A-D)
- Potter Marsh Watershed Park (2-127 – 2-136)

Any Questions?

[AR 2024-92](#) • [AM 235-2024](#) • [2024 Work Plan Draft](#) • [HLB Website](#) • [HLB Map App](#)

