

Heritage Land Bank Advisory Commission Meeting
Thursday, February 24, 2022 at 11:30 a.m.
via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID #842 257 751

AGENDA

- I. **Call to Order and Statement of Procedure:** Chair Tammy Oswald
- II. **Roll Call, Introductions and Disclosures**
- III. **Director's Report:** Adam Trombley
- IV. **Land Management Officer's Report:** Shelley Rowton
 - a. Sales, Leases and Permits
 - b. Developments/Entitlements
 - c. Financial Update
- V. **Appearance Request(s):** Shelley Rowton
 - a. Ryan Witten (AK Seeds of Change, part of Alaska Behavioral Health), partner in Stickleback Farm, an urban farm focused on job training, food security and sustainability at HLB Parcel 4-046/3rd & Ingra (10 minutes)
 - b. Shaina Kilcoyne (MOA Energy Manager), Stickleback and the Climate Action Plan (5 minutes)
- VI. **Proposed Action Items and Public Hearings:** None
- VII. **Work Session:** Chair Tammy Oswald
HLBAC Resolution 2022-01: Draft 2022 Heritage Land Bank Annual Work Program
Work session will be limited to 90 minutes.
<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>
- VIII. **Persons or Items Not on the Agenda** (*THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.*)
- IX. **Commissioner Comments**
- X. **Next Regularly Scheduled Meeting Date:** Thursday, March 24 at time TBD via Microsoft Teams and telephonic hearing.
- XI. **Adjournment**

Community members are strongly urged to provide testimony via email or by telephone. The HLBAC encourages anyone wishing to provide public testimony via telephone to email shelley.rowton@anchorageak.gov by 5:00 pm the day before the meeting. Please provide your Name, Phone Number, and Agenda Item Number/Title for which you wish to provide testimony. The Subject Line should read "Phone Testimony." You may join the meeting using the phone number and conference ID at the top of this agenda. All members of the public shall be muted until called on to testify.

Should you need additional assistance, auxiliary aids, services, special modifications to participate or have questions regarding this action, please call the HLB office at 343-7531 or email shelley.rowton@anchorageak.gov.

Heritage Land Bank Advisory Commission Meeting Minutes
Friday, November 19, 2021 at 11:30 a.m.
via Microsoft Teams and telephonic hearing (907) 519-0237 Conf. ID #

- I. **Call to Order:** 11:30 a.m. by Acting Chair Jim Fredrick
- II. **Roll Call and Disclosures:** *Present are Commissioners Jim Fredrick, Vicki Gerkin, Kati Capozzi and Ron Tenny. Staff present are HLB Land Management Officer Shelley Rowton. No disclosures were made. A quorum is present.*
- III. **Introduction of Special Guests**
- IV. **Approval of:**
 - a. November 19, 2021 HLBAC Meeting Agenda – *Ron moved to add anything that isn't in the 2021 HLB Annual Work Program (VI.f and VI.g), VG 2nd (Approved 4-0). VG moved to approve the agenda as amended, KC 2nd (Approved 4-0)*
 - b. *January 14, 2021 minutes*
 - c. *July 22, 2021 minutes*
 - d. *August 2, 2021 minutes (all approved 4-0)*
- V. **Land Managers Report:**
 - a. Correcting previous discrepancy in how addresses were acquired for public notice
 - b. Work program – Cathy Gleason noted that we were only doing the one-year work program this year. Staff explained that they wanted to concentrate on the one-year, get the new commissioners in, etc. Public Hearing will be delayed until community councils have been able to meet and provide feedback, whether that is February or later.
 - c. HLB has not been adhering to code with regard to financial reporting (projections, detailed expenditures, etc).
 - d. Update on director position was given.
 - e. Connie Yoshimura gave an update on the Holtan Hills project proposed in Girdwood.
- VI. **Proposed Action Items:**
 - a. **HLBAC Resolution 2021-06:** Approval of the **continuation of a lease** of portions of HLB Parcel 4-033A and 4-034, legally described Tract A, Airport Subdivision (Plat 95-5) and the East one-half, Section 31, Township 13 North, Range 4 West, Seward Meridian, to the Federal Aviation Administration for the operations of a non-directional beacon site and supporting infrastructure.

JF opened and closed PH with no testimony. Moved by RT, 2nd by KC. JF noted that a longer-term lease made a great deal of sense. (Approved 4-0)
 - b. **HLBAC Resolution 2021-07:** Approval of the **non-competitive disposal by non-exclusive telecommunication easement** of a portion of HLB Parcel 3-064, legally described as the North one-half of the Northeast one-quarter, Section 4, Township 12 North, Range 3 West, Seward Meridian, to Alaska Communications, Inc. for the operation and maintenance of fiber-optic cable.

JF opened and closed PH with no testimony. Moved by VG, 2nd by KC. JF agreed that the proper way is for the easement to follow the construction permit and upgrading communication infrastructure is a slam dunk. (Approved 4-0)
 - c. **HLBAC Resolution 2021-08:** Approval of the **non-competitive disposal by non-exclusive lease** of HLB Parcel 3-065, legally described as Tract A, Alaska State Land Survey (ASLS) 2002-34 (Plat 2004-59), to

the State of Alaska Department of Public Safety, for the operation of an emergency use heliport, at less than fair market value.

Commissioner VG asked how long the lease would be. Johann Mueller with DPS stated they would like it to be as long as possible. HLB Staff SR stated that it would likely be 20-years with two 5-year renewals.

Commissioner JF asked if there were any other uses likely. SR stated that because of the Recreation and Public Purposes Act restriction and the majority of the parcel being covered by a conservation easement that this was the highest and best use for this small portion of usable property.

JF opened PH. Citizen Cathy Gleason asked about the effect of takeoffs and landings on birds and wildlife in the wetlands. Mr. Mueller stated that the use about 6 times a year should have a de minimis affect but DOT, Watershed, FAA and other agencies would conduct the necessary assessments. Also, the lack of development occurring limits the impact. No improvements will be made to the property.

Moved by RT, 2nd by KC. (Approved 4-0)

- d. **HLBAC Resolution 2021-09:** Approval of the **continuation of a lease** of HLB Parcel 1-090, legally described as the Northwest portion of Lot 17, Section 16, Township 15 North, Range 1 West, Seward Meridian, and **disposal by public use easement** of a portion of HLB Parcel 1-008, legally described as a 60-foot wide portion of the West one-half of the Southwest one-quarter of the Southeast one-quarter, the Southeast one-quarter of the Southwest one-quarter of the Southeast one-quarter, and the South one-half of the Southwest one-quarter of the Northwest one-quarter of the Southeast one-quarter, Section 16, Township 1 North, Range 1 West, Seward Meridian, to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation, a public-purpose agency, for the operation of the Ptarmigan Valley Trailhead Parking Lot and a portion of Ptarmigan Valley Trail, at less than fair market value.

JF opened and closed PH with no testimony. Moved by VG, 2nd by KC. (Approved 4-0)

- e. **HLBAC Resolution 2021-10:** Approval of a **non-competitive disposal by non-exclusive lease** of portions of HLB Parcels 6-074A and 6-074B, legally described as Tracts 28A & 28B, Section 28, Township 10 North, Range 2 East, Seward Meridian (Plat 73-220), to the Alaska Railroad Corporation, a corporation providing an essential government function, for the operation and maintenance of avalanche mitigation infrastructure, at less than fair market value.

JF opened PH for testimony. Citizen Brett Wilbanks testified that he served for years on Alyeska Patrol and it is great to see this technology rolled out. It reduces risk. Moved by RT, 2nd by VG. (Approved 4-0)

- f. **HLBAC Resolution 2021-11:** Approval of a **non-competitive disposal by sale** of HLB Parcel 6-043, legally described as US Survey 3042 Lot 72, Township 10 North, Range 2 East, Seward Meridian and the site of the Chugach National Forest Glacier Ranger District Headquarters, to the United States Forest Service at fair market value.

Tim Charnon, District Ranger for the US Forest Service spoke to this proposal.

JF opened PH for testimony. Brett Wilbanks said that a lease extension potentially provided two times the revenue to HLB and wants the parcel to be split for development of a trailhead in coordination with the USFS. Commissioner RT explained that if USFS doesn't own the property, the US Government is not going to provide capital funds for improvements to the property.

Citizen Christina Hendrickson testified verbally in support of the disposal and shared those comments in writing as well (attached). Mr. Wilbanks testified a second time. Ron Tenny asked if we looked at

appraised value. Staff shared that as \$1.622M, 20-year lease is \$2.595M with a delta of \$973K. Mr. Tenny also raised the issue of Net Present Value. Staff also noted that HLB is not normally tasked with managing property with improvements. It could be moved out of HLB at any time and into Real Estate Services inventory.

Moved by RT, 2nd by KC. (Approved 3-1 with VG opposed)

- g. **HLBAC Resolution 2021-12:** Approval of a **non-competitive disposal by sale** of HLB Parcels 6-057A-E, legally described as Lots 1-5, Block 2, Girdwood Industrial Park Phase I, to current lessees in accordance with the Right of First Offer clause contained in each lease at fair market value.

JF opened PH and closed when no testimony was offered. Moved by RT, 2nd by VG. (Approved 4-0)

- ~~h. **HLBAC Resolution 2021-13:** Approval of a **non-competitive disposal by lease** of a portion of HLB Parcel 3-042, legally described as the North one-half of the Northeast one-quarter of the Northeast one-quarter, Section 35, Township 13 North, Range 3 West, Seward Meridian, to Chugach Electric Association for a utility substation replacing the existing substation located in Chugach Square at fair market value. (Postponed until further notice)~~

At this time, staff asked that the meeting be extended for 15 minutes to complete the agenda. Moved by VG, 2nd by RT. (Approved 4-0)

- i. **HLBAC Resolution 2021-14:** Approval of an **Intragovernmental Permit for utility access** on HLB Parcel 3-042, legally described as the North one-half of the Northeast one-quarter of the Northeast one-quarter, Section 35, Township 13 North, Range 3 West, Seward Meridian, as created by Department of the Army Contract DACA 85-2-68-1.

JF opened and closed PH with no testimony. Moved by VG, 2nd by KC. (Approved 4-0)

VII. **Appearance Request(s):** None

VIII. **Persons or Items Not on the Agenda:** None

IX. **Commissioner Comments:** All expressed appreciation for other commissioners as they closed out their terms (VG, KC, JF).

X. **Next Regularly Scheduled Meeting Date:** Thursday December 9, 2021 at 11:30 a.m. via Microsoft Teams and telephonic hearing.

XI. **Adjournment:** VG moved to adjourn, 2nd by JF. Adjourned at 1:41 pm by Acting Chair Fredrick.

PASSED and APPROVED on this, the 24th day of February, 2022.

Tammy Oswald, Chair
Heritage Land Bank Advisory Commission

Respectfully submitted for the Heritage Land Bank Advisory Commission by:
Shelley Rowton, HLB Land Management Officer

Heritage Land Bank Advisory Commission Meeting Minutes

Thursday, January 27, 2022 at 11:30 a.m.
via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 772 316 416#

- I. **Call to Order:** 11:32 a.m. by HLB Land Management Officer Shelley Rowton (no Chair currently)
- II. **Roll Call, Introductions and Disclosures:** Present are Commissioners Tammy Oswald, Brett Wilbanks, Brian Flynn, Ryan Hansen, Dean Marshall, Carmela Warfield, and Ron Tenny. Staff present are HLB Land Management Officers Shelley Rowton and Emma Giboney. No disclosures were made. A quorum is present.

Commissioners were invited to share their background so that officer elections could be done with a bit of information about their fellow commissioners.

- III. **Officer Elections:** Chair, Vice Chair, Parliamentarian

RT nominated TO for Chair.

BW nominated self for Vice Chair.

No Parliamentarian was nominated.

No objections, nominations pass by general consent. New Chair TO confirmed that for this meeting it was her preference that staff would continue to run the meeting.

- IV. **Director's Report:** None.

- V. **Land Management Officer's Report:**

HLB Staff SR provided information about pending sales and leases, Holtan Hills, and other relevant updates. BW stated that he wanted to talk about details regarding the development agreement and covenants and restrictions and that there are things that need to be discussed. RT expressed items of concern regarding SR's interpretation of items including the Girdwood Trails Plan process and the inclusion of those in the Work Program. BW requested a report on where HLB stands on the Plan. Staff explained to commissioners that the intent is to now wait for the plan to make its way out of Girdwood bodies and when it comes to HLBAC, a staff report will be provided. We will then look at how it fits into our mission and plans.

Staff requested motion to extend 20 minutes. CW moved, BW 2nd. Extended to 12:50.

CW asked about work session. Requested interim work session to discuss work program and prepare slate of new commissioners to do their best work on the commission. Staff stated there must be 14-day notice.

- VI. **Proposed Action Items and Public Hearings:** None.

- VII. **Review:** HLBAC Resolution 2022-01: Draft 2022 Heritage Land Bank Annual Work Program

<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

In the interest of time, this item was not reviewed a second time – it was mentioned in item V. and will be the subject of a work session on February 24, 2022.

- VIII. **Appearance Request(s):** None.

- IX. **Persons or Items Not on the Agenda (3 minutes per individual):**

Citizen Mike Edgington welcomed the new commissioners and spoke to the impact of HLBs work on Girdwood. Want to work together but there are things they want and there are many problematic issues that are hard to solve without local government and landowners. It's always been a fractious relationship and will probably always be.

Citizen Krystal Hoke testified about Girdwood Community Land Trust and examples of successful partnerships. Thinks that the proposed Holtan Hills development will not be affordable. Wants project to obtain resolution of support from GBOS. Says that the project hasn't been shown in all three phases.

Citizen Lou Theiss wanted to be in attendance at the interim work session. He mentioned the “orderly development” part of our mission. Spoke of the public process for the Crow Creek Neighborhood Land Use Plan and the South Townsite Area Master Plan. Wants to get a professional consultant to guide us through the process.

Citizen Cheyenne Marshall had left the meeting before being able to offer testimony.

*Citizen James Glover asked if there was going to be a master plan. Staff reminded everyone that Holtan Hills entitlements are intended to be a Conditional Use Permit for Planned Unit Development with an Area Master Plan. JG asked if that would happen prior to disposal. Staff said that they were two separate processes.**

Staff asked for another motion to extend. Commissioner BW moved to extend 30 minutes, BF 2nd)

Citizen Mauri spoke to interest in the new development and asked if it were normal for the commission to have so many involved in real estate and would they have the opportunity to benefit from this project. Staff stated that the assembly scrutinized the nominees and how they were qualified under code, and that they would not be able to benefit from this development.

Citizen Krystal Hoke spoke again to getting a resolution of support from GBOS and thanked Commissioner Ron Tenny for being the Girdwood representative.

Commissioner Dean Marshall introduced himself at this time due to earlier technical difficulties.

Citizen Christina Hendrickson provided testimony on GVSA’s use of HLB Parcel 6-0xx for snow disposal. GBOS/MOA meeting on Monday revealed that the money for Ruane would be delayed until 2023. She encouraged landowner to correct issues while road is under construction. CH also encouraged builders to take on residential projects and noted that she would be facilitating sessions in Girdwood to help residents achieve ownership. Staff stated that the GVSA snow storage issue would be addressed.

- X. **Commissioner Comments:** *Commissioner RT wishes we could meet in person and welcomes new commissioners. BW stated that has been a pleasure being introduced to everyone and that he was looking forward to the work session. BF is looking forward to working with everyone going forward. CW requests a work session. Staff invited commissioners to reach out to staff for one-on-one discussions to ask questions or share thoughts.*
- XI. **Next Regularly Scheduled Meeting Date:** *Thursday, February 24 at 11:30 a.m. via Microsoft Teams and telephonic hearing. Staff confirmed commission wants to continue meeting 4th Thursday of the month at 11:30. All confirmed that the 4th Thursday worked for them.*
- XII. **Adjournment.** *Moved by CW, 2nd by BF, Adjourned at 12:58 p.m. by HLB Staff SR.*

PASSED and APPROVED on this, the 24th day of February, 2022.

Tammy Oswald, Chair
Heritage Land Bank Advisory Commission

Respectfully submitted for the Heritage Land Bank Advisory Commission by:
Shelley Rowton, HLB Land Management Officer

Attached is the Chat Log from the Teams meeting as an appendix to the minutes.

**Post Meeting Note from Staff – disposal of Holtan Hills parcels must happen prior to entitlements since development funding is dependent upon transfer of title. If development does not occur in a very specific way and in a specific time period (governed by development agreement) the property returns to HLB.*

Appendix to Minutes

[11:51 AM] tyler schmitt (Guest)

wow very organized and laughing as if this is a joke. should organize a agenda before you hold a meeting. very unprofessional

[11:52 AM] Cody Rice (Guest)

Chill, Tyler

[11:58 AM] Cheyenne Marshall (Guest)

Can we have a list of businesses that want to develop our area and bring is services like an updated grocery store and rec center or gym like Alaska Club?

[11:59 AM] Giboney, Emma J. C.

<https://www.muni.org/Departments/hlb/HLBDocument/20220127%20Agenda.pdf> Tyler, here is a link to the agenda for this meeting

[12:04 PM] Cheyenne Marshall (Guest)

Do you lave a land lot sold for a bank for us to have those services in Girdwood finally, a bigger post office, ours no longer can put out general delivery, we also need to zone a site for APD...

[12:07 PM] Cheyenne Marshall (Guest)

Are you bringing a company to build a daycare 😞

[12:11 PM] Cheyenne Marshall (Guest)

Im a 20 year resident.

[12:12 PM] Cheyenne Marshall (Guest)

And a home owner who is curious about how you intend to make our community less of a crisis area.

[12:12 PM] Christina Hendrickson (Guest)

Cheyenne Marshall (Guest) For these meetings, you must sign up the day before to speak as a member of the public.

[12:12 PM] Christina Hendrickson (Guest)

@cheynne

[12:12 PM] Cheyenne Marshall (Guest)

Uhhh..yes about that. I WORK IN ANCHORAGE!

[12:13 PM] Christina Hendrickson (Guest)

Cheyenne Marshall (Guest) Ron Tenney is our local Commissioner and would be your first contact.

[12:13 PM] Cheyenne Marshall (Guest)

I live in Girdwood..I would not have known about this except the snapshot of the paper about this meeting in a text.

[12:13 PM] tyler schmitt (Guest)

comunity questions cheyenne is asking

[12:13 PM] Cheyenne Marshall (Guest)
You put a meeting at 1130 the next day..

[12:14 PM] Cheyenne Marshall (Guest)
Talk about not wanting to hear from us.

[12:14 PM] Christina Hendrickson (Guest)
tyler schmitt (Guest) These meetings are governed differently than our local community meetings. Folks wanting to speak must register ahead of time.

[12:14 PM] Cheyenne Marshall (Guest)
Ok..I'd like to speak..I sent an email to Shelley last night.

[12:14 PM] tyler schmitt (Guest)
no notice for it with aple time to sign up for any members

[12:14 PM] Cheyenne Marshall (Guest)
Tyler ..exactly!

[12:15 PM] Christina Hendrickson (Guest)
Cheyenne Marshall (Guest) During public comment portion, you will have 3 minutes when called upon by Shelley, who is chairing today.

[12:15 PM] tyler schmitt (Guest)
a facebook notice

[12:15 PM] Cheyenne Marshall (Guest)
Awesome..I havea lecture at uaa to travel to in 15 minutes..I'd like to speak.

[12:15 PM] Christina Hendrickson (Guest)
tyler schmitt (Guest) These meetings are posted on municipal websites, not Facebook.

[12:16 PM] Christina Hendrickson (Guest)
Cheyenne Marshall (Guest) If you would like to post your comments here, I would be happy to read as your proxy to ensure you are heard

[12:16 PM] tyler schmitt (Guest)
yeah that would be great if that was true

[12:17 PM] Cheyenne Marshall (Guest)
No..I have questions on what they want to move here to tackle our homelessness..family center, better grocery store and our already stresses parking.

[12:18 PM] Cheyenne Marshall (Guest)

What do they intend to do to take our stress off ...beside you taking more vacations with all this \$\$\$\$!?

[12:18 PM] Cheyenne Marshall (Guest)
Ron! Thank you my next door neighbor!

[12:19 PM] Shannon O'Brien (Guest) no longer has access to the chat.

[12:19 PM] Cheyenne Marshall (Guest)
You all working with asd to expand our school? That takes years already..

[12:19 PM] Cheyenne Marshall (Guest)
We have no highscool..high-school.. ya zoning that!?

[12:21 PM] Cheyenne Marshall (Guest)
Like come on..this isn't legal other places!

[12:22 PM] Edgington, Mike [CONTRACTOR] (Guest)

Cheyenne Marshall (Guest) Many of your questions are outside of HLB's responsibility. While HLB manages much of the land in Girdwood on behalf of local government. They are not, and should not, be determining policy. Happy to discuss this in more detail.

[12:23 PM] Cheyenne Marshall (Guest)
Well..ok..I just don't see you all putting our existing co.muniry 1st at all.

[12:24 PM] Cheyenne Marshall (Guest)
Excuse me ...your comminity..community.. have some serious social problems that need to be tackled before anyone else lives here..our working population is some of the poorest population in the Anchorage muni!

[12:25 PM] Cheyenne Marshall (Guest)
Will a couple who works as servers be able to rent a townhome!?.townhouse!?. probably not in this lifetime...or in your plans.

[12:25 PM] Cheyenne Marshall (Guest)
Especially if they're parents.

[12:25 PM] Cheyenne Marshall (Guest)
Creekside needs a modern footprint..that can service its tenants.

[12:26 PM] tyler schmitt (Guest)
just give us our land and leave its Girdwoods not Anchorage!!! quit reaping the \$\$\$ you stole it illegally annexed in 1976 quit fooling people. Priority we need housing bank grocery hardware and a high school give girdwood back to its residents

[12:27 PM] Shannon O'Brien (Guest) has temporarily joined the chat.

[12:27 PM] Cheyenne Marshall (Guest)

Your not being transparent..how was I supposed to even know to be here 😊 and I'm a resident..Shelley didn't even respond to my email so I do t feel like she e en cares about 1 person outside her new bank account.

[12:28 PM] tyler schmitt (Guest)

give up girdwood you have too much on your plate

[12:29 PM] tyler schmitt (Guest)

thanks ron

[12:30 PM] Robin Ward (Guest) no longer has access to the chat.

[12:32 PM] Cheyenne Marshall (Guest)

Thank you Brett

[12:33 PM] Sarah Rink (Guest) no longer has access to the chat.

[12:34 PM] Cheyenne Marshall (Guest) no longer has access to the chat.

[12:34 PM] Edgington, Mike [CONTRACTOR] (Guest)

I'd like to make a public comment under item #9

Edited

[12:35 PM] Melissa Ahern (Guest) has temporarily joined the chat.

[12:35 PM] Krystal (Guest)

I believe I should be on the list for public comment. Thank you.

[12:36 PM] Brendan LaBelle-Hamer (Guest) no longer has access to the chat.

HLB Funds 221000 and 421800

As of January 31, 2022

*	Description	Original Budget	Current Budget	Pre Encumbrance	Encumbrance	Actuals	Difference	% Util
	501010 Straight Time Labor	264,408.00	264,408.00	-	-	10,824.18	253,583.82	4.09
	501040 Annual Leave Taken (Modified Accrual)	4,434.00	4,434.00	-	-	724.22	3,709.78	16.33
	501080 Retirement	50,092.00	50,092.00	-	-	3,218.34	46,873.66	6.42
	501090 Life Insurance	123	123	-	-	8.5	114.5	6.91
	501100 Medical/Dental	77,076.00	77,076.00	-	-	5,352.50	71,723.50	6.94
	501105 FICA/Medicare Taxes/Social Security	17,417.00	17,417.00	-	-	915.08	16,501.92	5.25
	501115 Employee Assistance	72	72	-	-	3.96	68.04	5.5
	501130 Unemployment Insurance	456	456	-	-	29.25	426.75	6.41
	501140 Long Term Disability	355	355	-	-	18.02	336.98	5.08
A	* Labor Modified Accrual	414,433.00	414,433.00	-	-	21,094.05	393,338.95	5.09
	511000 Operating Supplies	2,400.00	2,400.00	-	-	-	2,400.00	-
	511010 Office Supplies	2,100.00	2,100.00	-	-	-	2,100.00	-
	511080 Postage	150	150	-	-	-	150	-
	511360 Computer Supplies	-	-	-	-	260.69	-260.69	-
	520000 Travel Roll Up	1,000.00	1,000.00	-	-	-	1,000.00	-
	530090 Legal Services-General	25,000.00	25,000.00	-	-	-	25,000.00	-
	530360 Repair and Maintenance Contract Services	1,000.00	1,000.00	-	-	-	1,000.00	-
	530380 Other Professional Services	174,660.00	174,660.00	-	8,925.00	348.53	165,386.47	5.31
	540030 Court CostsInvestmentRecord	300	300	-	-	-	300	-
	540040 Dues Memberships	500	500	-	-	-	500	-
	540050 Tuition/Registration Anch Area	800	800	-	-	-	800	-
	540150 Advertising	2,000.00	2,000.00	-	-	-	2,000.00	-
	540160 Printing and Binding	1,000.00	1,000.00	-	-	-	1,000.00	-
	540170 Communications	500	500	-	-	-	500	-
	540180 Freight Express Messenger	100	100	-	-	-	100	-
	540220 Mileage	1,000.00	1,000.00	-	-	-	1,000.00	-
	540590 Assessment Payments	4,000.00	4,000.00	-	-	-	4,000.00	-
	540640 Contractual Svcs Other	250	250	-	-	-	250	-
	540650 Miscellaneous Expense	3,000.00	3,000.00	-	-	-	3,000.00	-
	550010 Wireless Airtime Only	1,800.00	1,800.00	-	-	159.65	1,640.35	8.87
	550080 Public Utility Services	2,400.00	2,400.00	-	-	-	2,400.00	-
	570120 Land and Land Rights (Contra)	5,000.00	5,000.00	-	-	-	5,000.00	-
	570210 Computer HW Purchase>\$1000 - (Contra)	-	-	-	-	1,446.03	-1,446.03	-
	590210 Computer HW Purchase < \$1,000	2,500.00	2,500.00	-	-	-	2,500.00	-
B	* Non Labor	231,460.00	231,460.00	-	8,925.00	2,214.90	220,320.10	4.81

HLB Funds 221000 and 421800

As of January 31, 2022

* Description	Original Budget	Current Budget	Pre Encumbrance	Encumbrance	Actuals	Difference	% Util
580530 Transfer To Other Funds	80,000.00	80,000.00	-	-	-	80,000.00	-
C * Contributions to Other Funds	80,000.00	80,000.00	-	-	-	80,000.00	-
D ** Direct Cost Modified Accrual	725,893.00	725,893.00	-	8,925.00	23,308.95	693,659.05	4.44
600030 IGC Clerk - Municipal Financial Audit	656	656	-	-	-	656	-
600050 IGC Ombudsman	1,081.00	1,081.00	-	-	-	1,081.00	-
600060 IGC Internal Audit	844	844	-	-	-	844	-
600080 IGC Mayor	1,782.00	1,782.00	-	-	-	1,782.00	-
600090 IGC Office of Emergency Management	1,522.00	1,522.00	-	-	-	1,522.00	-
600140 IGC OEO - Equal Employmnt Ops	34	34	-	-	-	34	-
600150 IGC IT Projects & Procurement	1,729.00	1,729.00	-	-	-	1,729.00	-
600160 IGC Civil Law	11,048.00	11,048.00	-	-	-	11,048.00	-
600190 IGC Municipal Attorney Administration	4,231.00	4,231.00	-	-	-	4,231.00	-
600220 IGC Municipal Manager Administration	769	769	-	-	-	769	-
600240 IGC Reprographics-No Mailroom	3,906.00	3,906.00	-	-	-	3,906.00	-
600250 IGC Records Management	2,124.00	2,124.00	-	-	-	2,124.00	-
600280 IGC IT Fixed Assets	549	549	-	-	-	549	-
600290 IGC IT Application Services	3,966.00	3,966.00	-	-	-	3,966.00	-
600300 IGC Office of Management & Budget	5,340.00	5,340.00	-	-	-	5,340.00	-
600320 IGC Purchasing Services	3,905.00	3,905.00	-	-	-	3,905.00	-
600330 IGC Chief Fiscal Officer	548	548	-	-	-	548	-
600350 IGC Central Accounting	113,462.00	113,462.00	-	-	-	113,462.00	-
600360 IGC Payroll	2,376.00	2,376.00	-	-	-	2,376.00	-
600370 IGC Accounts Payable	479	479	-	-	-	479	-
600430 IGC-Rev Mgmt-Cash Receipts	923	923	-	-	-	923	-
600540 IGC - Netwk Svcs - Servers	4,597.00	4,597.00	-	-	-	4,597.00	-
600570 IGC ER-Benefits	848	848	-	-	-	848	-
600580 IGC ER-Employment Classif&Records Svcs	3,109.00	3,109.00	-	-	-	3,109.00	-
600610 IGC Labor Relations	1,802.00	1,802.00	-	-	-	1,802.00	-
600970 IGC Leases-Permit Center	31,813.00	31,813.00	-	-	-	31,813.00	-
601190 IGC Facilities-Heritage Land Bank	33,959.00	33,959.00	-	-	-	33,959.00	-
601470 IGC PW Communications	263	263	-	-	-	263	-
601680 IGC Facilities-Pmt Ctr	47	47	-	-	-	47	-
601840 IGC IT Security - All	425	425	-	-	-	425	-
601850 IGC IT Security - No AWWU	779	779	-	-	-	779	-

HLB Funds 221000 and 421800

As of January 31, 2022

* Description	Original Budget	Current Budget	Pre Encumbrance	Encumbrance	Actuals	Difference	% Util
601880 IGC SAP Capital Recovery	8,658.00	8,658.00	-	-	-	8,658.00	-
601890 SAP Support Center IGC	18,128.00	18,128.00	-	-	-	18,128.00	-
601900 IGC-OECD GIS Licensing	2,020.00	2,020.00	-	-	-	2,020.00	-
601910 IGC-OECD GIS Labor	847	847	-	-	-	847	-
605530 IGC General Liability	6,235.00	6,235.00	-	-	359.86	5,875.14	5.77
605540 IGC Workers' Compensation	706	706	-	-	40.96	665.04	5.8
E ** Intra Governmental Charges	275,510.00	275,510.00	-	-	400.82	275,109.18	0.15
F *** Function Cost Modified Accrual	1,001,403.00	1,001,403.00	-	8,925.00	23,709.77	968,768.23	3.26
406010 Land Use Permits-HLB (only)	-169,135.00	-169,135.00	-	-	-350	-168,785.00	0.21
406080 Lease & Rental Revenue-HLB	-238,100.00	-238,100.00	-	-	-16,205.98	-221,894.02	6.81
406090 Pipe ROW Fee	-110,795.00	-110,795.00	-	-	-5,482.90	-105,312.10	4.95
440010 GCP Cash Pools Short-Term Int	-20,000.00	-20,000.00	-	-	-	-20,000.00	-
440040 Other Short Term Interest	-27,000.00	-27,000.00	-	-	-	-27,000.00	-
460080 Land Sales-Cash	-16,648.00	-16,648.00	-	-	-26,000.00	9,352.00	156.17
G *** Revenue Accounts	-581,678.00	-581,678.00	-	-	-48,038.88	-533,639.12	8.26
H **** 221000 HLB Fund	419,725.00	419,725.00	-	8,925.00	-24,329.11	435,129.11	-3.67
530380 Other Professional Services	-	-	112,000.00	-9,500.00	5,160.00	-107,660.00	-
I **** 421800 Heritage Land Bank CIP Contributions	-	-	112,000.00	-9,500.00	5,160.00	-107,660.00	-
J ***** BALANCE	419,725.00	419,725.00	112,000.00	-575	-19,169.11	327,469.11	21.98
	*Column A						
	Calculations						
	A+B+C=D						
	D+E=F						
	F-G=H						
	H+I=J						

Rowton, Shelley A.

From: Farley, Katie M (DNR) <katie.farley@alaska.gov>
Sent: Tuesday, January 18, 2022 5:29 PM
To: Rowton, Shelley A.
Cc: Strupulis, Anthony (DNR); Spco Records
Subject: RE: AOL 69354 2021 Payment to Municipality of Anchorage

[EXTERNAL EMAIL]

Hello Shelley,

Thanks so much for your patience. We are preparing a letter to send to the Municipality of Anchorage (MOA) to explain everything fully. In short, we completed an audit and found that after we had paid the catch-up payment of \$89,927.05 in 2018, the MOA was due \$758 per year, based on the latest appraisal. MOA received payments of \$44,782.94 and \$45,188.94 in 2020, and we have found that both payments were made in error. We will be requesting the overpayment to be returned to us. Whom should we direct our correspondence to and copy on the letter? I think we sent our last letter to the Executive Director of the Heritage Land Bank.

Thanks again,

Katie Farley
Natural Resource Manager
Department of Natural Resources
State Pipeline Coordinator's Section
550 West 7th Avenue, Suite 1100
Anchorage, AK 99501

(907) 269-6490 Phone
[Katie.farley@alaska.gov](mailto:katie.farley@alaska.gov) Email

<http://dog.dnr.alaska.gov/Services/Pipeline>

Website

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From: Rowton, Shelley A. <shelley.rowton@anchorageak.gov>
Sent: Monday, January 10, 2022 3:52 PM
To: Farley, Katie M (DNR) <katie.farley@alaska.gov>
Cc: Strupulis, Anthony (DNR) <anthony.strupulis@alaska.gov>
Subject: RE: AOL 69354 2021 Payment to Municipality of Anchorage

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katie,

Checking in on this again. Where are we?

Thank you,



Shelley Rowton

Heritage Land Bank Land Management Officer
Municipality of Anchorage
4700 Elmore Road, Anchorage Alaska 99507
(907) 343-7531
shelley.rowton@anchorageak.gov

From: Rowton, Shelley A.
Sent: Sunday, August 15, 2021 3:10 PM
To: 'Farley, Katie M (DNR)' <katie.farley@alaska.gov>
Cc: 'anthony.strupulis@alaska.gov' <anthony.strupulis@alaska.gov>
Subject: RE: AOL 69354 2021 Payment to Municipality of Anchorage

Katie,

Checking in again. It's been about 6 weeks since your request for more info was answered. Anything you can tell me, or would you like for me to work with DNR Financial Services directly?

Thank you,



Shelley Rowton

Heritage Land Bank Land Management Officer
Municipality of Anchorage
4700 Elmore Road, Anchorage Alaska 99507
(907) 343-7531
shelley.rowton@anchorageak.gov

From: Rowton, Shelley A.
Sent: Tuesday, August 3, 2021 2:34 PM
To: Farley, Katie M (DNR) <katie.farley@alaska.gov>
Cc: Hendrickson, Christina C. <Christina.Hendrickson@anchorageak.gov>
Subject: RE: AOL 69354 2021 Payment to Municipality of Anchorage

Katie,

Can you provide an update? Below is a recap of previously provided response to your question regarding dates.

12/24/18	\$89,927.05	(\$89,927.05)	12/24/18	Ch# 20517189
01/30/19	\$44,782.94			
		(\$44,782.94)	04/01/20	Ch# 20685653
01/30/20	\$45,188.94			
		(\$45,188.94)	04/01/20	Ch# 20685654

Thank you,
Shelley

From: Farley, Katie M (DNR) <katie.farley@alaska.gov>
Sent: Thursday, July 1, 2021 5:08 PM
To: Rowton, Shelley A. <shelley.rowton@anchorageak.gov>
Cc: Ward, Robin E. <robin.ward@anchorageak.gov>
Subject: RE: AOL 69354 2021 Payment to Municipality of Anchorage

[EXTERNAL EMAIL]

Shelley,

We have started looking into the ADL 69354 account. You mentioned that you don't have a record of this year's payment and that each of the previous years' payments were received by April 1st.

Could you tell me how much and the exact dates that the HLB has received payment for ADL 69354 since the 2018 catch-up payment (\$89,927.05)? That information would be helpful and then we can consult with DNR Financial Services with our remaining questions.

Thanks,

Katie Farley
Natural Resource Manager
Department of Natural Resources
State Pipeline Coordinator's Section
550 West 7th Avenue, Suite 1100
Anchorage, AK 99501

(907) 269-6490 Phone
[Katie.farley@alaska.gov](mailto:katie.farley@alaska.gov) Email

<http://dog.dnr.alaska.gov/Services/Pipeline>

Website

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From: Rowton, Shelley A. <shelley.rowton@anchorageak.gov>
Sent: Wednesday, June 30, 2021 8:49 AM
To: Farley, Katie M (DNR) <katie.farley@alaska.gov>
Cc: Ward, Robin E. <robin.ward@anchorageak.gov>
Subject: RE: AOL 69354 2021 Payment to Municipality of Anchorage

Katie,

Can you provide an update on this? Thank you!

Shelley

From: Farley, Katie M (DNR) <katie.farley@alaska.gov>
Sent: Friday, June 4, 2021 12:44 PM
To: Rowton, Shelley A. <shelley.rowton@anchorageak.gov>
Subject: FW: AOL 69354 2021 Payment to Municipality of Anchorage

[EXTERNAL EMAIL]

Shelly Rowton,

Tony Strupulis forwarded your email to me and I will be looking into your payment question. You can contact me directly at the contact information below.

Thanks,

Katie Farley
Natural Resource Manager
Department of Natural Resources
State Pipeline Coordinator's Section
550 West 7th Avenue, Suite 1100
Anchorage, AK 99501

(907) 269-6490 Phone
[Katie.farley@alaska.gov](mailto:katie.farley@alaska.gov) Email

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From: Rowton, Shelley A. <shelley.rowton@anchorageak.gov>
Sent: Thursday, June 3, 2021 10:33 PM

Anchorage Urban Sustainability Farm and Native Heritage Garden Project

The Anchorage Urban Sustainability Farm Project and complementary components will be located at 3rd & Ingra - the location of the Alaska Native Services Hospital from 1953 to 1997, a municipally owned site in dire need of healing through collaborative and equitable participation, framed by future-thinking principles.

In 2018, the Alaska Food Policy Council approached the Heritage Land Bank with a proposal for raised bed-farming on the 3rd & Ingra property, and a municipal site master plan (2019) resulted in conceptual site plans with areas for urban agriculture, renewable energy and recognition of Alaska Native culture. Partnerships have continued to emerge with the goals that those seeds to grow into the following:

- A containerized orchard demonstrating potential for growing produce in sub-arctic areas with poor soils,
- Greenhouse(s) and/or high tunnels with hydroponic growing systems for job training and food-based business incubation,
- Additional raised beds,
- Solar panels generating power for the greenhouses, lighting, etc.,
- A memorial to all Alaska Natives for whom this land is historically significant,
- Extensive public art and natural features paying homage to Alaska Native culture, and
- Public areas to include trails, gathering areas, phone charging stations and more.

The project will provide increased capacity for renewable energy, insights into food security in northern climates and a productive use for the site. Other goals of the project team include opportunities for early stage innovation, the facilitation of homed and homeless communities working side-by-side in productive endeavors, and utilization by social service organizations or educational providers as a tool for learning, therapy and a place for equitable participation. It should also allow joyful play and respectful reflection on the history of the area.

Grants for funding this project are being pursued through public and private funders, including The Funder's Network/Urban Sustainability Directors Network (Partners for Places), US Department of Agriculture, US Economic Development Administration, and the US Environmental Protection Agency (funding already received and/or utilized for site studies and revisioning activities).

Numerous businesses, agencies and organizations have already committed time, money and other resources to this project, and others have been engaged for potential involvement. Current project champions include:

- Municipality of Anchorage (Heritage Land Bank, Solid Waste Services Office of Energy & Sustainability, Parks & Recreation)
- Alaska Food Policy Council
- Alaska Seeds of Change, a program of Alaska Behavioral Health
- Alaskans Take a Stand
- Alaska Conservation Foundation
- Alaska Native Heritage Center
- Alaska Native Tribal Health Consortium
- Anchorage Museum
- Alaska Pacific University
- University of Alaska Anchorage
- Food Research, Enterprise & Sustainability Hub (FRESH, a faculty led initiative of UAA, APU & UAF)
- Anchorage Downtown Partnership
- The Native Village of Eklutna
- The Third Avenue Radicals, and more.

Project Managers: Shelley Rowton (Heritage Land Bank; shelley.rowton@anchorageak.gov, 907-343-7531)
Shaina Kilcoyne (Solid Waste Services; shaina.kilcoyne@anchorageak.gov, 907-744-1815)

To: Strupulis, Anthony (DNR) <anthony.strupulis@alaska.gov>
Subject: AOL 69354 2021 Payment to Municipality of Anchorage

Mr. Strupulis,

The Heritage Land Bank (HLB) manages uncommitted lands in the Municipality of Anchorage (MOA), including properties encumbered with pipeline rights-of-way. As you may be aware, lease AOL 69354 between the State of Alaska and Tesoro Alaska crosses HLB lands and is managed by the State Pipeline Coordinator's Office (SPCO). The lease requires the Lessee to pay rent to the State; and given that some of the property within the right-of-way has been conveyed to the Municipality, a portion of the rent should have been forwarded to the MOA each year.

I do not have a record of this year's payment. Each of the previous year's were received by April 1. Can you update me as to the status of the 2021 payment?

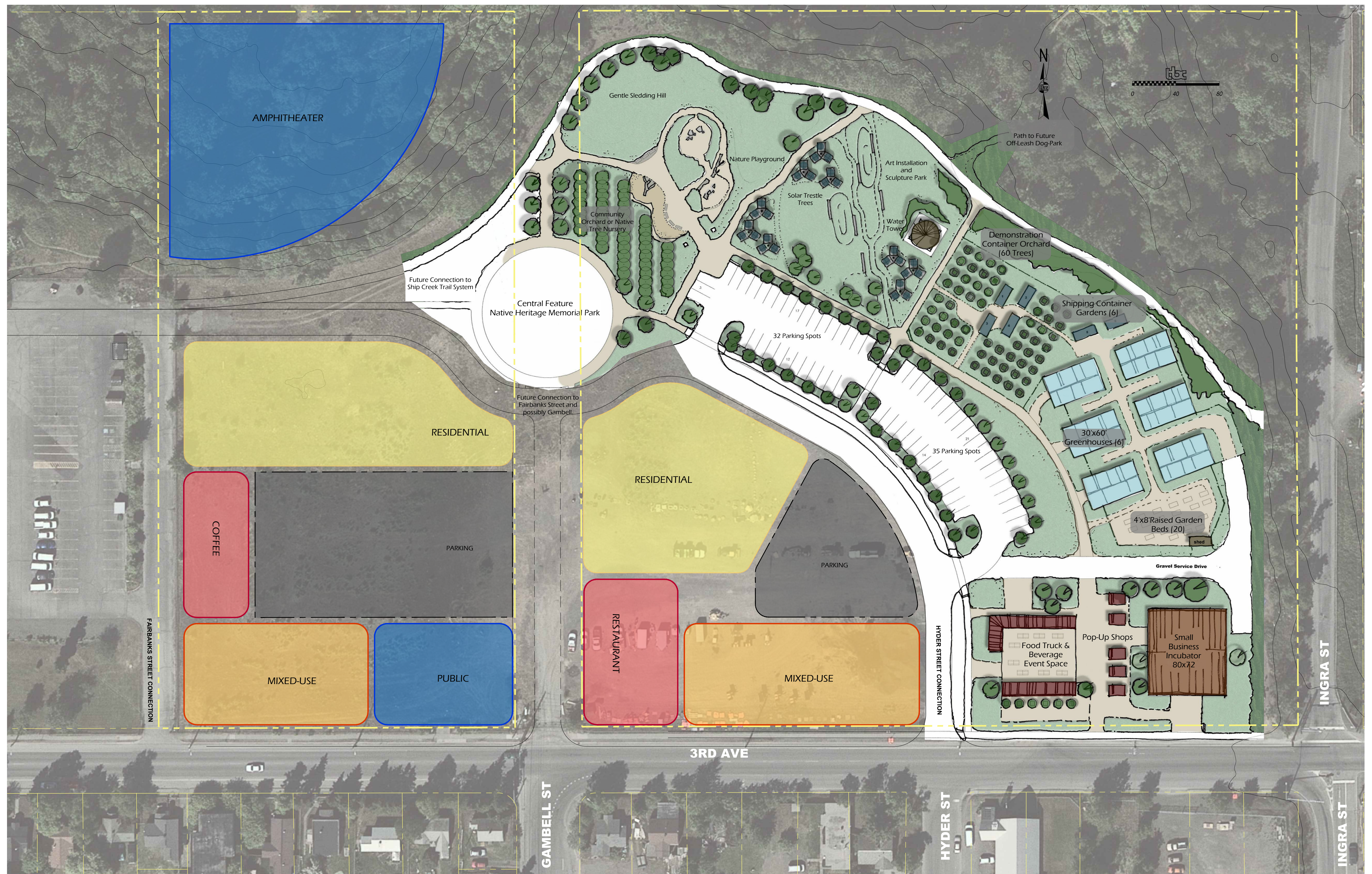
Many thanks,

The Real Estate Department is closed to walk-in visitors until further notice. Please make an appointment. Thank you

Shelley Rowton

Land Management Officer/Brownfields Project Director

Municipality of Anchorage * Heritage Land Bank
P.O. Box 196650 Anchorage, AK 99519-6650
D: 907-343-7531 * E: Shelley.Rowton@AnchorageAK.gov

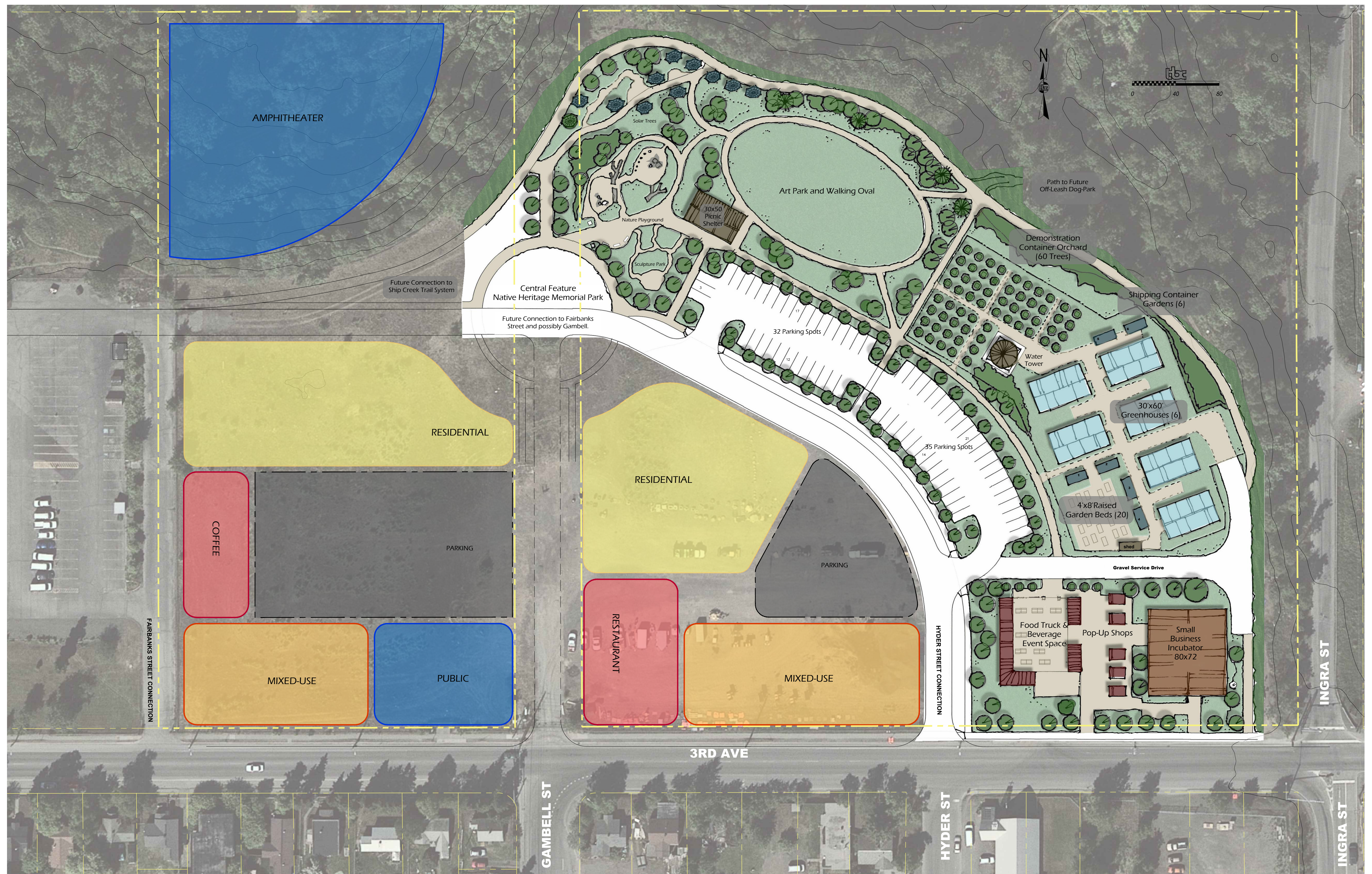


Anchorage Urban Sustainability Farm

Solar Farm & Urban Agriculture Parcel Alternative 1: Concept Plan

Municipality of Anchorage - Heritage Land Bank

April 21st, 2020



Anchorage Urban Sustainability Farm

Solar Farm & Urban Agriculture Parcel Alternative 2: Concept Plan

Municipality of Anchorage - Heritage Land Bank

April 21st, 2020

3RD & INGRA

FORMER ALASKA NATIVE SERVICE HOSPITAL Master Plan 2019

Municipality of Anchorage - Heritage Land Bank



Meet the Latest Partners for Places Grantees | Six Communities Receive Grants for Community-led Sustainability Projects

JULY 23, 2021

BY TFN STAFF

They are turning a defunct hospital site into an urban sustainability farm and an empty field into an outdoor classroom. They are working to shield community gardens from the pressures of development. And they are striving to help underserved neighborhoods become greener,

communities.

In all, six U.S. communities will receive more than \$380,000 in Partners for Places grants, plus matching funds from local partners, to support sustainability efforts that focus largely on advancing frontline community needs and priorities.

“These projects show how lifting up the voices of those disproportionately impacted by climate change — low-income communities and people of color — can help drive innovative, equitable approaches to complex issues,” said [Pat Smith](#), president and CEO of TFN. “By bringing together local governments, place-based funders and frontline community-led groups, these grantees are also building relationships that will fuel even more action and collaboration at the grassroots level.”

The six communities receiving this latest round of Partners for Places grants are: Anchorage, Alaska; Boulder County and the cities of Boulder and Longmont, Col.; Chattanooga, Tenn.; Cleveland, Ohio; Richmond, Va., and Rochester, N.Y.

Meet the New Grantees!



Richmond, Va., will use its Partners for Places funding for a Southside neighbor-led greening plan. Photo credit: Southside ReLeaf

In [Richmond](#), where decades of disinvestment and inequitable policies have created drastic climate-related inequities such as heat-related illnesses in the Southside neighborhood, Partners for Places will help fund a neighbor-led greening plan that addresses the root causes of climate injustice and restores decision-making power to Black and Latinx communities that have historically been marginalized in city planning and environmental projects.

The need to address brutal temperatures and other neighborhood issues inspired action in [Chattanooga](#), which will use Partners for Places funding to improve the predominantly Black neighborhood of Orchard Knob – which suffers from an aging housing stock, inland flooding, and high surface temperatures due to [urban heat island effect](#). The grant will support efforts to plant trees, transform the site of a demolished building into public green space, and make neighborhood homes safer and more energy efficient.

In Colorado, [Boulder County](#) along with the cities of [Boulder](#) and [Longmont](#) will use the matching grant to fund the formation of a climate justice collaborative that centers equity and justice to advance climate action and sustainability efforts. The frontline community member-

providing access to nutritious produce and instilling a sense of pride among residents. But mounting development pressures have prompted concerns that the community gardens may disappear. This Partners for Places grant will help fund physical improvements, crop planning, environmental education and youth employment opportunities. The gardens on city-owned land will also be purchased and entered into a community land trust, shielding these beloved community resources from development.



Local kids learn about seed planting in one of the community gardens established by Beechwood neighbors in Rochester, N.Y. Photo credit above and at top of post: Taproot Collective

In Alaska and Ohio, new Partners for Places funding will support efforts to reimagine empty, unused spaces into gathering places that celebrate nature, connect to cultural traditions and promote community healing:

In [Anchorage](#), the grant will be used to help turn the site of a demolished hospital into an urban sustainability farm, located within the traditional land of the Dena'ina Athabascan people, to be called the Stickleback Farm and Native Heritage Garden. The transformation will include the creation of a workforce development program for young people, increase access to local foods, provide space for mental health workshops and educate other Alaskan communities about climate resilient agriculture.

management issues by rerouting stormwater to a vegetated infiltration basin that will become the centerpiece of an outdoor classroom.



Young people and staff members gather on the site of the future Urban Sustainability Farm and Native Heritage Garden in Anchorage, Alaska. Photo credit: Ryan Witten, Alaska Seeds of Change

Matching Funders & Community-led Groups

The latest Partners for Places grant recipients, matching funders and frontline community-led groups are:

Anchorage, Alaska (\$75,000): To convert a vacant site into an urban sustainability farm to be called the Stickleback Farm and Native Heritage Garden that will increase access to local foods, provide additional work opportunities to homeless and at-risk populations, and provide space for mental health workshops and educational programs. **Frontline community-led group:** Alaska Seeds of Change, a program of Alaska Behavioral Health. **Matching funder:** Alaska Conservation Foundation (\$75,000).

Boulder County and Cities of Boulder and Longmont, Col. (\$108,000): To develop a frontline community member-led collaborative that creates and applies a racial equity framework to support just solutions to climate change. **Frontline community-led groups:** Community-

Neighborhood Association. **Matching funder:** Community Foundation of Greater Chattanooga (\$25,000).

Cleveland, Ohio. (\$75,000): To transform an empty field into the Ubuntu Gathering Place, a new public park that includes green spaces for community gatherings, learning opportunities, cultural performances and more. The project will also help mitigate flooding and other water management issues by filtering stormwater to a vegetated infiltration basin that will become the centerpiece of a green infrastructure outdoor classroom. **Frontline community-led and partner groups:** Burten, Bell, Carr Development, Inc.; East End Neighborhood House; Western Reserve Land Conservancy. **Matching funder:** Saint Luke's Foundation (\$75,000).

Richmond, Va. (\$25,000): To create and implement a neighbor-led greening plan that centers people who are directly impacted by climate injustice and seeks to repair decades of systemic disinvestment in South Richmond. **Frontline community-led groups:** Southside ReLeaf; Virginia Community Voice. **Matching funder:** Virginia Outdoor Foundation (\$25,000).

Rochester, N.Y. (\$76,425): To advance environmental justice in the Beechwood neighborhood and establish equitable city land sale policy through collaboration from government, nonprofits, and our local community foundation. **Frontline community-led groups:** City Roots Community Land Trust; St. Mark's & St. John's Episcopal Church; Taproot Collective. **Matching funds requested from:** Rochester Area Community Foundation (\$76,425).



Partners for Places will help fund a new park for community gatherings in Cleveland. Photo credit: Western Reserve Land Conservancy

About Partners for Places

Partners for Places, led by the [The Funders Network \(TFN\)](#) in partnership with the [Urban Sustainability Directors Network \(USDN\)](#), will provide \$384,425 in funding to these six communities through the grant program. With contributions from local matching funders, a total of \$768,850 will be committed to fund sustainability projects in these selected communities. This grant cycle includes \$75,000 — plus the local matching funds — awarded to the green stormwater infrastructure project in Cleveland. TFN and USDN have partnered with the [Green Infrastructure Leadership Exchange](#), a practitioner network that supports communities seeking to grow green stormwater infrastructure programs, to support outreach efforts.

To date, Partners for Places has awarded nearly \$8.5 million across North America in this successful matching grant program, leading to over \$18 million in investments.

The matching grant program brings national funder investors together with place-based funders to support equitable sustainable climate action and green stormwater infrastructure projects. The program is currently supported by five investor foundations: [The JPB Foundation](#), [The Kendeda Fund](#), [The Kresge Foundation](#), the [New York Community Trust](#), and the [Pisces Foundation](#).

Partners for Places FAQ's