



HERITAGE LAND BANK

2016 ANNUAL WORK PROGRAM &
2017-2021 FIVE-YEAR MANAGEMENT PLAN



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2015-16 Heritage Land Bank Commissioners



Chair Tim Trawver | Vice-Chair Kati Capozzi

Lottie Michael | Ryan Mae Lucas | Peggy Looney | Diana Stone-Livingston

Acronyms

ACDA – Anchorage Community Development Authority

ADEC – Alaska Department of Environmental Conservation

AMC – Anchorage Municipal Code

ASD – Anchorage School District

AWWU – Anchorage Water & Wastewater Utility

BLM – U.S. Bureau of Land Management

COE – U.S. Army Corps of Engineers

DOD – U.S. Department of Defense

DOT&PF – Alaska Department of Transportation & Public Facilities

GIS – Geographic Information Systems

HLB – Heritage Land Bank

HLBAC – Heritage Land Bank Advisory Commission

ML&P – Municipal Light & Power

MOA – Municipality of Anchorage

NALA – North Anchorage Land Agreement

OECD – Office of Economic & Community Development

RED – Real Estate Department

RES – Real Estate Services

SOA – State of Alaska

Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the laws under which the HLB operates (AMC 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, a little over 10,000 acres, which are divided into approximately 264 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of the overall inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out off-site mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 50 HLB parcels are leased or permitted to government agencies or to the private sector, and some are used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held by the HLB is available online.

Municipal properties deemed surplus to current and future needs are generally disposed of through competitive bid, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to agencies such as Anchorage Community Development Authority (ACDA), Anchorage Water and Wastewater Utility (AWWU), Municipal Light & Power (ML&P) or the Anchorage School District (ASD) for continued use by the MOA.

The Mayor, with Assembly approval, may also designate any municipal land or interest in land for placement in the HLB. However, land placed in the HLB generally is:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development;
or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

History

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land transferred to the municipality from the state as a result of the Municipal Entitlement Act. The Mayor and Anchorage Assembly created HLB to manage these lands for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. HLB staff handles the day-to-day land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed the first land inventory. This inventory exists in an online version for public and municipal access at www.muni.org/departments/hlb. It includes maps and categories of all HLB land by region. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, acreage and includes a statement of management intent, where applicable. The inventory also lists leases on HLB land. Interactive mapping can be found on the MOA Mapping webpage.

State Entitlements

A priority for HLB is the continuing conveyance of title to the municipality's outstanding land entitlements. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, there remains a shortfall. Several parcels of land are still in the process of being conveyed, including parcels in Chugiak, Indian, and Girdwood.

Accomplishments

Many significant land uses and facilities in Anchorage have become developed over the years through contributions from the HLB inventory or fund.

HLB commercial, civic, and recreational contributions in Anchorage & Eagle River area include:

- multiple school sites throughout the municipality;
- the Cuddy Family Mid-Town Park;
- demolition of Hollywood Vista apartments site for new development on Government Hill;
- protection of Connor's and Klatt Bogs;
- Botanical Gardens lease of HLB lands;
- Rabbit Creek Greenbelt, Eagle River Greenbelt, and Section 36;
- Long-term lease of the Chugiak Senior Center;
- disposal of the NW1/4 of Section 25 to the Parks and Recreation Department (Parks) for addition to Beach Lake Park;
- use of the Girdwood Library site;
- and the sale of HLB land to TDX Corporation for the development of Alaska Master Park.

HLB's commercial, civic, and recreational contributions in Girdwood include:

- the designation of Moose Meadows Park;
- land for the post office;
- parking expansion plans for town square;
- permits through Girdwood Parks and Recreation for Girdwood events;
- industrial storage lots;
- library/community center;
- and Nordic ski trails.

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land.

Our goal has been, and continues to be, managing the Fund in order to achieve our mission's objectives, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, and seeks to preserve and enhance the value of its land assets. All management activities are consistent with the Comprehensive Plan and implementing measures.

Our management objectives include:

1. Ensuring that all HLB lands and conservation easement rights are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism and other threats.
2. Continuing to aggressively enforce trespass violations, from posting signs and installing fences in areas of known campsites to removal of illegal structures and vehicles.
3. Basing all land use authorizations on prevailing market rates except where otherwise provided by AMC § 25.40.
4. Disposing of lands excess to municipal need, both immediate need and potential future need, from its inventory to the appropriate municipal agency with the capability to manage and utilize improved facilities.
5. Assisting implementation and supporting municipal plans in accordance with HLB policy and economic guidelines.
6. Insuring the establishment of a mitigation banking instrument and creation of conservation easements to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan, and generate revenue through the sale of compensatory mitigation credits.

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

As in past years, the MOA will continue to work closely with the state to resolve any remaining land entitlement issues. The MOA has decision documents for several parcels for which we do not yet have the patent. This issue has been addressed by the State; the State notified HLB that for, management purposes, the decision document issued for conveyance of lands is tantamount to patent regardless of patent status.

North Anchorage Land Agreement (NALA)

The MOA was granted rights to receive substantial acreage under the 1982 North Anchorage Land Agreement (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., SOA, and MOA. NALA provides for the future allocation of existing military land to the north and east of Anchorage, in the event it is declared excess to the Department of Defense (DOD). However, this could occur only in the event that DOD formally declares the land as excess to its needs in the Anchorage area. To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD. As part of the entitlement lands issue, HLB may consider possible land trades with Eklutna, Inc., and the SOA in conjunction with NALA discussions.

Table 1.1 Breakdown of HLB Inventory

The following is a breakdown of estimated acreage in the HLB inventory.

ACREAGE (Estimate)*	Anchorage Bowl	Chugiak/ Eagle River	Girdwood	HLB Total Acreage:
HLB Wetlands	1,223	47	776	2,046
HLB Uplands	1,732	1,304	5,687	8,723
Est'd. Total HLB Acreage:	2,955	1,351	6,463	10,769

Table 1.2 Development Limitations

Patent restrictions, Anchorage Bowl**	846 acres
Leases and Permits (SOA Crime Lab, Alyeska Resort, etc.)	1,653 acres
Under other MOA agency management (parks, snow dumps, etc.)	1,125 acres
Managed by State Parks	2,240 acres
Requested for future MOA use (Section 36, former native hosp. site, etc.)	665 acres
Inaccessible, mountainous, floodplain parcels (avalanche zones, no roads)	1,632 acres
Wetlands – Classes A and B (current estimates)	2,046 acres
Contaminated parcels (Reeve Blvd., Mt. View Drive properties)	1 acre
Remaining Acreage Potential For Development:	561 acres

* Figures are based on GIS approximations

** Disposal prohibited under patent from the federal or state government.

Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB

Policies and Procedures for maintaining the public trust and continued public involvement throughout the process, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory (for which no municipal purpose has been reserved or identified) for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020.B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. In addition, the code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty five (45) days prior to the hearing. By comparison, all other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. The public will have additional opportunity to comment when a public hearing is later scheduled on each particular work item included in the approved annual work program. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and land transfers from the HLB inventory to other agencies. Considerable effort is made to keep the public notified of proposed HLB activities through neighborhood mailings, publication of the agenda and via online information maintained on its web page. Any additions to the proposed list of disposals through sale, exchange, or lease, however, will require an amendment to the work program with approval by the HLBAC and Assembly.

HLB recognizes the need to accommodate new projects, or to delete proposed projects if or when circumstances warrant. Therefore, during the course of the year some reprioritization of work items may occur in order to address new developments.

The public has ample opportunity to comment on any proposed action of the HLBAC. Each year, the annual work program attempts to address any and all foreseeable land activities, with a resolution from the HLBAC recommending Assembly approval after the required public notice and hearing. This action will require further public involvement prior to obtaining approval by the Assembly.

Five-Year Work Plan

Predicting future market demand is a challenging undertaking. The success of land transactions often depends upon economic conditions, financing, creative marketing strategies, good ideas, politics and luck. Consequently, the one-year and five-year plans are best used as an overall guide to which the HLB tries its best to adhere. As an enterprise activity, the administration recognizes that the HLB must be prepared to seek out or recognize unforeseen opportunities as they arise that promote the goals of the Anchorage Comprehensive Plan. Many changing and challenging factors make long range forecasting difficult, therefore the assumptions, objectives and projections that follow in this document are our best attempt at a single point in time for charting

our future. Items in the annual work program also appear in the five-year work plan for consistency should a project not be completed during the one-year work program time frame.

As previously noted, when it is determined that no municipal purposes can be identified by municipal agencies and when market conditions are generally determined favorable, HLB may sell, exchange or lease particular parcels within its inventory. This action follows public and agency reviews, an HLBAC recommendation after a public hearing, with Mayor and Assembly approval.

Such land management decisions, including land disposals, strives to be consistent with the AMC, the Anchorage Comprehensive Plan and its component area plans, and implementing measures. If it cannot be determined whether a proposed management or disposal action is consistent with the Comprehensive Plan and implementing measures, the HLB shall complete a site-specific land use study prior to a final management or disposal decision.

Chapter 2. 2015 Progress Report

The HLB accomplished a number of significant goals in 2015. We completed several land sales that had been in progress over the past few years, while remaining focused on administering and completing capital projects, improving land previously acquired by MOA for municipal purposes, and acquiring additional parcels to promote projects and safeguard future needs.

Disposals

HLB inventory disposals can include sales, exchanges, leases and easements to the private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes. If an agency identifies a need for HLB land (present or future) and provides sufficient justification for such need, HLB may initiate a withdrawal review process for such lands on behalf of the requesting agency. If HLB cannot satisfy the identified needs from the HLB inventory, attempts to acquire land for that purpose may be initiated. Following are disposal-related activities by HLB.

HLB Parcel 1-076 – Disposal by perpetual, non-exclusive underground telecommunication easement to GCI next to the new Fire Station 35.

HLB Parcels 1-085LL, 1-085K, 1-085F, & 1-085E – These parcels were part of the Yosemite Drive project. An Intra-Governmental Permit established drainage easements that would allow for construction, installation, operation, maintenance, and repair for the Yosemite Drive drainage needs.

HLB Parcel 1-091 – Disposal by driveway access easement was finalized to resolve a long-standing encroachment on municipal property.

HLB Parcels 3-027 & 3-064 – A disposal of perpetual, non-exclusive electrical easements was granted to Chugach Electric Association for the upgrade of the Dowling substation.

HLB Parcel 3-073 – This parcel and building located on Porcupine Street in Mt. View was purchased from the SOA in April 2011; abatement of hazardous materials and necessary maintenance have been completed over the past few years. This is I1 zoned property and HLB staff has leased the property to a non-profit organization for workforce training and counseling.

HLB Parcel 4-033-B Clitheroe Center – The continuation of the Salvation Army lease on HLB property west of Anchorage International Airport for the Clitheroe Center was accomplished.

HLB Parcel 6-011 – HLB provided a 5.5 acre portion of HLB Parcel 6-011 as permittee responsible mitigation and recorded a conservation easement to satisfy the mitigation requirements for the unavoidable impacts of the Arlberg Road extension.

HLB Parcel 6-251 – Public Use Easement for extension of Arlberg Avenue recorded. Extension allows for better access to the Alyeska Resort development property northeast of the hotel and for a new cross-country ski trailhead. Construction is slated to begin in 2016.

Acquisitions

The 2015 Proposed Acquisitions highlighted acquiring Laurel Acres parcels for wetlands mitigation. The Laurel Acres properties are in the Real Estate Services inventory and set aside for such a time that a conservation easement is warranted. At the time of a conservation easement, the easement itself will be managed by the Heritage Land Bank while the management of the parcel will stay in the Real Estate Services inventory.

No lands were brought into the HLB inventory; however, HLB staff assisted other departments in property acquisition. See Other Land Management Activities on page 16.

Transfers

Laurel Acres Parcels – HLB had eleven Laurel Acres parcels in its inventory that have been transferred to Real Estate Services for management. At such time it becomes necessary, a conservation easement will be placed on those parcels with the conservation easement managed by HLB.

Land Management

Prior to a sale, exchange, lease, transfer or other major management decision involving HLB land, the MOA may determine if a site-specific land use study is necessary. A study is generally required by code if it is unclear whether the Comprehensive Plan and implementing measures provide enough specific guidance for the particular property in question. These studies address community facility needs including roads; parks; schools; utilities; trails; identifying historical and natural landmarks; natural hazard areas; environmentally sensitive lands; residential; commercial; industrial areas; and the compatibility of the proposed use or activity with adjacent areas. There were not any updated or newly drafted land use studies; however, on-going management issues of HLB properties persisted. See Chapter 3 for upcoming land use planning updates.

Reversionary Clauses – In many cases, municipal lands are encumbered by “reversionary clauses” that require the conveyance of the property back to the previous owner (usually the state or federal government) if the property is no longer used for a specified purpose.

Three examples are HLB Parcels 4-004, 4-005 and 4-006 - Contiguous parcels located in downtown Anchorage at 7th Avenue and I Street, currently permitted to the ACDA to pave Paradise and put up a parking lot. Another example is HLB Parcel 4-001, a vacant lot on Christensen Drive. All the lots were encumbered by a deed restriction and “reversionary clause” that limited their use to municipal purposes only. In early 2013, the state’s congressional representatives introduced HR 585 and S 182, bills to provide for the disencumbering of titles to formerly federally owned land now owned by the MOA, and called the “Anchorage Land Conveyance Act of 2013.” With reversionary clauses removed through passage of this act, these parcels can now be disposed from the inventory to the private sector.

The Alaska State Department of Transportation and Public Facilities (ADOT&PF) removed reversionary clauses on HLB Parcels 5-010, 5-011 and 5-012—Maui Industrial Subdivision parcels, which will allow HLB to lease or sell the parcels.

Point Woronzof – Compost Facility - Environmental Recycling, Inc., lease expired at the end of December 2015; close-out work is underway.

Section 36: HLB Parcels 2-125; and 2-126 - HLB Parcels 2-125 and 2-126, an area of approximately 232 acres located south of Clark’s Road, are being held in HLB inventory for potential preservation in accordance with the Section 36 Master Plan. These parcels are of high interest to both the Rabbit Creek Community Council members and the Bear Valley Community Council members. HLB Staff worked closely with the Rabbit Creek Community Council and the MOA Parks & Recreation Department throughout 2015 to identify a process for approving trails through these parcels. This project will continue in 2016 as HLB works toward receiving potential trail locations from the neighboring Community Councils, conducting a wetland delineation, consider/record a conservation easement, and likely transfer management authority to Parks & Rec.

Girdwood Industrial Park Subdivision –HLB has a newly approved preliminary plat and is working with AWWU to record the plat and improve Bedrock Circle. Girdwood Board of Supervisors and permittees have been informed through continual updates and site visits. Improvements are expected to begin summer 2016.

Inventory Mapping – HLB has coordinated with the GIS Center of Excellence to publish a mapping application of HLB parcels. This mapping application is available on the MOA website and can be used from any mobile device.

Contaminated Sites

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites were remediated or remediation programs were initiated, including the following:

HLB Parcel 3-004 - This parcel, located on Reeve Boulevard, is a PCB-contaminated site that was administratively closed by Alaska Department of Environmental Conservation (ADEC) in 2012 with Institutional Controls. HLB had the site fenced in summer 2013, and transferred management of the parcel to Public Works/Street Maintenance. We received the EPA closure letter and the ADEC is preparing the final closure documents. This site will continue to be monitored on a yearly basis for EPA reporting and likely a 5-year basis for ADEC reporting.

HLB Parcel 3-009 – Parcel 3-009 is in HLB inventory; however, it is managed by MOA Maintenance and Operations. The site has a history of several contamination incidents. In 2015, final work was done on cleanup with monitoring wells being decommissioned for ADEC File Number: 2100.38.388. Cleanup Complete Determination letter (with Institutional Controls) was issued on February 2, 2016.

HLB Parcel 4-043D – Site visits were conducted in 2015 to verify the absence of ground water monitoring wells. Research to identify contamination responsibility started in 2015 and will continue into 2016.

Wetland Mitigation – As noted in Chapter 1, HLB has been increasingly called upon to provide wetlands mitigation required by the COE for various government projects. HLB staff has been working closely with municipal, state, and federal agency staff on a number of projects requiring wetlands mitigation.

The COE and Environmental Protection Agency regulations require that implementation of compensatory mitigation necessary for COE permits shall be, to the maximum extent practicable, in advance of or concurrent with the activity causing the impacts. HLB has developed policies regarding the provision of wetlands mitigation to other municipal agencies as a means of preserving lands and the HLB Fund.

HLB performs annual site inspections and monitoring of seven Conservation Easements (See Table 2.1). HLB is responsible for approximately 130 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps' regulatory process.

This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the site, considerable time is necessary to evaluate the wetland functions and overall health of the site. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter as well. More area can be accessed on these sites in the winter under frozen conditions.

Parcel	Conservation Easement Establishment Year	Acreage
5-024; Blueberry Lake	2005	7.5 acres
Portions of: 3-075; 3-076; 3-077; 3-065 -- Tudor Municipal Campus	2009	40 acres
3-064; Dowling Substation	2010	24 acres
3-029; Campbell Tract	2009	27.5 acres
3-049; Campbell Tract	2007	15.5 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
6-251; Arlberg Extension	2015	5.5 acres

Table 2.1: Conservation Easements Managed by Heritage Land Bank

HLB has completed the Umbrella Mitigation Banking Instrument and is working to identify acceptable bank sites. The Corps acceptance of a final mitigation banking instrument will permit HLB to operate a Bank and allow the MOA to competitively price wetland credits to meet the needs of developers, private individuals, and public projects.

Trespass Issues – The Assembly and administration are treating illegal campsites as a public nuisance and working to address growing community concerns regarding trespass camps. Trespass camps and other illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. In wooded areas, camping and related activities such as deposits of refuse and construction of small structures are common. Additionally, HLB must routinely deal with abandoned vehicles, garbage, party activities, and destructive off-road vehicle use. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands. HLB has coordinated with Anchorage Police Department on mitigating the trespass issues at 3rd Avenue and Ingra Street (HLB parcels 4-046 and 4-047). HLB installed a fence in 2014 to help mitigate the trespass issue present in this location.

HLB Parcel 1-084 – Through contract summary work, it was identified that a trespass issue is occurring on a remote Eagle River property. The trespass is in part an access issue, but further, it may be that part of the adjacent development is on HLB property. A letter was sent to the property owner putting them on notice and a yearly letter will be sent until the issue is resolved.

HLB Inventory – The HLB strives to maintain complete and current records of all lands in its inventory with the assistance of the MOA’s Geographic Information Systems (GIS) Section. Parcel information is updated in HLB records on a regular basis as changes occur. The updated inventory incorporates mapping software from GIS to provide the public with the latest in mapping technology. The HLB mapping application is available online, by visiting the HLB web page: www.muni.org/departments/hlb.

Municipal Entitlements

As in past years, the MOA will continue to work closely with the state to resolve any remaining land entitlement issues.

Surveys –Survey of the 105-acre Indian Valley parcel is mostly complete, but trespass issues related to expired mining claims prevent MOA from accepting final patent.

Other Land Management Activities

Throughout 2015, HLB staff has been tasked with working on general MOA real estate projects. These projects are on behalf of other Municipal departments and vary in scope, location, and staff resources. Aside from the milestone project, we have assisted in various real estate activities mostly related to road projects. There were several milestone projects that were accomplished from this office and they are listed below with brief summaries.

Disposal of the John Thomas building

The John Thomas Building at 325 East 3rd Avenue in Anchorage has housed non-profit organizations for many years and had become a financial drain on the MOA. It was approved by the Assembly in 2012 for disposal and a contract was executed in 2014 for a sale to redevelop the property.

Acquisition of Waldron Pond

The property owned by the Boys and Girls Clubs of Southcentral Alaska, encompassing Waldron Pond, has long been used for recreation and the MOA completed the acquisition of the property for park purposes in 2015 with state legislative grant funds.

Acquisition of the Bering Street Maintenance Shop

The Bering Street Maintenance Shop has continuously been used for MOA fleet maintenance since the 1970s. In 2001, the MOA sold the property with a lease-back. In 2015, as the lease was expiring, the MOA purchased the property.

Muldoon/Glenn Highway Interchange Project

The MOA was approached by DOT&PF with a request for an access easement for pedestrian facilities on the northeast corner of Muldoon Road and Glenn Highway that were included in the Muldoon/Glenn Highway Interchange Project. Since DOT&PF lacked funds for the easement, the MOA suggested an exchange of interest in lands. The exchange agreement provided the access easement to the SOA and the Heritage Land Bank received clear title, with the reversionary clauses removed on the three Maui Industrial lots and will received two parcels of right of way in front of HLB Parcels 1-075 and 1-076.

Table 2.2: 2015 Heritage Land Bank Advisory Commission Resolutions

Resolution	Subject	Date	Action
2015-01	Approval of the Continuation of Lease on a portion of HLB Parcel 4-033 to The Salvation Army, a non-profit corporation, of land and facilities located at Point Woronzof for operation of Clitheroe Center, legally described as SE4 SE4 NW4 of SEC 32 T13N R4W (PID 010-401-24-001)	1/8/15	Approved
2015-02	Approval of Perpetual Intra-Governmental Drainage Permits for purposes of construction, installation, operation, maintenance, and repair of a drainage system across HLB Parcels 1-085LL, 1-085K, 1-085F and 1-085E in the vicinity of Yosemite Drive in Eagle River	1/8/15	Approved
2015-03	Approval of Perpetual, Non-Exclusive Electrical Easements on HLB Parcels 3-027 and 3-064 to CEA for upgrade of Dowling substation with new underground electric facilities	4/9/15	Approved
2015-04	Approval of a Sale of HLB Parcels 4-001, 4-004, 4-005 and 4-006 with development requirements	4/9/15	Approved
2015-05	Approval of the 2015 HLB Work Program and 2016-2020 Five-Year Management Plan	5/14/15	Approved (7/9/15)
2015-06	Approval of Perpetual Intra-governmental Drainage Easement for purposes of construction, installation, operation, maintenance, and repair of a drainage system across HLB Parcel 1-085LL in the vicinity of Yosemite Drive in Eagle River	5/14/15	Approved
2015-08	Approval of the Disposal by Perpetual, Non-Exclusive Underground Telecommunication Easement on HLB Parcel 1-076 to GCI at the location of 14020 Old Glenn Highway in Eagle River	7/9/15	Approved (8/13/15)
2015-09	Approval of Disposal by Perpetual Conservation Easement portions HLB Parcel 6-251 for Arlberg Avenue Wetlands Mitigation	8/13/15	Approved
2015-10	Approval of Disposal of HLB Parcel 6-134, legally described as Tract D-5 Girdwood South Townsite Subdivision (Plat 2014-25) with development requirements	8/13/15	Approved
2015-11	Approval of Disposal by Lease of HLB Parcel 3-073 to Alaska WorkSource at the location of 3001 Porcupine Drive, legally described as Lot 32A Block 10 Alaska Industrial #1 Subdivision (Plat 64-141), at less than fair market value	9/10/15	Approved
2015-12	Approval of Disposal by sale of HLB Parcel 6-008, legally described as Lot 19 USS 3202, T10N R1W SEC 10/15 (PID 090-022-03)	9/10/15	Postponed indefinitely (See "S" Version)
2015-13	Approval of Disposal by Perpetual driveway access Easement on HLB Parcel 1-091, legally described as Tract B Spring Creek Subdivision (ptn.)(Plat 73-7)	9/10/15	Approved
2015-14	Approval of the withdrawal of eleven (11) HLB Parcels and placement into the Real Estate Services inventory, legally described as follows: Lots 5, 10, 21, 23, 40 & 42 Block 11; Lot 4 Block 1; Lot 36 Block 3; Lot 17 Block 8; Lot 8 Block 10; and Tract E, all in Laurel Acres Subdivision (Plat 71-44)	9/10/15	Approved
2015-12(S)	Approval of Disposal by sale of HLB Parcel 6-008, legally described as Lot 19 USS 3202, T10N R1W SEC 10/15 (PID 090-022-03) for not less than \$70,000	10/16/15	Approved

Chapter 3. 2016 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. Mayor Berkowitz has attended a 2016 Heritage Land Bank Advisory Commission meeting expressing his vision for municipal-wide development. The Real Estate Department will be tasked with assisting many of these development initiatives. HLB also has several multi-year projects that will continue into 2016 – and beyond. Staff expectation is that we will have HLBC action items on nearly every regularly scheduled meeting. Input on disposals and plan studies will be the major items in 2016.

2016 Proposed Disposals

HLB Parcel 1-007C – This approximately 20 acre parcel in a large lot Chugiak residential neighborhood was offered for competitive sale in 2008, but did not attract any bids. As economic conditions improve, HLB will continue monitoring the market for large rural parcels in 2015 to determine an appropriate offering timeframe.

HLB Parcel 1-074 – HLB staff will be conducting an update of the Chugiak-Eagle River Site-Specific Land Use Plan in preparation for rezoning and re-platting for future disposal opportunities. This parcel has potential for providing high density housing in Eagle River in addition to public facilities. The Plan Update will delve deeper into development constraints and financial feasibility; see *Studies and Planning* on page 23.

HLB Parcel 1-081 – As AWWU begins to implement their Water Master Plan they'll need additional water reservoir sites in Eagle River Valley. AWWU has identified HLB Parcel 1-081 as meeting the required elevation to serve this area. More work will need to be done to determine feasibility, but it is possible that AWWU will request a portion of this parcel to meet the growing demand of the Eagle River area.

HLB Parcels 1-093 and 1-094 – These two (2) of five (5) parcels were retained during the tax foreclosure process in 1997. Subsequently, Chugach Park Drive was constructed. These parcels will be further evaluated for municipal need and may be considered for disposal.

HLB Parcel 2-144 – This 37.5-acre parcel located above Potter Valley was offered for sale in 2007, 2008, 2009, and 2012 by sealed bid sale, and received no bids. The parcel is being actively marketed at this time, noting that in accordance with the Potter Valley Land Use Study, conditions of the sale require that open space and parkland be reserved by the developer as part of the subdivision platting process. Staff intends to pursue re-platting the property to enable a more efficient sale.

HLB Parcel 2-156 – This approximately 9.63-acre parcel is a remnant from the sale of a portion of Tract B, Legacy Pointe, to AWWU in 2013, and will be considered for disposal.

HLB Parcel 3-011 – This parcel is located at the Glenn Square Mall and is currently vacant and being used for stormwater treatment from the development. AWWU has identified this site as a possible substation. This parcel contains mapped wetlands that will need to be addressed if any development occurs on this property.

HLB Parcel 4-001 – This lot is located along the slope of Christensen Drive, south of 2nd Avenue in Anchorage. The property has been surveyed and potential for right-of-way vacations has been identified that would increase the square footage and functionality of the property.

HLB Parcels 4-004, 4-005, and 4-006 – Three lots located on 7th Avenue between I Street and K Street comprised of 21,000 square feet combined and zoned B-2B. The lots are currently leased to ACDA for downtown parking.

HLB Parcels 5-010, 5-011, and 5-012 – The Maui Industrial lots will be looked at in 2016 for possible disposal by long-term land lease. These parcels are impacted by General Permit-eligible wetlands and a wetland permit will be a condition of the lease disposal.

HLB Parcels 6-003B – This 1.75 acre parcel, located near the Indian Valley Bible Chalet, will be considered for sale in a competitive sealed bid auction.

HLB Parcel 6-008 - This 2.5 acre residential parcel in Bird Creek was initially offered for sale in 2010, 2011, and 2012 but no bids were received. A Resolution was passed by the HLBAC and approved by the Assembly that will make the parcel more attractive. HLB will continue to market it.

HLB Parcel 6-134 – The Girdwood South Townsite tract has been before the HLBAC with a recommendation for disposal. We are working through Public Use Easement request and will be marketing the Tract in 2016. The Egloff Drive project has provided an opportunity to front the parcel with water. After construction, both water and sewer availability will increase development potential.

Girdwood Trails – Easements will continue to be reserved for the trail system in Girdwood Valley with management authority transferred to Girdwood Parks. Surveys of the existing trails are required to specifically identify current locations and provide mapping for easement documents. Recorded easements are necessary to protect existing trails and to provide site control for obtaining grant funds for construction and maintenance.

Iditarod National Historic Trail – The U.S. Forest Service has preliminary designs and construction funding for a portion of the Iditarod National Historic Trail on HLB Parcel 6-057. It is expected that Phase I will be constructed in summer of 2016, but that an easement will not be requested until the trail is constructed through to the north. The over-all trail plan will connect with existing trail on the north side of the Alyeska Highway.

2016 Potential Acquisitions

Municipal Entitlement Lands – As discussed in Chapter 1, HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

Laurel Acres Parcels – MOA will continue to accept Laurel Acres properties as donations or as tax foreclosure properties. These parcels will be in Real Estate Services inventory; however, they are part of a large Class B wetland complex that the MOA eventually seeks to place a Conservation Easement on for impacts associated with area road improvements.

State Land Request by Mayor Berkowitz – Through a collaborative effort amongst municipal departments, a list of parcels that could benefit the MOA was provided to Governor Walker. Given the State budget, the MOA is proactively looking for opportunities to spur economic development. The list of requested properties to be transferred to MOA ownership has been well received and it is anticipated that some of these parcels will be disposed of by the State of Alaska to the MOA in 2016 and during the 5-year work plan horizon.

2016 Potential Transfers

Laurel Acres Parcels – MOA will continue to accept Laurel Acres properties as donations or as tax foreclosure properties. Any acquired Laurel Acres properties will be transferred to Real Estate Services for management.

HLB Parcel 1-109 – This tract created during the platting of Yosemite, will be transferred to ASD.

HLB Parcel 1-110 – This tract also created during the platting of Yosemite, will be transferred to MOA Street Maintenance.

2016 Potential Projects

Girdwood Industrial Park Parcel 6-057 – This large mostly industrial parcel in the lower Girdwood valley is currently used by AWWU and Solid Waste Services for their Girdwood facilities and a few local businesses that require industrial land for material and equipment storage. HLB is working with AWWU to subdivide the industrial park with the development of subdivision infrastructure expected to occur summer 2016.

Girdwood South Townsite Parcels - HLB continues to support interest in developing the Girdwood South Townsite as documented in the Master Plan. HLB staff expects to receive informal proposals for these tracts and will be reviewing them against the Master Plan.

Girdwood Cemetery – The ballot proposition in 2015 passed and Girdwood Cemetery Committee continues to seek a suitable site to locate the cemetery. Girdwood staff is planning to conduct feasibility study on HLB Parcel 6-018 this spring.

Section 36:HLB Parcels 2-125 and 2-126 – With the completion of the Parks Master Plan, management of the northern portion of the section has been transferred to Parks. The southern part of Section 36 encompasses 252 acres, including approximately 92 acres of wetlands and contains creek corridors. These portions of Section 36 may be added to the HLB Mitigation Bank for conservation of habitat and other ecological values. Trail easements or access through the wetlands areas of Section 36 will need to be defined prior to issuance of a conservation easement in order to ensure connectivity for public use and access from Storck Park and Bear Valley School to the rest of Section 36 in accordance with the Section 36 Master Plan. HLB staff intends to conduct a wetland delineation, consider/record a conservation easement and likely transfer management authority to MOA Parks and Recreation. HLB staff will be working closely with the two adjacent community councils and Parks & Rec on these issues.

HLB Parcels 4-046 and 4-047 – The former Native Hospital site, located at 3rd Avenue and Ingra Street, will continue to be made available by permit for short-term community uses. These parcels may be re-platted and marketed for potential use by municipal agencies or for disposal.

Heritage Land Bank Umbrella Mitigation Banking Instrument – As discussed in Chapter 2, HLB is working to develop programs that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams throughout the municipality, while generating revenue through the sale of mitigation credits. These programs will utilize strategies available through the COE permitting process, establishing a mitigation banking agreement with the COE to protect our waterways and watersheds while generating income for municipal use. In response to COE and agency comments, HLB has developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment.

Upon COE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on the those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Point Woronzof – Compost Facility – As covered in Chapter 2, a key goal is cleanup of the site. HLB will continue to closely manage operations on the site to ensure compliance, and strives to achieve maximum public benefit regarding these lands.

Contaminated Sites – The HLB continues to respond to the need for remediating contamination on municipally owned land, assisting the RED as a whole by supporting and administering cleanup grants and other remediation projects on land not in the HLB

inventory. An application for HLB Parcel 3-010 was submitted to the Department of Environmental Conservation for a Brownfields Grant Assessment and Clean-up as part of the fiscal year 2017. Notification of award is expected before spring 2016.

Reversionary Clauses on municipal land – Each year HLB staff reviews existing reversionary clause restrictions on municipal land to determine the likelihood of removal based on the grantor of the deeds.

2016 Land Management

Uncommitted lands include those held in reserve in the HLB inventory for possible future needs by various municipal agencies. Regular inspections of accessible HLB property are a high management priority. Insect damage, illegal dumping of hazardous materials, and vandalism can be mitigated through regular inspections, particularly in areas prone to trespass.

HLB Parcel 6-002 - Trespass has been identified in the Indian area on lands in HLB management, but not yet patented. Two parties claim ownership of about 40 acres due to earlier mining claim activity. Several structures are constructed on the property. HLB, along with the Alaska Department of Natural Resources, asserts that the claims are invalid and the occupation is in trespass. In 2011, HLB started a mining claim review and analysis process to demonstrate that the claims are invalid. In 2016, HLB and the Municipal Attorney's Office will continue to use the results to determine whether a court action is necessary to remove the trespassers and will take actions to clear the land of the trespass and encumbrances. HLB will then complete the steps necessary to obtain patent to the municipal entitlement lands.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the state and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. The state has conveyed a few acres to MOA to use in an exchange that facilitates resolution of trespass by the homeowners. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Fire Fuels Reduction – In recent years, Anchorage's aging forests have become prone to Spruce Bark Beetle infestation. Increasing numbers of spruce trees have fallen prey to this devastating plague, leading to a rise in the 'fire fuel load' on some of HLB forested lands. The Anchorage Fire Department addressed the higher priority parcels and contracted fire crews to clear out high fuel load areas on some HLB property.

Studies and Planning

Girdwood Area Plan Update – There is considerable interest in economic growth in the Girdwood Area. HLB has several projects underway and the residents of

Girdwood have requested an update to the Girdwood Area Plan. Since HLB is a large land holder in the Girdwood valley, it is expected that we will play an active role when the Plan is kicked off. The Planning Department expects to have resources devoted to this planning project the second half of 2016.

Chugiak-Eagle River Site-Specific Land Use Study—Update – Agnew::Beck was hired to assist HLB with an update to the Chugiak-Eagle River Site-Specific Land Use Study update. HLB has been approached with a Municipal need for HLB Parcel 1-074. Based on this need and the implementation of other sections of the plan, it warrants an update. Public engagement will occur winter/spring 2016 and a draft plan should be available for review in fall 2016.

Real Estate Department Logo – Branding is an opportunity to highlight what the Department is doing so that the general public is aware of our projects, cooperative agreement across departments, and our approved planning documents. Designing a Real Estate Department logo that also captures the essence of the Heritage Land Bank is a project that staff will be working on in 2016.

Surveys

HLB Parcels 1-075 and 1-076 – The surplus Old Glenn Highway right-of-way in front of these parcels have been requested for conveyance to HLB. The property will need to be surveyed in order to receive patent from the State of Alaska.

HLB Parcel 6-002 – Issues persist with mining claims for this property; however, continuing to address the issues and working towards a resolution will continue as a land management task for 6-002 into 2016.

Chapter 4. Five Year Work Plan: 2017-2021

The HLB will review several of its holdings for disposal during this five-(5) year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

Proposed Disposals: 2017-2021

Region 1 – Chugiak–Eagle River

1. *HLB Parcel 1-007C* – This approximately 20 acre parcel in a large lot Chugiak residential neighborhood was offered for competitive sale in 2008, but did not attract any bids. As economic conditions improve, HLB will continue monitoring the market for large rural parcels in 2015 to determine an appropriate offering timeframe.
2. *HLB Parcel 1-071* – This 40-acre parcel in Eagle River, zoned R-10, is recommended for rezoning to PLI by the Chugiak-Eagle River Site Specific Land Use Plan for Park and Natural Resource. May also be considered for exchange.
3. *HLB Parcel 1-074* – Consistent with the Chugiak-Eagle River Site-Specific Land Use Plan, the 92-acre parcel is planned for disposal as early as 2017.
4. *HLB 1-081* – A portion of this parcel is situated in such a way to meet AWWU needs for water reservoir height.
5. *HLB Parcel 1-084* – 35 acre parcel in Eagle River, zoned R-1, to be considered for sale.
6. *HLB Parcel 1-089* – A 36.73-acre developable portion of this 153 acre parcel may be considered for future sale.
7. *HLB Parcels 1-093 and 1-094* – These two (2) of five (5) parcels were retained during the tax foreclosure process in 1997. Subsequently, Chugach Park Drive was constructed. These parcels will be further evaluated for municipal need and may be considered for disposal.

Region 2 – Southeast Anchorage Bowl—Hillside

1. *HLB Parcel 2-127* – A 20-acre parcel in south Anchorage in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer to Parks.

2. HLB Parcel 2-135 and 2-136 – Parcels 2-135 and 2-136, also located in the Potter Valley area, zoned PLI, may be considered for survey or re-plat once new developments and onsite evaluations are determined, to allow for residential and access reserve through a portion of 2-136 and access through a portion of 2-135, per the Potter Valley Land Use Analysis and AO 99-144. Decisions will be compatible with the Potter Valley Land Use Analysis and other adopted plans, including prescribed open space and any required agreement with the ADOT&PF and Department of Fish and Game.
3. *HLB Parcel 2-144* – This 37.5-acre parcel located above Potter Valley was offered for sale in 2007, 2008, 2009, and 2012 by sealed bid sale, and received no bids. The parcel is being actively marketed at this time, noting that in accordance with the Potter Valley Land Use Study, conditions of the sale require that open space and parkland be reserved by the developer as part of the subdivision platting process. Staff intends to pursue re-platting the property to enable a more efficient sale.
4. HLB Parcel 2-146 and 2-147 – These parcels in Potter Valley, zoned PLI, and currently do not have legal or constructed access. The parcels should be considered for exchange with Chugach State Park.
5. *HLB Parcel 2-156* – This approximately 9.63-acre parcel is a remnant from the sale of a portion of Tract B, Legacy Pointe, to AWWU in 2013, and will be considered for disposal. The parcel is within a Special Study Area of the Hillside District Plan for eventual transportation connectivity between Goldenview Drive and Potter Valley Road.

Region 3 – Northeast Anchorage Bowl

1. *HLB 3-011* – AWWU has identified this Glenn Square parcel as a potential substation to meet current and future needs.
2. *HLB Parcels 3-053, 57 and 58* - Located in Campbell Tract, these parcels will be examined for use as compensatory mitigation for wetlands impacts associated with various projects in the Campbell Creek watershed. Subject to approval by the HLBC and the Assembly, HLB staff will utilize a number of strategies available through the COE permitting process to establish conservation easements for this purpose, thus protecting our waterways and watersheds while generating income for municipal use.

Region 4 – Northwest Anchorage Bowl

1. *HLB Parcel 4-001* – This lot is located along the slope of Christensen Drive, south of 2nd Avenue in Anchorage. The property has been surveyed and potential for right-of-way vacations has been identified that would increase the square footage and functionality of the property.
2. *HLB Parcels 4-004, 4005, and 4-006* – Three lots located on 7th Avenue between I Street and K Street comprised of 21,000 square feet combined and zoned B-2B. The lots are

currently leased to ACDA for downtown parking.

3. *HLB Parcels 4-010, 4-011 and 4-012* – Three lots located on the northeast corner of 8th Avenue and L Street comprised of over 24,000 square feet and zoned B2-B. The lots are currently used by the Health and Human Services Department as service vehicle and employee parking. A highest and best use determination will be made of the subject lots in preparation for disposal or development.
4. *HLB Parcels 4-033 and 4-034* – In the future, HLB will manage this land in a manner consistent with the newly adopted West Anchorage District Plan, which provides for parks and natural resource, and potentially major transportation facility uses for these parcels.

Region 5 – Southwest Anchorage Bowl

1. *HLB Parcel 5-023* – Tract C, Mike Bierne Subdivision, is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The West Anchorage District Plan recommends the parcel be transferred to the Parks.
2. *HLB Parcels 5-010, 5-011, and 5-012* – The Maui Industrial lots will be looked at in 2016 for possible disposal by long-term land lease. These parcels are impacted by General Permit-eligible wetlands and a wetland permit will be a condition of the lease disposal.

Region 6 – Girdwood/Turnagain Arm

1. *HLB Parcel 6-001 A-H* – Eight platted lots near Indian, each of which is below minimum acreage allowed for residential construction, may be sold as a unit to encourage re-subdivision into optimum parcel sizes, sold to adjacent property owners or re-platted into appropriate sizes and sold by HLB.
2. *HLB Parcels 6-003B* – This 1.75 acre parcel, located near the Indian Valley Bible Chalet, will be considered for sale in a competitive sealed bid auction.
3. *HLB Parcel 6-008* - This 2.5 acre residential parcel in Bird Creek was initially offered for sale in 2010, 2011, and 2012 but no bids were received. A Resolution was passed by the HLBAC and approved by the Assembly that will make the parcel more attractive. HLB will continue to market it.
4. *HLB Parcels 6-011, 6-016, and 6-017* Crow Creek Neighborhood – Holtan Hills Subdivision to be offered for sale to the private sector for development.
5. *HLB Parcel 6-018* – The GBOS is doing preliminary site work to determine feasibility of a cemetery during 2016. Should initial investigation results come back favorably, the GBOS may have a formal request for disposal of this tract for a community cemetery.
6. *Upper Girdwood Valley* – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the state to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. Studies

were completed in 2007 to evaluate the area's potential for expansion of a Nordic and alpine ski area.

7. *HLB Parcel 6-040 and 6-041* – These parcels (43-acre and 22-acre) in Girdwood are being considered as additions to the update of the Girdwood Area Plan for large lot residential development.
8. *HLB Parcel 6-134 & 6-076* – The Girdwood South Townsite tracts will be considered for near-term and within 5-year disposal plan.
9. *Girdwood Trails* – Easements will continue to be reserved for the trail system in Girdwood Valley with management authority transferred to Girdwood Parks. Surveys of the existing trails are required to specifically identify current locations and provide mapping for easement documents. Recorded easements are necessary to protect existing trails and to provide site control for obtaining grant funds for construction and maintenance.
10. *Iditarod National Historic Trail* – The U.S. Forest Service has preliminary designs and construction funding for a portion of the Iditarod National Historic Trail on HLB Parcel 6-057, 6-058, 6-039, and through the Girdwood South Townsite tracts. Final locations and design have not yet been completed.

Proposed Acquisitions: 2017- 2021

Laurel Acres Parcels – MOA will continue to accept Laurel Acres properties as donations or as tax foreclosure properties and they will remain in the Real Estate Services inventory. These parcels are part of a large Class B wetland complex.

State Land Request by Mayor Berkowitz –The list of requested properties to be transferred to MOA ownership has been well received and it is anticipated that some of these parcels will be disposed of during the 5-year work plan horizon.

Proposed Transfers: 2017 - 2021

Laurel Acres Parcels – MOA will continue to accept Laurel Acres properties as donations or as tax foreclosure properties. Any acquired Laurel Acres properties will be transferred to Real Estate Services for management.

HLB Parcel 1-109 – This tract created during the platting of Yosemite, will be transferred to ASD.

HLB Parcel 1-110 –This tract also created during the platting of Yosemite, will be transferred to MOA Street Maintenance.

HLB Parcels 2-125 & 2-126 – This site is being considered for inclusion in the wetlands mitigation bank. HLB intends to conduct wetland delineation. HLB will work with MOA Parks & Recreation or recreation user groups to allow trail access to and or through these

parcels, in keeping with the adopted recreation plans for Storck Park and the rest of Section 36, pursuant to the Section 36 Master Plan. At such time a conservation easement is placed on these parcels, they will be transferred to Parks & Rec for management and HLB will retain the conservation easement.

Proposed Projects: 2017-2021

The HLB expects to continue working closely with the ACDA, Planning Department, Parks & Recreation, ASD, the AFD and other agencies to provide land needed for a variety of municipal purposes. Lands in the HLB inventory that are needed for municipal purposes will, through the Assembly approval process, be removed from the inventory and transferred to the RED, which will process the assignment of management authority to the requesting agency.

Chugach State Park Access – In order to improve access to Chugach State Park as the Anchorage 2020 Comprehensive Plan encourages, HLB will continue exploring the feasibility of exchanging certain HLB parcels, such as HLB Parcel 2-139 in upper Bear Valley, adjacent to Chugach State Park. In return for state land of equal value elsewhere, the municipality could obtain lands which would have greater utility for public purposes. Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the state and the public to accommodate some of these desired access areas, and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access.

Trail System – Girdwood – Nordic skiing, hiking and possible mountain biking trail connecting the Townsite to upper and lower Girdwood Valley. Preliminary concepts continue to be reviewed.

Crow Creek Road Parcels in Girdwood – Planning of this 1,000-acre area will continue in the coming years as “pods” are positioned for disposal through sale, exchange or development lease. The Crow Creek Neighborhood Land Use Plan contains provisions requiring restrictions for disposal which will guide HLB during this process. HLB will continue to work closely with AWWU and the DOT&PF to plan and construct utilities in the area.

Glacier-Winner Creek Studies - The Girdwood Area Plan identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for future resort development. The plan notes, “...the skiable area has more than a 5,000-foot vertical drop, and a capacity for about 12,000 skiers...” This is approximately three (3) times the current capacity of Mount Alyeska. One commercial firm now conducts Sno-Cat and helicopter skiing in the area. General planning studies will be continued.

Secondary access for Girdwood from the Seward Highway - HLB continues to support the Girdwood Commercial Areas and Transportation Plan for an alternate entry into the Girdwood Valley, recognizing the vulnerability of the town to flood, fire or other incident capable of blocking access. Possibly with federal funds and in conjunction with DOT&PF,

the project will review projected routes identified in the plan.

105 acres in Indian approved for conveyance from the SOA – Portions of this parcel, which runs from the Seward Highway north to relatively steep mountain slopes, are suitable for residential development. A survey initiated in 2006 was the final step needed for conveyance of title to the MOA. Geotechnical studies will identify developable pods. However, ongoing trespass issues complicate the state's conveyance of patent to the MOA. A land use study, if necessary, would be used to determine the best manner of development, identify constraints to development, and take advantage of opportunities to enhance the natural setting and superb views of the Turnagain Arm.

Girdwood Area Plan – There is considerable interest in economic growth in the Girdwood Area. HLB has several projects underway and the residents of Girdwood have requested an update to the Girdwood Area Plan. Since HLB is a large land holder in the Girdwood valley, it is expected that we will play an active role when the Plan is kicked off. An update to the Plan is expected to begin the second half of 2016.

In the coming years, HLB will continue to work on these and other major activities:

1. Periodically review and consult with municipal agencies and community councils to determine their need for HLB land to fulfill municipal purposes. Acquire strategic properties when required. Where such needs are identified, the affected agency will submit an application to the HLB that will then be processed to a final decision. Disposing of lands through sale, lease or exchange where doing so will achieve municipal purposes and is in the best interest of the MOA. Also periodically review and consult with municipal agencies to determine which land managed by such agencies should be returned to the HLB land inventory.
2. Through wise stewardship and sound decisions, enhance community trust and support for HLB functions and activities by ensuring a transparent, accountable process for proposals, and carefully documenting the decision-making process. Also ensure that public notice and outreach are timely and properly provided.
3. Routine inspections of accessible uncommitted lands. Reviewing the inventory for opportunities to add value to larger parcels through re-platting, rezoning, or providing access. Attention to the consistent improvements to the accuracy, accessibility, and reliability of the HLB land resources inventory.
4. Continued monitoring for fire fuel reduction and mitigation to maintain the health of forests on municipal properties.
5. Manage the HLB Fund to increase annual yields (rate of return). Systematically continue to review all existing HLB leases to determine whether the existing lessees are either paying fair market value for use of these HLB lands or there is justification for below market rents. Also ensure that all lease payments are timely paid and that lease rental rates are regularly reviewed and adjusted.
6. Review and update all HLB application fees and rental rates to ensure that all fees and rents are based upon market rates and at a minimum recover staff costs.
7. Establishment of the HLB Mitigation Bank and other wetlands mitigation strategies to

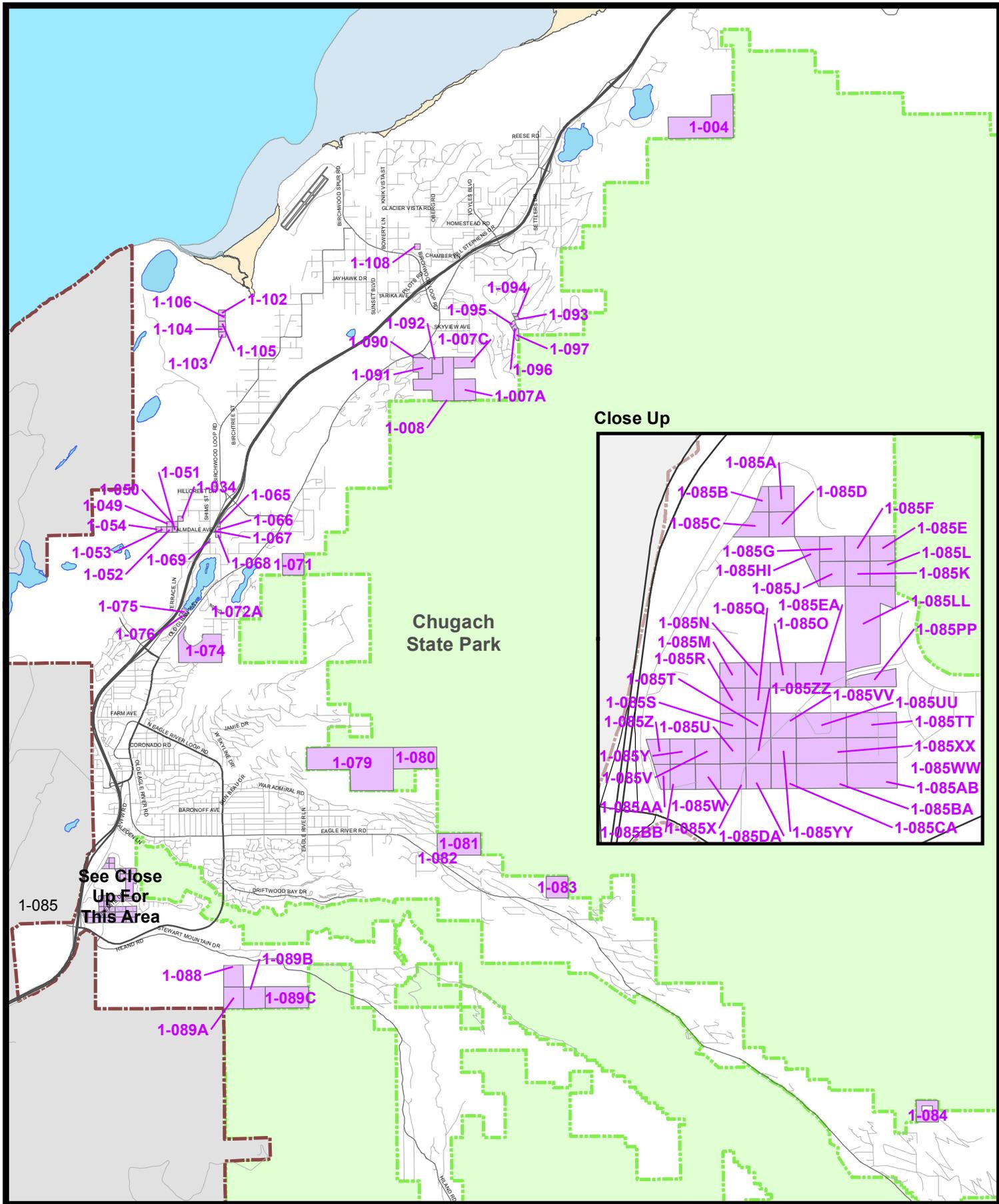
- preserve valuable wetlands and aquatic resources throughout the MOA.
8. HLB will continue to look for funds for contaminated sites cleanup. Properties will be remediated with the goal of meeting state and federal agency standards and for eventual redevelopment.
 9. Continuing efforts with Eklutna, Inc., the military, and SOA to establish a mechanism to receive land and revenue due the municipality as a result of the remaining entitlements pursuant to NALA.
 10. Position HLB lands in Girdwood in a manner consistent with the updated Girdwood Area Plan, the Girdwood Commercial Areas and Transportation Plan and the various Neighborhood Plans and site-specific Master Plans.
 11. Maintain an aggressive stance with regard to trespassing on HLB lands throughout the municipality and regularly work with Code Enforcement to remove illegal structures, vehicles and debris.
 12. Fairly extensive gravel resource studies were completed in the Girdwood area in the 1980's and 90's. Should extraction of this resource become cost-effective, HLB will provide material for sale.
 13. Continue to develop creative solutions to conservation, mitigation and trail access issues.
 14. Evaluating means by which HLB can best support the administration in serving the public for the long-term.
 15. Continue to review existing reversionary clause restrictions on municipal land to determine the likelihood of removal based on the grantor of the deeds.
 16. HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

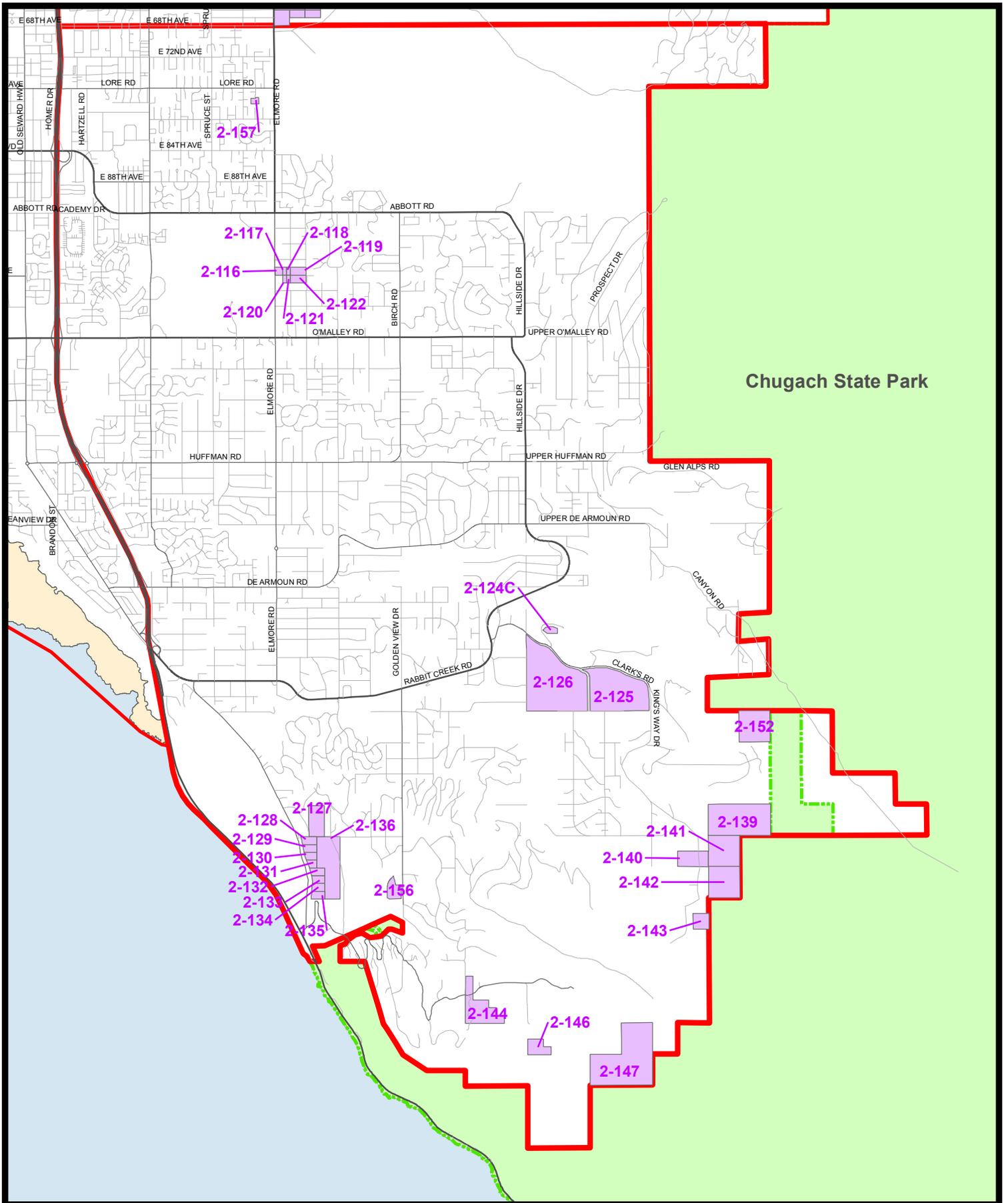
Heritage Land Bank Division
Real Estate Department
Office of Economic and Community Development
Municipality of Anchorage

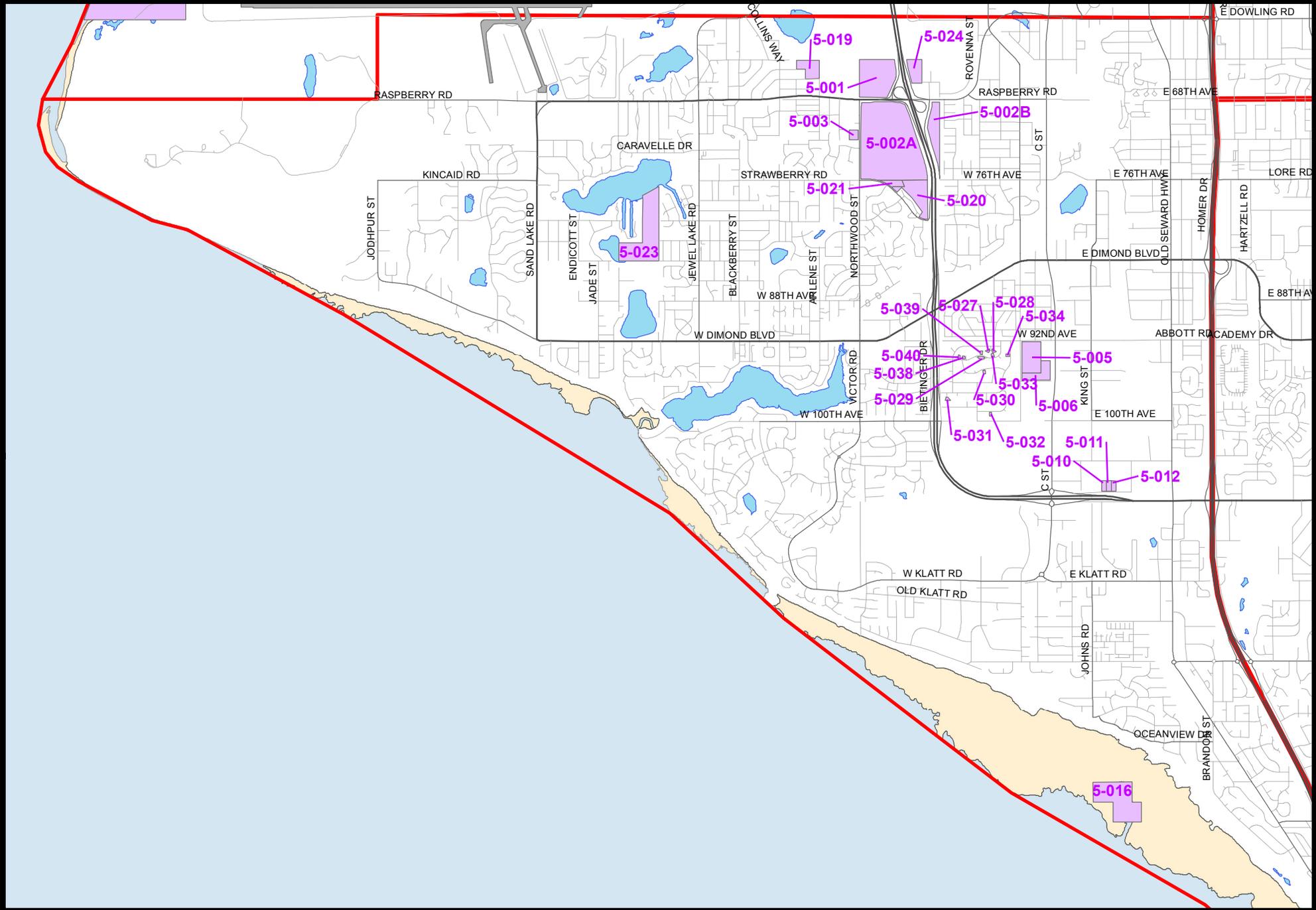
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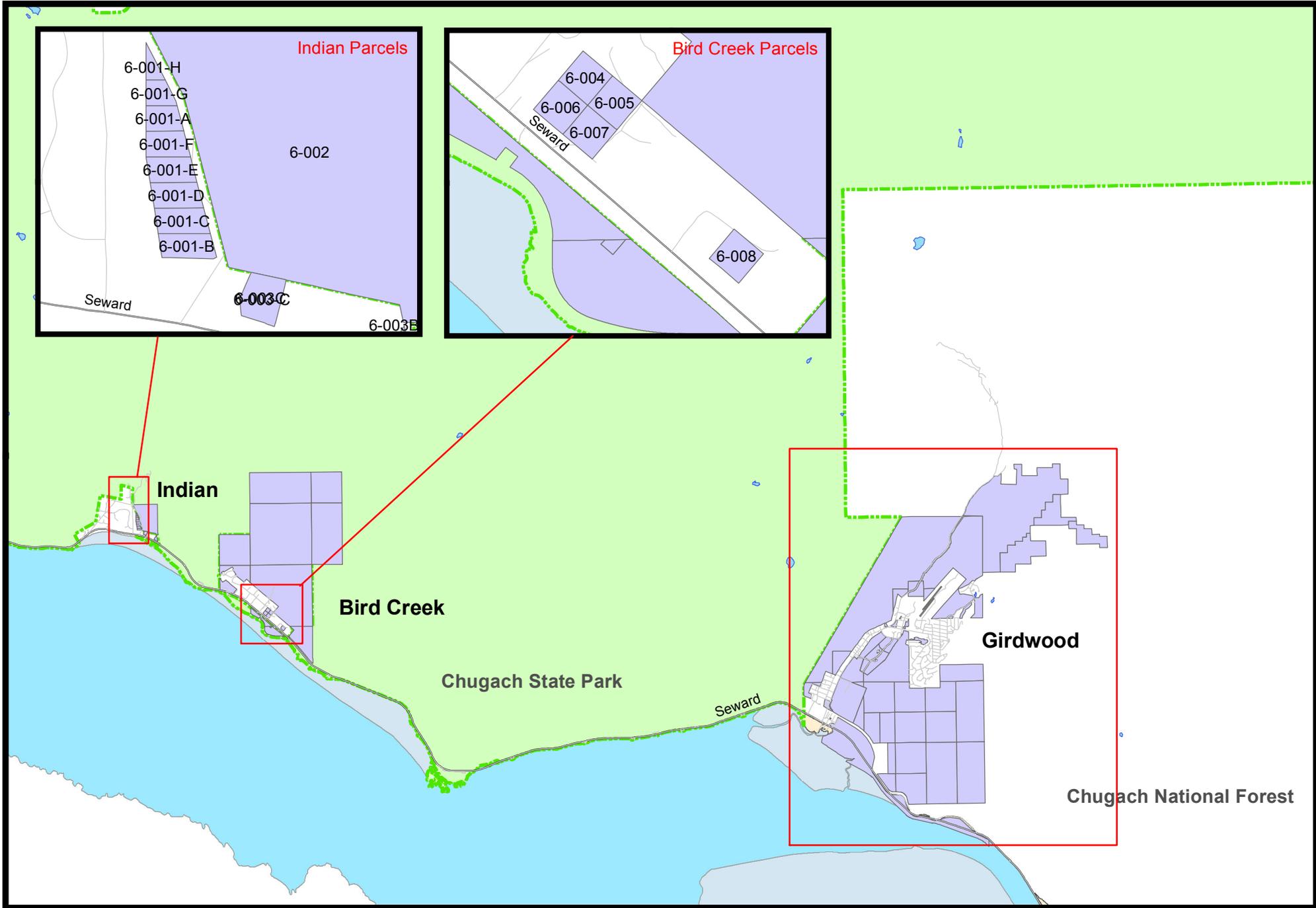


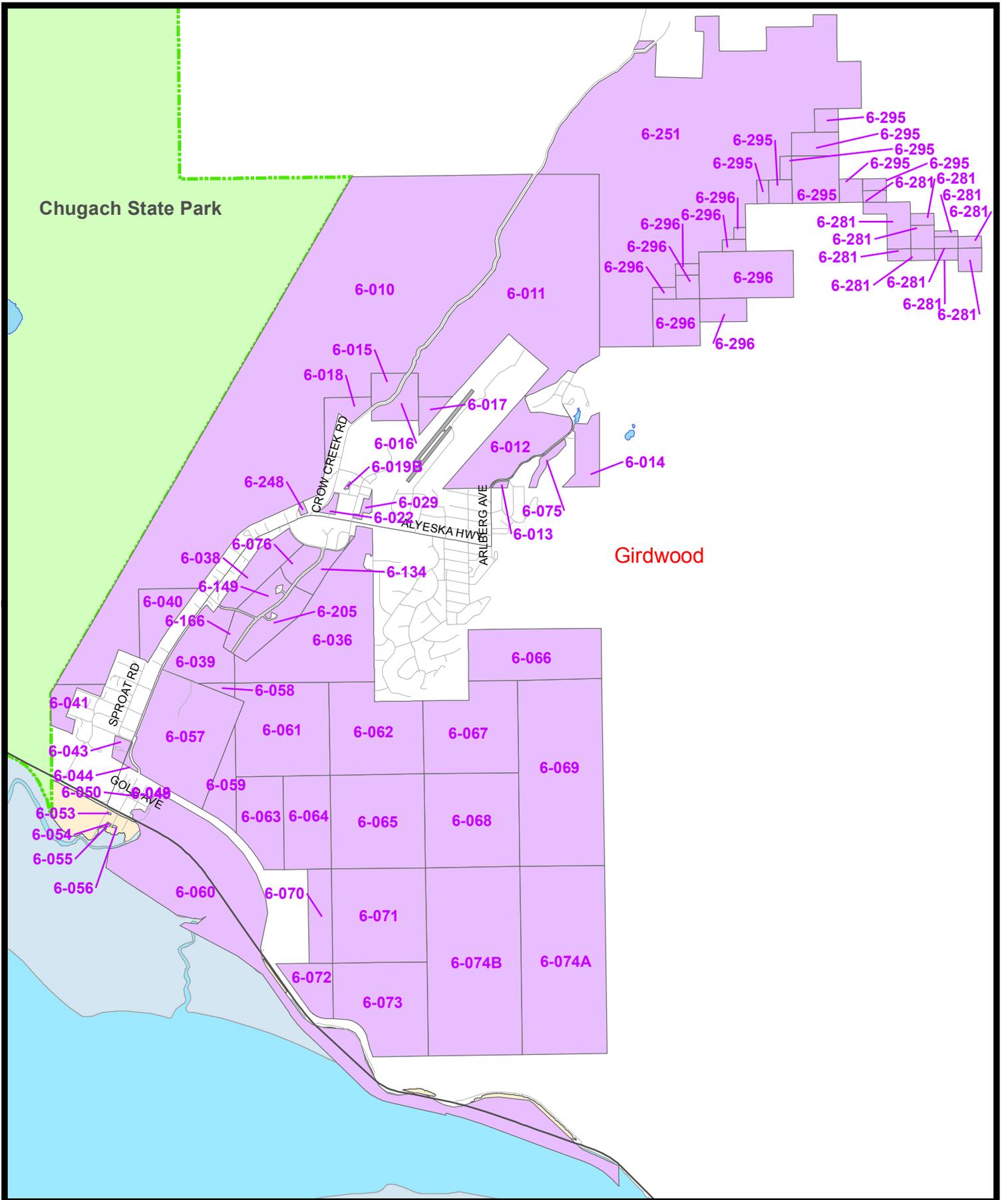


**HLB Property Region 5
Southwest Anchorage**

Appendix A







Appendix B



Heritage Land Bank Policies

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's land base, currently consisting of over 7,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to specific public facilities or purposes, such land may be disposed of through land sales, exchanges, leases, or easements. The HLB also issues permits for a variety of temporary use authorizations on HLB land.

An HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All moneys held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not supported on a tax basis and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decided on a case-by-case basis by the HLB Director after consultation with the Municipal Attorney and a determination of compatibility with AMC chapter 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly.

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HLBAC members serve a maximum of two consecutive three year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

The HLBAC provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must precede a public hearing by at least 14 days. The public notice is accomplished by: (a) publication of the agenda in one or more newspapers of general circulation; (b) posting a sign on the land proposed for the action; and (c) providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater). In addition, the HLB also notifies the Community Council where the affected HLB land is located, per AMC 25.40.030.D.1, as well as posts the agendas on the HLBAC Information web page at <http://www.muni.org/hlb/advise.cfm>.

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five Year Management Plan, and HLB Policies and Procedures. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Pursuant to AMC section 25.40.025H., the disposition shall include additional requirements and conditions to insure the proper development and completion of the project in the public interest. Disposals shall be through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by an open competitive bid process for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC 25.40.025.F, leases are awarded by open competitive bid process based upon one of three forms of compensation: (a) for at least appraised fair market rental rates as determined by

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a certified real estate appraiser; or (b) a percentage of gross receipts; or (c) a user fee. Lease rates are adjusted at intervals of no less than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where the area to be taken may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC chapter 25.40 to include a new section (AMC section 25.40.015D.), detailing selection, acquisition and compensation to HLB for land selected as a school site. Unless the Assembly opts to waive some or all of the acquisition costs, ASD compensates HLB for all land acquisition costs incurred.

V. Permits

The HLB administratively issues a variety of use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation or agency of the right to use HLB land for a particular purpose for generally one year or less in duration. Permits issued for longer periods, not to exceed three years, will be allowed upon review by the Municipal Attorney Office and approval of the HLBAC. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations

Generally Intra-governmental authorizations are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year.

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VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Such withdrawals become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one public hearing. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies shall include a date certain reverter clause, as determined by the HLB Director. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor shall designate the land for return to the HLB inventory, and it shall revert back to HLB management. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC Chapter 25.40. The code requires the adoption by the Assembly of an Annual HLB Work Program and Five-Year HLB Management Plan, and Policies and Procedures covering the management of the HLB land and the HLB Fund. The Five-Year HLB Management Plan is included with the annual work program, and generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. The HLB shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. The HLB shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, the HLB may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from

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adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.

3. The HLB may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months). Such temporary use includes Special Land Use Permits (SLUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by the HLB.

4. The HLB may also allow Intra-governmental Authorizations (IGA) between HLB and other municipal agencies requesting temporary uses that may exceed one year. A fee for the use may be charged at the discretion of the HLB Director.

5. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC Chapter 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.

6. The HLB shall regularly update and maintain complete and accurate land records in the HLB Inventory. The HLB shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information.

7. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

8. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (COE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.

- a. HLB may execute an In Lieu Fee Agreement with the COE allowing the sale of credits to public or private developers. The funds received pursuant to an In Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the COE.
- b. HLB may create a mitigation bank by placing conservation easements on lands already owned by the MOA. HLB may then sell the mitigation credits generated by this preservation to developers needing credits to satisfy COE permit requirements.
- c. HLB may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the COE.

9. HLB may issue long term leases on HLB land provided the lease use is approved by the Assembly and clearly reflects the value of the site for current and potential future use. Such potential leases should be actively considered prior to sale of HLB properties.

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B. Land Use Planning Policies

1. The HLB shall manage land and resources consistent with approved comprehensive plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, the HLB shall complete a site specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site specific land use study shall address, at a minimum, the following information:

- a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
- b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
- c. Public utility needs.
- d. Potential residential, commercial and industrial uses.
- e. Land use compatibility with adjacent areas.
- f. Consistency with land uses identified in the Comprehensive Plan and with zoning in the area.
- g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and HLBAC and Assembly adoption.

2. The HLB shall initiate prudent management practices as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning and re-platting.

C. Land Disposal Policies

1. The HLB regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Plan. If market conditions warrant, the HLB may take advantage of unforeseen opportunities not identified in the work program or five-year plan. If a proposed disposal is included, the HLB may initiate the disposal process.

2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information.

3. All land sales shall occur by an open competitive bid process for at least the appraised fair market value of the land. The HLB shall provide at least a 14 day period for accepting

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qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.

4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. HLB land may be leased to other than non-profit agencies only through an open competitive bid process. The method of compensation to the HLB shall be one of the following:

- a. At least appraised fair market value;
- b. A percentage of the annual gross receipts as determined by the HLB;
- c. A user fee as determined by the HLB; or
- d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be for less than one year or longer than 55 years except as specifically authorized by the Assembly.

5. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. The HLB shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB authorization prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.

6. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, the HLB shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, the HLB may exclude the land from the proposed disposal and address the problem in accordance with applicable law.

7. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. The HLB may accept or pay cash to another party in order to equalize land values.

8. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality.

9. A lessee or easement recipient shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

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D. Land Acquisition Policies

1. The HLB shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. The HLB shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.
4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, the HLB shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. The HLB shall manage the HLB Fund in a fiduciary manner, seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical or unfeasible.
4. The HLB may invest HLB capital in land improvements on HLB land, subject to HLBAC and Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC section 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. All fees may be reduced or waived at the discretion of the HLB Director.

A. Application Review Fee.

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An

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application to purchase HLB land grants the applicant no right of preference or other priority. (AMC section 25.40.025A.)

B. Disposal Fees.

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids. (AMC section 25.40.025D.)

2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:

- a. At least the fair market appraised value of the land; or
- b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
- c. A user fee attributed to the leasehold; or
- d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of no less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies.

The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC section 25.40.025E).

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2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

D. Permit Fees.

1. Permits may generally be issued for terms of up to one year. A non-refundable application fee is applied as the initial use fee, with fees for each authorization necessarily reflective of the nature and limited duration of the use. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.

Intra-governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, ML&P, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.

<u>Type of Permit</u>	<u>Use Fee</u>
a. Special Event Permit (race, tournament, etc.)	\$500/day
b. Short-term Land Use Permit	10% of Appraised Value per year, or minimum of \$750 per week for up to four weeks; \$250/week for remaining 48 weeks.
c. Long-term Permit (longer than 12 months and not to exceed 36 months)	\$15,600 initial 12-month period, then \$200/week for the next 12 months, then \$250/week in the remaining months.
d. Intra-governmental Authorization (Tax-based municipal agencies only)	None (\$0)

Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits require a minimum administrative fee of \$250 for each action (includes subleases and assignments).

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently,

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knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC section 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.

Appendix C

Major HLB Fund Activities by Year

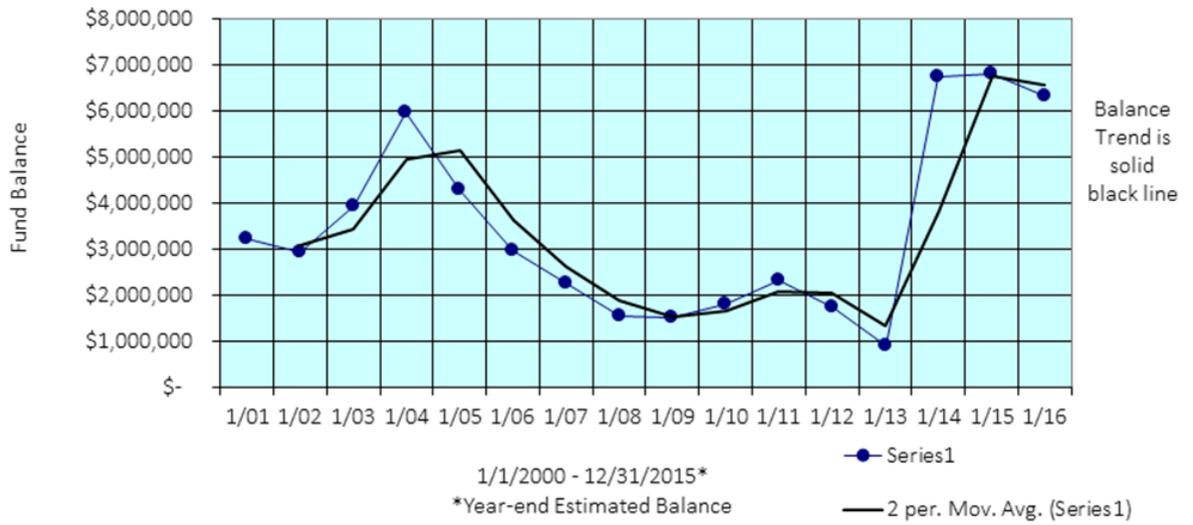
1983:	1/83 Balance	\$ 62,172	1991:	1/91 Balance	\$3,624,931
	Revenue	2,630,922		Revenue	1,262,131
	Expenses	-901,551		Expenses	<u>-1,186,389</u>
	Op. Transfers	<u>795,170</u>		12/91 Balance	\$3,700,673
	12/83 Balance	\$2,586,713			
1984:	1/84 Balance	\$2,586,713	1992:	1/92 Balance	\$3,700,673
	Revenue	3,566,449		Revenue	1,736,002
	Expenses	-2,602,775		Expenses	<u>-1,470,189</u>
	Op. Transfer	-13,267		12/92 Balance	\$3,966,486
	Note Proceeds	<u>1,000,000</u>			
	12/84 Balance	\$4,537,120	1993:	1/93 Balance	\$3,966,486
1985:	1/85 Balance	\$4,537,120		Revenue	1,694,488
	Revenue	2,587,762		Expenses	<u>-3,254,525</u>
	Expenses	-2,545,766		12/93 Balance	\$2,406,449
	Op. Transfer.	<u>-270,146</u>	1994:	1/94 Balance	\$2,406,449
	12/85 Balance	\$4,308,970		Revenue	2,219,763
1986:	1/86 Balance	\$4,308,970		Expenses	<u>-1,663,360</u>
	Revenue	2,771,864		12/94 Balance	\$2,962,852
	Expenses	-3,378,305	1995:	1/95 Balance	\$2,962,852
	Debt services	-583,928		Revenue	2,347,834
	Op. Transf.	<u>-113,330</u>		Expenses	<u>-1,764,292</u>
	12/86 Balance	\$3,005,271		12/95 Balance	\$3,546,394
1987:	1/87 Balance	\$3,005,271	1996:	1/96 Balance	\$3,546,394
	Revenue	2,996,102		Revenue	1,742,078
	Expenses	-631,297		Expenses	<u>-1,150,073</u>
	Op. Transfers	<u>-3,566,901</u>		12/96 Balance	\$4,138,399
	12/87 Balance	\$1,803,175	1997:	1/97 Balance	\$4,138,399
1988:	1/88 Balance	\$1,803,175		Revenue	782,382
	Revenue	1,451,700		Expenses	<u>-1,692,036</u>
	Expenses	<u>- 660,174</u>		12/97 Balance	\$3,228,745
	12/88 Balance	\$2,594,701	1998:	1/98 Balance	\$3,228,745
1989:	1/89 Balance	\$2,594,701		Revenue	2,075,660
	Revenue	1,422,523		Expenses	<u>-1,086,888</u>
	Expenses	-683,699		12/98 Balance	\$4,217,517
	Op. Transfer	<u>- 40,000</u>	1999:	1/99 Balance	\$4,217,517
	12/89 Balance	\$3,293,525		Revenue	1,607,489
1990:	1/90 Balance	\$3,293,525		Expenses	<u>-1,639,613</u>
	Revenue	1,479,015		12/99 Balance	\$4,185,393
	Expenses	-1,080,059	2000:	1/00 Balance	\$4,185,393
	Op. Transfer	<u>-67,550</u>		Revenue	728,502
	12/90 Balance	\$3,624,931		Expenses	<u>-1,679,370</u>
				12/00 Balance	\$3,234,525

2001:	1/01 Balance	\$3,234,525	2009	1/09 Balance	\$1,521,705
	Revenue	1,004,831		Revenue	1,335,667
	Expenses	<u>-1,314,938</u>		Sched. Rec.	808,000
	12/01 Balance	\$2,924,418		Expenses	<u>-1,851,924</u>
				12/09 Balance	\$1,813,448
2002:	1/02 Balance	\$2,939,753	2010	1/10 Balance	\$1,813,448
	Revenue	1,769,255		Revenue	2,173,273
	Expenses	<u>-783,522</u>		Sched. Rec.	619,368*
	12/02 Balance	\$3,925,486		Expenses	<u>-1,478,872</u>
				12/10 Balance	\$2,319,217
2003:	1/03 Balance	\$3,925,486	2011	1/11 Balance	\$2,319,217
	Revenue	2,452,397		Revenue	1,628,850
	Expenses	<u>-396,242</u>		Expenses	<u>-2,194,502</u>
	12/03 Balance	\$5,981,641		12/11 Balance	\$1,753,565
2004	1/04 Balance	\$5,981,641	2012	1/12 Balance	\$1,753,565
	Revenue	2,084,506		Revenue	266,897
	Expenses	<u>-3,776,373</u>		Expenses	<u>-1,135,467</u>
	12/04 Balance	\$4,289,774		12/12 Balance	\$ 884,995
2005	1/05 Balance	\$4,289,774	2013	1/13 Balance	\$ 884,995
	Revenue	1,152,290		Revenue	6,778,091
	Expenses	<u>-2,470,664</u>		Expenses	-3,471,355
	12/05 Balance	\$2,971,400		Receivables	<u>\$1,700,000</u>
2006	1/06 Balance	\$2,971,400		12/13 Balance	\$6,737,681
	Revenue	2,082,353	2014	1/14 Balance	\$6,737,681
	Expenses	<u>-2,788,709</u>		Revenue	942,308
	12/06 Balance	\$2,265,044		Expenses	827,380
2007	1/07 Balance	\$2,265,044		Receivables	<u>\$1,615,000</u>
	Revenue	1,137,911		12/14 Balance	\$6,818,863
	Expenses	<u>-1,872,697</u>	2015	1/15 Balance	\$6,818,863
	12/07 Balance	\$1,530,258		Revenue	889,693
2008	1/08 Balance	\$1,530,258		Expenses	\$1,384,169
	Revenue	1,457,051		Receivables	<u>\$1,530,000</u>
	Expenses	-2,273,604		12/15 Balance	\$6,337,467**
	Sched. Rec.	<u>808,000</u>			
	12/08 Balance	\$1,521,705			

* Reduction in amount reflects 2010 partial payment of Scheduled Receivable

** Unaudited balance

HLB Year-End Fund Balances



**APPENDIX D:
ACTIVE HLB CONTRACTS**

Permit#	Permittee/Lessee	HLB No.	Site or Legal Address/ TID#	Use	Permit Term	Bill Cycle	Amt./Rate	COI Exp.
71-003	JC Penney Co.	N/A	Air bridge attached to Blk 71, Lot 1A, Original Anchorage Townsite (TID 002-112-57 (adj bdg	Sky bridge	50 yrs (8/23/1966 - 8/22/2016)	Annual	\$ 2,000.00	2/1/2017
73-001	Chugach Electric Assoc.	3-027A	SE1/4 SE1/4 SE1/4, Sec 33, T13N R3W, ASLS 72-46 (TID 008-081-18-001)	Dowling Substation	55 yrs (1/29/73 - 1/28/2028)	annual; adj @ 5-yr intervals	\$ 1,800.00	1/1/2016
87-002	Alyeska Resort Mgmt Co sublease from Seibu	6-014	31.5 acres: Tract E, T10N, R2E, Sec. 9 Alyeska Subd. (TID 075-041-30)	Hotel/resort	4/1/93 - 3/31/2048	Monthly	variable	12/1/2016
88-001	USFS	6-043	Lot 72 ptn., USS 3042 NW4 SEC 19 T10N R2E (TID 075-032-30-001)	government facility	5/1/1988 - 4/30/2023	N/A	\$50,000 in 1988	N/A
96-001	Redmond, H.R.	6-057 (ptn.)	47,775 sq.ft. in Sec.19, T10N R2E (TID 075-131-03)	Industrial storage	Annual: 1/1/16 - 12/31/16	Annual	\$ 1,688.27	9/10/2016
96-004	Alascom, Inc. dba AT&T Contact: Jim Wicks (Alaska Wireless Network - surcharge)	6-048; 6-049; 6-050	Lots 12, 13, 14 (ptn), Blk 2 Girdwood Original Townsite (TID 075-152-38, 39, 53)	telecommunication towers	1/1/2014 - 12/31/2018	annual + surcharge	\$8593.29 Jan16 + surcharge NLT Mar 31	6/1/2016
96-005	SOA DNR/Div Parks & Outdoor Recreation	1-090 & 1-091	Lt. 17 SEC 16 T15N R1W; Tract B Spring Creek Subd. (PID 051-211-02; 051-191-01)	Ptarmigan Valley trailhead	11/4/1996 - 11/3/2021	N/A	N/A	self-insured
96-006	USDOT/FAA	4-034, 4-033A	ptn of E2 T13N R4W SEC 31 (North 550' E2SE4NE4SE4 and North 550' W2SW4NW4SW4 T13N R4W SEC 32)(PID 010-401-09)(PID 010-401-27)	west end of runway and includes Non-Directional Beacon Site	7/1/1996 - 9/30/2016	N/A	N/A	Federal Tort Claims Act of 1948, as amended (28 USC 2671 et seq)
98-003	Anchorage Fueling and Service Co.	Tidelands on west side of ARR ROW and 1 Port leased parcel	approx 12.65 acres between Port and TSAIA	12" pipeline	10/12/1998 - 10/11/2038	monthly access fee + annual surcharge	\$5158.32/mo.	9/30/2016
2000-11	Girdwood Volunteer Fire & Rescue, Inc.	6-057 (ptn.)	Girdwood Industrial Park Lot 27 (pre-lim Plat S-10611)(TID 075-131-03)	Connex storage; fire-fighting training (no live burns)	Annual: 1/1/16 - 12/31/16	N/A	N/A	7/1/2016
2003-02	Alaska Botanical Garden, Inc.	3-038, 40, 41, 44-46	T13N R3W SEC 35 (ptn); Tract B Save II Subd (ptn)(Plat 90-67) (80.148 acres)	botanical garden	2/1/2003 - 1/31/2058	Annual	\$600	4/16/2016
2003-07	Global Tower Partners (GTP) Towers II, LLC/Managed by American Tower Corp.	1-076 (ptn)	ADL Lt 2 E2 T15N R2W SEC 36 (ptn) (PID 051-324-13)	telecommunications tower	8/15/08 - 8/14/18	monthly	\$ 661.25	12/1/2016
2004-03	Andrew J. Hehlin dba On-Site Snow Removal	6-057 (ptn.)	6250 sq.ft. in Sec. 19, T10N, R2E (TID 075-131-03) proposed Girdwood Industrial Park Subd. Ph I Block 2 portions of Lot 4 & 5	vehicle, materials storage	Annual: 1/1/16 - 12/31/2016	Annual	\$ 1,125.51	12/20/2016; bond exp 2.25.16
2004-05	Brother Francis Shelter	4-021	Lot 1-A, Blk. 34-B, OAT	homeless shelter	12/2003 - 12/2043	Annual	\$ 1.00	7/1/2015
2006-20	Chugach Powder Guides	6-295, 6-296, 6-281 (ptns)	Sec's. 3 & 10, T10N R2E No applicable TID #	recreation access, Snocat operations and trail maintenance	2/3/2015 - 12/31/2017	Annual	\$ 1,000.00	1/1/2017
2007-08	Girdwood Parks & Rec	6-076, 6-134 (ptns)	Girdwood South Townsite, Tracts D-5 & G-6	Frisbee Golf	5/1/2015-4/30/2016	Annual	N/A	N/A

**APPENDIX D:
ACTIVE HLB CONTRACTS**

Permit#	Permittee/Lessee	HLB No.	Site or Legal Address/ TID#	Use	Permit Term	Bill Cycle	Amt./Rate	COI Exp.
2008-05	PM&E Intra-governmental Permit	6-036, 6-134 & 6-149	Tracts D-5 & G-7 Girdwood South Townsite; Tract 1 Glacier View Estates	Library Parking	6/20/08 until permanent parking installed			N/A
2008-06	ACS Easement	4-033A, B & 4-034	Pt. Woronzof area	Non-Exclusive utility easement	Expires 4/29/2028	one time	\$ 100,000.00	9/1/2016
2008-22	Parks & Rec. Intra-governmental Permit	6-075	Tract F, Alyeska Subd.	Trail construction, maintenance	No expiration	N/A	N/A	N/A
2008-23	The Salvation Army (Clitheroe Center)	4-033 (ptn.)	8000 W End Rd; SE4SE4NW4 Sec 32 T13N R4W	Rehabilitation Facility	1/1/16 - 12/31/16	Quarterly	18,300/qtr.	10/1/2016
2009-03	SOA/Dept. of Admin. GSA	3-070	Tract 3 Tudor Municipal Campus Subd	Crime Lab	3/01/09 - 2/28/59		\$1/yr.	self-insured
2009-06	Northern Lodging, LLC dba Ramada Downtown Anchorage	4-013	Lot 7A, Block 118, Anchorage Original Townsite parking lot (3rd and A)	Ramada parking	3/14/09 - 4/01/2019	Annual	\$ 9,000.00	6/16/2016
2009-13	Girdwood Board of Supervisors	6-057 (ptn)	Lot 6 Block 3 Proposed Girdwood Industrial Park Subd.; USS 3042 Lot 71 T10N R2E	equipment storage; road materials & related activities	Annual: 1/1/16 - 12/31/16	Annual	waived	N/A
2009-14	Chugach Adventure Guides	6-282	GW Alpine Hut	sale of hut, lease of land	Expires: 6/30/2018	Annual	\$ 1,000.00	1/1/2017
2009-16	ACDA	4-004, 4-005, 4-006	Parking lot (7th & I)	downtown parking	11/1/12 - 10/31/15; Month-to-Month eff 11/1/15	Monthly	\$ 3,190.00	12/31/2015
2010-11	Girdwood Parks & Rec	6-012	Moose meadows: connex box	storage	Expires 4/30/2016	3 years	\$500	N/A
2010-18	Alaska Ocean Products, LLC	6-060 (ptn)	29, 091 sq ft of Lot 2, US Survey 4805, T10N R2E Sec 33	Study silt composition in Turnagain Arm; vehicle & equipment use on Premises	Bi-Annual: 11/1/14 - 10/31/2016	Bi-Annual	\$2500/2 yr term	10/29/2016
2011-03	SOA/DOT&PF/TSAIA	4-034 (ptn.)	E2 ptn, T13N, R4W, Section 31 (TID 010-401-09)	geotech survey	Annual: 01/01/16 - 12/31/16	N/A	waived	self-insured
2011-10	Girdwood Parks & Rec Intra-governmental Permit	6-251 (ptn)	ptn 10N R2W SEC 3	Four Corners Tram management	8/16/2011 - 8/15/2016	5 years	waived	N/A
2011-11	ML&P Intra-governmental Permit	3-073	3001 Porcupine Dr	electrical service	Perpetual	N/A	waived	N/A
2011-14	GEO Contracting, LLC	6-057 (ptn)	Proposed Ph I Lot 3 Bl 2 Girdwood Industrial Park and partial use Lots 2 & 4 Bl 2 GWIP (see pre-liminary plat)	Equip. Storage	Annual:1/1/16 - 12/31/16	Annual	\$ 1,688.27	4/1/2016
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057 (ptn)	Girdwood Industrial Park Lot 3, Blk 3	Sand, equip. storage	Annual: 1/1/16 - 12/31/16	Annual	\$ 1,688.27	10/22/2016
2011-16	Alaska Pollution Control (APC)	6-057 (ptn)	Girdwood Industrial Park Lot 4 Bl 3	dirt & equip. storage	Annual: 8/1/15 - 7/31/16	annual	\$ 1,639.10	8/27/2015
2012-01	AKRR	6-060 (ptn.)	Howitzer pad located along Seward Hwy.	Howitzer/avalanche control	1/1/2015 - 12/31/2017	annual	\$500	self insured
2012-05	GCI Cable, Inc.	6-002	NW4 Sec. 5, T10N R1W (TID 090-031-56)	Telecomm. Easement	20 years (1/1/2010 - 12/31/2030)	annual - adjust at 5 year intervals	\$ 2,040.00	12/31/2016
2012-07	Chugach Electric Assoc.	6-009C	Lot 1, ASLS 2005-36 in Sec15, T10N, R1W, Bird Creek	Lease	20 yrs (7/13/2012 - 1/31/2032)	annual - adjust at 5 year intervals	\$ 1,600.00	1/1/2016
2013-02	PM&E Intra-governmental Permit	5-020	Tract G-1D, Strawberry Meadows	Install/monitor piezometers	5 years (2018)	N/A	N/A	N/A
2013-03	PM&E Intra-governmental Permit	5-002A	Lot 3, ASLS	Install/monitor piezometers	5 years (2018)	N/A	N/A	N/A

APPENDIX D:
ACTIVE HLB CONTRACTS

Permit#	Permittee/Lessee	HLB No.	Site or Legal Address/ TID#	Use	Permit Term	Bill Cycle	Amt./Rate	COI Exp.
2013-06	E.R. Parks & Rec Intra-governmental Permit	1-076 (ptn)	ADL Lot 2 E2 T15N R2W SEC 36 (ptn.) 2,500 sq.ft.	fenced storage of equipment & supplies	11/1/13 - 10/31/2018	5 years	N/A	N/A
2013-08	AWWU Intra-governmental Permit	3-042, 43	(TID 007-261-01 & 03)	water well drilling	12/20/13 - 3/21/2014	one-time	\$ 500.00	N/A
2014-01	Alaska Sled Dog Racing Association	Far North Bicentennial Park	Several parcels in Zone 3	dog sled trails	11/01/15 - 10/31/16	annual	varies (P&R)	2/5/2016
2014-02	Backroads	6-011, 6-251	Girdwood trails	hiking/tourism	6/10/15 - 8/30/15	annual	\$750	2/1/2016
2014-03	SOA/DOT&PF - Seward Hwy Avalanche Program	6-060, 6-071, 72, 73 & 74B	Karlsburg Avalanche Path along Orca Ridge on E side of Girdwood Valley	brush cutting, clearing & removal of deadfall	5/1/15 - 4/30/16	annual	waived	SOA self-insured
2014-07	Xanterra Adventures, LLC dba Austin Adventures+C94	6-011, 6-251	Winner Creek/Glacier Creek trails	hiking/tourism	6/1/15 - 8/31/15	annual	\$772.50	11/15/2015
2014-09	Chugiak Vol Fire & Rescue FS#35 Lease	1-075	14080 Glenn Hwy, Fire Station 35	Lease	8/11/14 - 12/31/2069	one-time	\$55	7/1/2015
2014-10	Chugiak Vol Fire & Rescue LUP	1-076	14010 Glenn Hwy, Parcel next to Fire Station 35	Permit: parking	7/24/14 - 7/24/17	N/A	waived	7/1/2015
2014-12	Alien Species Control, Inc.	3-011	A-1 Mt. View Development; NE corner of Glenn H	Permit: Invasive Plant Species Abatement	8/24/14 - 10/1/17	3 years	waived	8/15/2016
2014-13	Girdwood Board of Supervisors	6-022 (ptn)	Girdwood Town Square Park & Ride Facility	Permit: Operate & Maintain GW Park & Ride Facility	7/1/15 - 6/30/16	annual	waived	NO insurance req'd for GBOS
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	2300 W 36th T13N R4W Sec 25 NW4NW4SW4 Woodland Park School (TID 010-123-21-001)	Lease: Operate Boys & Girls Club; Ice Rink Mgmt Agreement	6/01/2015 - 5/31/2020	5 years	\$1/yr	12/31/2015
2015-08	Girdwood Forest Fair, Inc	6-076	Tracts G-6, Girdwood South Townsite (PID 075-062-60)	tent camping	7/2/2015 - 7/5/2015	4 days	\$500/yr (\$5,000 security)	10/1/2015
2015-10	McKenna Bros. Paving Co.	4-034 ptn	Airport Access Road on GLO Lots 1-4, T13N R4W Sec 31 (PID 010-401-09) FAA Lease	property access to transport Lk Hood muck	7/1/15 - 7/15/15	2 weeks	\$1,000	
***	Alaska Park Airport Valet Parking - a TDX Co.	Formerly 4-039	Former Armory Lot 2 Airport Gateway Subd (Plat 2003-136) 4902 Spenard (PID 010-301-21)	Performance Measure	11/30/2013 - 11/29/2018	5 years	N/A	N/A
2015-16	Anchorage Coastal Wildlife Refuge Management Agreement	various HLB & P&R parcels	See pg 1-3 Memorandum of Agreement	mgmt of muni lands in ACWR	8/24/15 - mutual termination		N/A	self-insured
2015-17	Girdwood Nordic Ski Club	6-011, 6-251, 6-295, 6-296	Public Use Easement recorded 2009-051293-0 on 8/3/09	approx 5 km x 30'	7/29/09 - 7/28/29	20 years	N/A	11/1/2016
**COI Exp. = Certificate of Insurance Expiration (if applicable)								

APPENDIX E

HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2016-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION APPROVING THE DRAFT 2016 HERITAGE LAND BANK WORK PROGRAM AND 2017-2021 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the five year management plan and an annual work program; and

WHEREAS, pursuant to AMC 25.40.020.A, the five year management plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC 25.40.020.B, the annual work program shall conform to the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC 25.40.020.B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the annual work program; and

WHEREAS, on March 1, 2016, the draft 2016 HLB Work Program and Five-Year Plan were posted on the HLB website, notification via MOA online Public Meetings Notice website, and an e-mail was sent to all municipal department heads, public and private organizations, including Assembly members and all community councils; and

WHEREAS, on March 25, 2016, the draft April 14, 2016 HLBAC agenda for the public hearing on the draft plan was issued via e-mail to all community councils, Assembly members, interested parties and department heads, and placed in the MOA online Public Meetings Notice website and the HLB website; and

WHEREAS, on April 14, 2016, the HLBAC held a public hearing on the draft 2016 HLB Work Program and 2017-2021 Five-Year Management Plan; and

WHEREAS, the HLB Work Program and Five-Year Management Plan document complies with the provisions as set forth in AMC 25.40.025.B; now, therefore,

THE HLBAC RESOLVES:

The 2016 HLB Work Program and 2017-2021 Five-Year Management Plan is approved with any and all appropriate amendments from public and private testimony during the public comment period, and a final draft prepared by HLB staff for presentation to the Mayor and the Assembly for approval.

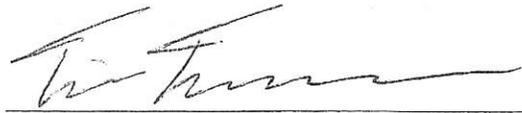
PASSED and APPROVED on this, the 14th day of April, 2016.

Attest:

Signed:



Tammy R. Oswald, Executive Director
Real Estate Department/HLB



Tim Trawver, Chair
HLBAC

APPENDIX F

Response to Public and Community Council Comments on the Draft 2016 HLB Work Program/2017-2021 Five-Year Plan April 2016

Chapter 1		
Commenter	Comment	Response
Turnagain Community Council (TCC)	P.4 A spreadsheet of leases and permits currently held by the HLB is <u>attached as Appendix D</u> and is <u>also</u> available online.	Decline. We chose to remove the references to the appendices to eliminate confusion as the document is updated from year to year. The appendices are listed below the Table of Contents and are no longer being listed throughout the document.
TCC	P.7 Reinsert <u>A graph in Appendix C of this document outlines the fund's activities since 1983, showing annual fund balance at the end of each year, and a trend line of the moving average from year to year.</u>	Decline. We chose to remove the references to the appendices to eliminate confusion as the document is updated from year to year. The appendices are listed below the Table of Contents and are no longer being listed throughout the document.
TCC	P.7 Disposing of <u>improved lands</u> excess to municipal need, both immediate need and potential future need, from its inventory to the appropriate municipal agency with the capability to manage and utilize improved facilities.	Decline. Code does not require land to be improved to transfer to municipal agencies. AMC § 25.40.010.D.
TCC	P.9 Add <u>In addition, HLB maintains a standing list of people who request to receive notification of proposed HLB actions, and will mail notices of all proposed actions to this list.</u>	Accept. Will add to after "...maintain on its webpage."
Chapter 2		
Commenter	Comment	Response
Rabbit Creek Community Council (RCCC)	P. 13 Restate that the Master Plan lists trails only in parcel 2-126. Also include <i>the option to survey the wetlands in 2-126 and deed the rest to the Parks & Recreation Dept.</i>	Partial acceptance. We will reference the Section 36 Master Plan for clarity. A statement regarding the intention to conduct a wetland delineation,

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Draft 2016 HLB Work Program/2017-2021 Five-Year Plan
April 2016

		consider/record a conservation easement, and likely transfer management authority to P&R will be added to this section and consistently throughout the document.
Chapter 3		
Commenter	Comment	Response
RCCC	Restate that the Master Plan lists trails only in parcel 2-126. Also include <i>the option to survey the wetlands in 2-126 and deed the rest to the Parks & Recreation Dept.</i>	See above statement.
RCCC	P. 18 Revise: HLB Parcel 2-144 – This 37.5-acre parcel located above Potter Valley was offered for sale in 2007, 2008, 2009, and 2012 by sealed bid sale, and received no bids. The parcel is being actively marketed at this time, noting that in accordance with the Potter Valley Land Use Study, conditions of the sale require that open space and parkland be reserved by the developer as part of the subdivision platting process. <u>Staff will provide market analysis to indicate whether there is a strong demand that will yield a top purchase price: and if there is no such indication, HLB will withdraw this property from the market. If the parcel remains on the market, staff intends to pursue re-platting the property to enable a more efficient sale and will involve MOA Parks and Recreation and Rabbit Creek Community Council in discussions and proposed re-platting, in order to ensure that community needs are met and adopted plans are followed.</u>	Decline. We will adhere to the Potter Valley Land Use Study and we will follow all codes related to public noticing.
RCCC	P. 21: The southern part of Section 36 <u>encompasses 252 acres, including approximately 92 acres of wetlands and creek corridors.</u> These portions of Section 36 may be added to the HLB Mitigation Bank for conservation of habitat and other ecological values. Trail easements or access through the wetlands areas of Section 36, <u>parcel 2-126</u> will need to be defined prior to issuance of a conservation easement: <u>or the non-wetland</u>	Partial acceptance. We accept the edits related to acreage of tracts and wetland areas. The MOA will retain the deed to the parcels; our process is to transfer management authority. When it becomes necessary, the wetlands will be delineated, a conservation easement considered/recorded, and likely

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	<u>areas may be delineated and deeded to the Parks & Recreation Dept.</u>	the entire two tracts will be transferred to the management of P&R.
TCC	P.20 TCC requests to be provided a list of the Mayor’s requested State-owned parcels to be transferred to the Municipality, to ensure State-owned land that has served as important, long-term wildlife habitat, natural open space, and recreational and parkland uses are included in this list.	N/A. HLB staff does not have this list. Please forward request to the Mayor’s Office.
TCC	P.20 The list of requested properties...some of these parcels will <u>be</u> disposed of by...	Accept
CHAPTER 4		
Commenter	Comment	Response
RCCC	P. 25: HLB Parcels <u>2-128 through 2-134, and 2-135 and 2-136: <i>Parcels 2-135 and 2-136</i></u> , also located in the Potter Valley area, zoned PLI, may be considered for survey or replat once new developments and onsite evaluations are determined, to allow for residential and access reserve through a portion of 2-136 and access through a portion of 2-135, per the Potter Valley Land Use Analysis and AO 99-144. <u><i>Decisions will be compatible with the Potter Valley Land Use Analysis and other adopted plans, including, prescribed open space and any required agreement with the ADOT&PF and Department of Fish and Game. <i>Parcels 2-128 through 2-134 should be surveyed with the intent of zoning them as PR open space, compatible with the management of Potter Marsh, as recommended in the Potter Valley Land Use Analysis. Most of 2-135 and 2-136 have also been recommended for long-term public open space.</i></i></u>	Partial acceptance. We accept adding parcels 2-135 & 2-136 + the sentence regarding adhering to the PVLU Plan. The last sentence we decline to include. After discussion with Long-Range planning, it does not appear that is consistent with the recommendations of the PVLU Plan.
RCCC	P. 25: HLB Parcel 2-156 – This approximately 9.63-acre parcel is a remnant from the sale of a portion of Tract B, Legacy Pointe, to AWWU in 2013, and will be considered for disposal. <u><i>The parcel has public value in situ or in exchange for adjoining parcels for watershed protection or Potter Creek Greenbelt</i></u>	Partial Acceptance. We accept the second sentence. The first sentence has not been adopted as a recommendation in an adopted plan. We

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	<u>enhancement and access, as noted by the Community Council. The parcel is within a Special Study Area of the Hillside District Plan, for eventual transportation connectivity between Goldenview Drive and Potter Valley Road;</u> road and trail corridors may need to be reserved if the parcel is offered for disposal.	would accept this as a comment during any public process related to an action for this parcel.
RCCC	P. 27: HLB Parcels 2-125 & 2-126 – This site is being considered for <u>inclusion including</u> in the wetlands mitigation bank. <u>HLB will work with Parks and Recreation or recreation user groups to allow trail access to and or through these parcels, in keeping with the adopted recreation plans for Storck Park and the rest of Section 36.</u> At such a time <u>as</u> a conservation easement is placed on these parcels, they will be transferred to MOA Parks & Recreation for management and HLB will retain the conservation easement. <u>An additional option is to survey the non-wetlands of 2-126, replat the non-wetlands and deed them to the MOA’s Parks & Recreation Dept.</u>	Partial Acceptance. Accept these proposed changes minus the last sentence. MOA will retain deed to parcels, management authority may be transferred out of HLB into P&R at some point in the future.
RCCC	Move this section to page 20 to list it under 2016 Potential Projects; broaden the possibilities. P. 28: Chugach State Park Access – In order to improve access to Chugach State Park as the Anchorage 2020 Comprehensive Plan encourages, HLB will <u>proactively work to expand public access to Chugach State Park from adjoining or nearby HLB lands. This may involve a public easement and management agreement with MOA Parks or CSP, or may result in</u> exchanging certain HLB parcels, such as HLB Parcel 2-139 in upper Bear Valley, adjacent to Chugach State Park. In return for state land of equal value elsewhere, the municipality could obtain lands which would have greater utility for public purposes. Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the state and the public to accommodate some	Decline. We will keep this item in the 5-year plan; it is unlikely that any effort towards this will occur in 2016.

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	of these desired access areas, and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access.	
RCCC	<p>P. 29 In the coming years, HLB will continue to work on these and other major activities:</p> <p>1. Periodically review and consult with municipal agencies <u>and community councils</u> to determine their need for HLB land to fulfill municipal purposes. Acquire strategic properties when required. Where such needs are identified, the affected agency will submit an application to the HLB that will then be processed to a final decision. Disposing of lands through sale, lease or exchange where doing so will achieve municipal purposes and is in the best interest of the MOA. Also periodically review and consult with municipal agencies to determine which land managed by such agencies should be returned to the HLB land inventory.</p>	<p>Accept.</p> <p>Consultation with municipal agencies and community councils is our policy.</p>
RCCC	<p>P. 29: 7. Establishment of the HLB Mitigation Bank and other wetlands mitigation strategies to preserve valuable wetlands and aquatic resources throughout the MOA. <u>The Mitigation Bank list will be public and include the ranking of the wetlands and their relative monetary value to the COE: and low-value HLB wetlands may be designated for other public benefits.</u></p>	<p>Decline.</p> <p>The MOA Prioritization list is public information and is used to determine priority for bank site inclusion. Monetary value has not been set; however, at such a time the bank is approved, the price of credits will be publically available.</p>
TCC	<p>P. 26 HLB Parcels 4-033 and 4-034 - In the future, HLB will manage this land in a manner consistent with the newly adopted West Anchorage District Plan (2012), which provides for <u>potential title and land management authority of these parcels to be transferred to the MOA Parks and Recreation Department, with the intent that it become permanently dedicated parkland. Detailed ordinance language should be written with community and agency input to ensure</u></p>	<p>Decline.</p> <p>We will adhere to the West Anchorage District Plan and reference it as such. Additional detail is not necessary. We will add plan adoption year for clarity (West Anchorage District Plan (2012)).</p>

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Response to Public and Community Council Comments on the
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 April 2016

	<p><u>all easements, plat notes and restrictions are appropriately included in the land transfer. This would conform to the WADP Park Objective #6; "...permanently preserve the Tony Knowles Coastal Trail as a well-maintained, continuous public recreational corridor with vegetative buffer from Kincaid Park to Westchester Lagoon parks and natural resource, and potentially major transportation facility uses for these parcels.</u></p>	
TCC	<p>P 27. The list of requested properties to be transferred to MOA ownership has been well received and it is anticipated that some of these parcels will <u>be disposed of to the by the State of Alaska to the MOA</u> during the 5-year work plan horizon.</p>	Accept.

Municipal Clerk's Office

Approved

Date: 06/21/2016

Submitted by: Chair Gray-Jackson at the
Request of the Mayor

Prepared by: Real Estate Department/
Heritage Land Bank

For reading: May 24, 2016

ANCHORAGE, ALASKA

AR No. 2016-165

1 **A RESOLUTION APPROVING THE HERITAGE LAND BANK 2016 ANNUAL**
2 **WORK PROGRAM AND 2017-2021 FIVE-YEAR MANAGEMENT PLAN.**

3 **WHEREAS**, pursuant to AMC 25.40.010, it is the mission of the Heritage Land
4 Bank (HLB) to manage uncommitted municipal land and the HLB Fund in a
5 manner designed to benefit the present and future citizens of Anchorage, promote
6 orderly development, and achieve the goals of the Comprehensive Plan; and
7

8 **WHEREAS**, pursuant to AMC 25.40.020B, the HLB Advisory Commission
9 (HLBAC), following public notice and hearing, shall recommend and submit for
10 Assembly approval an Annual Work Program and a Five-Year HLB Management
11 Plan (Plan) not less than once every five years that identifies proposed land
12 acquisition, management, transfer, inventory and disposal objectives; and
13

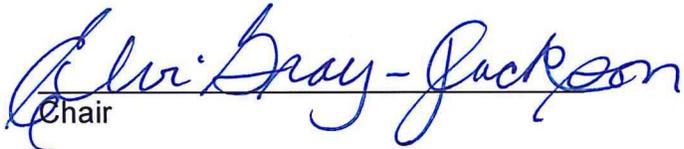
14 **WHEREAS**, HLBAC held a public hearing on April 14, 2016 approving HLBAC
15 Resolution 2016-03 recommending Assembly approval of the Plan; now, therefore,
16

17 **THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:**

18
19 **Section 1:** The HLB 2016 Annual Work Program and 2017-2021 Five-Year
20 Management Plan is hereby approved.
21

22 **Section 2:** This resolution shall take effect immediately upon approval by the
23 Assembly.
24

25 PASSED AND APPROVED this 21st day of June, 2016.
26

27
28 
29 Chair

30 ATTEST:

31
32 
33
34 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 372-2016

Meeting Date: May 24, 2016

1 FROM: **MAYOR**

2
3 SUBJECT: **A RESOLUTION APPROVING THE HERITAGE LAND BANK 2016**
4 **ANNUAL WORK PROGRAM AND 2017-2021 FIVE-YEAR**
5 **MANAGEMENT PLAN**
6

7 The administration forwards for your consideration a Resolution approving the
8 proposed Heritage Land Bank (HLB) 2016 Annual Work Program and 2017-2021
9 Five-Year Management Plan (Plan). Pursuant to AMC 25.40.020.B, the HLB
10 shall submit and the HLB Advisory Commission (HLBAC) shall recommend for
11 Assembly approval a Plan not less than once every five (5) years. This Plan
12 serves as a set of guidelines and proposed activities to accomplish the purpose
13 and mission of HLB. The Plan is subordinate to and must comply with all
14 Assembly approved regional and comprehensive plans.
15

16 The Plan includes details regarding HLB proposed land acquisitions, inventory,
17 management, transfers and disposal activities, including revenues and
18 expenditures of the HLB Fund.
19

20 AMC 25.40.020.B also requires public notice of not less than forty-five (45) days
21 prior to a public hearing by the HLBAC on the Plan. On March 1, 2016, the draft
22 Plan was publicly noticed online and made available for download and sent to all
23 municipal agencies, community councils and municipal department directors for
24 review and comment. On April 14, 2016, HLBAC conducted a public hearing and
25 approved HLBAC Resolution 2016-03 recommending Assembly approval of the
26 Plan. The HLB requests your favorable consideration.
27

28 Prepared By: Real Estate Department
29 Approved: Tammy R. Oswald, Real Estate Department Director
30 Concur: Christopher M. Schutte, OECD Director
31 Concur: Michael K. Abbott, Municipal Manager
32 Respectfully submitted: Ethan A. Berkowitz, Mayor
33

34 Attachments:
35 2016 HLB Work Program & 2017-2021 Five-Year Management Plan
36 Appendix A: Maps
37 Appendix B: Policies
38 Appendix C: HLB Fund Balance Report
39 Appendix D: Leases and Permits
40 Appendix E: HLBAC Resolution 2016-03
41 Appendix F: Response to Public and Community Council Comments