

Heritage Land Bank Advisory Commission Meeting

Thursday, August 25, 2022 at 11:30 a.m.

Permit & Development Center, Conference Room 170
4700 Elmore Road, Anchorage, Alaska

or via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 958 050 080#

A G E N D A

- I. **Call to Order and Statement of Procedure:** Vice Chair Brett Wilbanks
- II. **Roll Call, Introductions and Disclosures:** Emma Giboney
- III. **Approval of Agenda and Minutes**
 - a. August 25, 2022 Agenda
 - b. July 28, 2022 Minutes
- IV. **Director's Report:** Adam Trombley
- V. **Special Guest:** Representative from the 3rd Avenue Radicals (5 minutes)
- VI. **Proposed Action Items and Public Hearings** (No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)
 - a. HLBAC Resolution 2022-06: A resolution recommending approval of the acquisition of real property, legally described as Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank Inventory, and amend the *HLB 2021 Annual Work Program*.
 - b. HLBAC Resolution 2022-07: A resolution recommending approval of the acquisition of real property, legally described as Lot 29 Block 08 Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank Inventory, and amend the *HLB 2021 Annual Work Program*.
- VII. **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.)
- VIII. **Commissioner Comments**
- IX. **Next Regularly Scheduled Meeting Date:** Thursday, September 22, 2022 at 11:30AM in the Permit & Development Center, Conference Room 170, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.
- X. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, July 28, 2022 at 11:30 a.m.

via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 150 858 096#

and in person at 4700 Elmore Conference Room 170

MINUTES

I. Call to Order and Statement of Procedure: Call to order 11:30 AM by Vice Chair Brett Wilbanks

II. Roll Call, Introductions and Disclosures

Present are Vice Chair Brett Wilbanks, Commissioners Brian Flynn, Dean Marshall, Ryan Hansen, and Ron Tenny; Chair Tammy Oswald and Carmela Warfield were excused. Staff present are Director Adam Trombley and HLB Land Management Officer Emma Giboney. No Disclosures were made. A quorum is present.

III. Approval of Agenda and Minutes

Motion to approve the July 28, 2022 Agenda: Moved by Commissioner DM, Seconded by Commissioner RH – no objection, agenda approved unanimously.

Motion to approve the June 24, 2022 Minutes: Moved by Commissioner BF, Seconded by Commissioner RT – no objection, minutes approved unanimously.

IV. Director's Report: Adam Trombley

Director AT provided an update on the potential disposal by lease to a non-profit, Girdwood Community Land Trust (GCLT). GCLT has a proposed phased plan for Tract G-6 Girdwood South Townsite; first phase would focus on a new facility for Little Bears and possibly a community garden; phase two would be housing focused; and phase three would be a recreational center. The GCLT team is working on a draft site plan and once provided to HLB staff a pre-application meeting will be scheduled.

V. Work Session Items:

- a. Rachel Bernhardt, Executive Director of Alaska Natural Burial, will be providing a presentation on the potential use of HLB Parcel 2-156 for a natural burial cemetery

Ms. Bernhardt provided an overview of what a natural burial entailed and why HLB Parcel 2-156 was an optimal site for that use. Generally, the site would be operated and maintained by the non-profit and the MOA would hold a conservation easement which would allow public access for trails and passive recreation and could be achieved through disposal by sale or long-term ground lease.

Director Trombley stated that Commissioners would need to consider this proposal when amending the HLB Work Plan.

- b. Tommy O'Malley, Chairperson of the Girdwood Cemetery Committee will be providing a presentation on the Girdwood Cemetery Project and the potential use of HLB Parcel 1-111 (20 minutes to cover both projects).

Mr. O'Malley provided a historical overview of the Girdwood Cemetery project and referenced the Girdwood Cemetery study. He discussed the current trends, demands, and why Girdwood and Eagle River are seeking management of the cemeteries by the MOA.

- c. CY Investments and Heritage Land Bank will be providing a presentation to update the commissioners on the Holtan Hills project on HLB Parcels 6-011/16/17.

Connie Yoshimura provided an in-depth overview of the Holtan Hills project process, timeframe, housing considerations, and her role for the project both now and in the future. Education on general development was provided including discussion around Homeowner's Associations and financial considerations. The overall team for the Holtan Hills project was provided. Ms. Yoshimura ensured Commissioners that Cy Investments intends to meet all deadlines as described in the Development Agreement.

Director Trombley provided an overview of the Crow Creek Neighborhood Plan and HLB's commitment towards this project. History on the Crow Creek Neighborhood Plan was discussed and Vice Chair Wilbanks asked Director Trombley to consider acting on the secondary access ahead of the residential development to decrease impacts to the Crow Creek neighborhood.

Vice Chair Wilbanks requested a follow up Work Session to discuss the budget for the project and expenditures to date.

- d. HLB Staff will present the potential disposal of HLB Parcel 6-014

HLB Staff provided an overview of Tract E, the existing lease agreement, and revenue. HLB received a letter of intent to purchase Tract E from the existing lease holder.

The lease holder representative Ryan Laurie made a statement of opinion for the request for the sale of the tract.

Discussion from Commissioners centered around the potential option of a lease amendment to allow for First Right of Refusal.

Motion to extend meeting to 2 pm; moved by BF; seconded by RT. No objections.

VI. 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.)

- a. Lynne Doran, Girdwood Resident
Ms. Doran made a statement on the uniqueness of Girdwood. She asserted that laws and codes have not been followed specifically HLB Policy B.10. Approval of a Development Agreement and Master Plan are required prior to development as well. A project cannot be done right without following all laws and regulations.
- b. Emma Kramer, Girdwood Resident, Co-chair Holtan Hills Advisory Committee (5 minutes)
Ms. Kramer provided an overview of the Holtan Hills Advisory Committee. She implored that Commissioners consider Girdwood residents as decisions are being made. The project is fast tracked, numerous safety concerns, development agreement occurring out of sync with infrastructure, violations in HLB codes. Social services are being ignored in this development. She provided examples of safety concerns related to increased population. Including lack of fire hydrants, ladder truck, support providers living in Anchorage. She ended with many moral questions.
- c. Brooke Lavender – not available
- d. Jackie Graham, Girdwood Resident
Thanked Commissioners for their focus and commitment to listening on this project. Requested that non-profit housing developers be engaged in development of Holtan Hills. She discussed services not being provided in Girdwood due to lack of staffing. She was supportive of additional housing but wanted to ensure that infrastructure needs are met. Ms. Graham stated an MOA lawyer on GBOS stated normal procedures were not followed on the Holtan Hills project.

VII. Commissioner Comments

- Commissioner Brian Flynn
 - Commissioner Flynn commented on his appreciation on the in-person option for the meeting and the information that was provided on all of the projects and looks forward to more information in upcoming meetings.
- Vice Chair Wilbanks
 - Vice Chair Wilbanks thank everyone for their commitment to presenting information on the Work Session and that he looks forward to discussing in more detail at upcoming meetings.
- Commissioner Dean Marshall

- Commissioner Marshall requested a list of Assembly members who are supporting the cemetery projects from Mr. O'Malley.

VIII. **Next Regularly Scheduled Meeting Date:**

Thursday, August 25, 2022 at 11:30AM in the Permit & Development Center Conference Room 170, 4700 Elmore Road, Anchorage, Alaska via Microsoft Teams and telephonic hearing.

IX. **Adjournment motion**

Commissioner RT motion, Commissioner BF seconded. Meeting adjourned at 1:49 pm.



HERITAGE LAND BANK STAFF REPORT

Case 2022-06

PREPARED FOR THE HLB ADVISORY COMMISSION

Action: Acquisition of Real Property
Hearing Date: August 25, 2022
Subject Location: Lot 15 Block 11 Laurel Acres Subdivision (PID 012-491-51-000) (Appendix A)
Prepared By: Emma Giboney, Land Management Officer

Summary

Proposal Summary: Heritage Land Bank proposes to acquire Lot 15 Block 11 of the Laurel Acres Subdivision for the purposes of future wetland mitigation credits.

Applicable Regulations & Standards: AMC § 25.40.015.A provides authority for this acquisition.

2021 Work Program Amendment Required Yes, an amendment is required in the case of land acquisitions not already contained in the work program (AMC § 25.40.020.B).

Summary Recommendation: Staff recommends approval of this acquisition (Appendix B).

Background Information

Parcel ID: 012-491-51-000

Parcel Location: Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44) situated in the Anchorage Recording District, Third Judicial District, State of Alaska. The Parcel is located in an undeveloped area and is best accessed on foot from W 92nd Ave west of C street.

Parcel Size: Approximately 8,000 square feet.

Existing Conditions and surrounding Land Use: This property is undeveloped and designated Class B wetlands in the *Anchorage Wetlands Management Plan (2014)*. This area has been identified as having a patterned wetland structure with a high diversity of wetland plants and is therefore considered ideal for long-term wetland and habitat preservation. This parcel is surrounded on three sides by other municipally owned parcels (012-491-52-000, 012-491-53-000, 012-491-50-000) that became subject to a conservation easement, with many other nearby parcels, on November 14, 2016 (2016-047938-0).

Current Land Use: Zoning is Single-Family Residential (R-1)

Adopted Land Use Plan: The *Anchorage 2040 Land Use Plan (2017)* designates this area as Single-Family or Two-Family residential development.

Public Notice

Notices were posted on the property on Thursday, August 11, 2022. Notices were mailed to 70 neighboring landowners on Wednesday, August 10, 2022 within the requisite 14 days as required in AMC § 25.40.030C. HLB's regular email list was notified of a HLBAC meeting on Thursday, August 11, 2022. An Agenda including this item was posted on the HLB website on Thursday, August 11, 2022.

Project Description

The proposed action is to acquire a parcel at less than the assessed value to hold in the Heritage Land Bank Inventory until such a time wetland mitigation credits is needed.

In AMC § 25.40.010.F it states that the Heritage Land Bank is the municipal agency designated with the responsibility of managing conservation easements and the stewardship funds generated by compensatory mitigation agreements with the US Army Corps of Engineers (USACE). In the past Heritage Land Bank worked with the USACE and other partners to place over one hundred (100) parcels within the Laurel Acres Subdivision into conservation easements for the use as wetland mitigation (2016-047938-0 and 2021-068857-0). In February of 2022, HLB Staff mailed out letters to the remaining Laurel Acres landowners inquiring whether or not any landowner was interested in donating or selling their land to the municipality for the use of future wetlands mitigation. The owner of Lot 15 Block 11 was willing to sell their parcel, and because it was neighboring other municipally owned lots and would create a larger contiguous area, Heritage Land Bank is proposing to acquire it for \$3,500, a price less than half of the assessed value of \$8,200.

Analysis and Conclusion

The Laurel Acres subdivision is a valuable wetland area. Development in this area is unrealistic due to the financial burden of bringing in utilities and other off-site infrastructure and the subdivision has existed as a “paper plat” since its recording in 1971. The best use for this parcel is anticipated to be a conservation easement for compensatory mitigation permits at a future date to allow development of other less valuable wetland areas. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands.

This acquisition and intended land use for the parcel is consistent with the mission of the HLB. The acquisition of this property was not anticipated in *The Heritage Land Bank 2021 Annual Work Program & 2022-2026 Five-Year Management Plan*, however this proposal meets the criteria for acquisition both in code and the Work Program.

Agency Review

A formal agency review was not conducted for this acquisition because it is not expected to have any impacts on any MOA department.

Recommendation

Staff recommends approval of this resolution.

Appendices:

A – Location Map

B – Resolution 2022-06

APPENDIX A - Location Map

LAUREL ACRES SUBDIVISION (PLAT 71-44)



HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2022-06

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTY, LEGALLY DESCRIBED AS LOT 15 BLOCK 11 LAUREL ACRES SUBDIVISION (PLAT 71-44) (PID 012-491-51-000), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM & 2022-2026 5-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 § 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal and acquisition of HLB land or an interest in land; and

WHEREAS, pursuant to AMC § 25.40.010F, the Heritage Land Bank is the municipal agency responsible for the management of conservation easements; and

WHEREAS, the Municipality collaborates with the U.S. Army Corps of Engineers and other regulatory agencies to facilitate wetlands fill permits to allow construction consistent with adopted plans; and

WHEREAS, the Anchorage Wetlands Management Plan designates the majority of property within the Laurel Acres Subdivision as Class B Wetlands and describes it as moderate to high migratory bird habitat and rare patterned ground wetlands; and

WHEREAS, the Municipality owns over one hundred parcels in the Laurel Acres Subdivision that are under a permittee-responsible Corps-approved conservation easement held by Heritage Land Bank; and

WHEREAS, this parcel is adjoining other Municipally-owned parcels, creating a more valuable contiguous potential conservation area; and

WHEREAS, the acquisition of properties with wetlands is indirectly addressed in the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan* for support in generating mitigation credits; therefore, it is necessary, pursuant to AMC § 25.40.020B, to amend the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan*; and

WHEREAS, the HLBAC finds the acquisition in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

BE IT RESOLVED, THAT THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTY, LEGALLY DESCRIBED AS LOT 15 BLOCK 11 LAUREL ACRES SUBDIVISION (PLAT 71-44) (PID 012-491-51-000), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM & 2022-2026 5-YEAR MANAGEMENT PLAN.

PASSED and APPROVED on this, the 25th day of August 2022.

Approved:

Attest:

Vice Chair Brett Wilbanks
Heritage Land Bank Advisory Commission

Adam Trombley, Executive Director
Community Development



HERITAGE LAND BANK STAFF REPORT

Case 2022-07

PREPARED FOR THE HLB ADVISORY COMMISSION

Action: Acquisition of Real Property
Hearing Date: August 25, 2022
Subject Location: Lot 29 Block 8 Laurel Acres Subdivision (PID 012-492-70-000) (Appendix A)
Prepared By: Emma Giboney, Land Management Officer

Summary

Proposal Summary: Heritage Land Bank proposes to acquire Lot 29 Block 8 of the Laurel Acres Subdivision for the purposes of future wetland mitigation credits.

Applicable Regulations & Standards: AMC § 25.40.015.A provides authority for this acquisition.

2021 Work Program Amendment Required Yes, an amendment is required in the case of land acquisitions not already contained in the work program (AMC § 25.40.020.B).

Summary Recommendation: Staff recommends approval of this acquisition (Appendix B).

Background Information

Parcel ID: 012-492-70-000

Parcel Location: Lot 29 Block 8 Laurel Acres Subdivision (Plat 71-44) situated in the Anchorage Recording District, Third Judicial District, State of Alaska. The Parcel is located in an undeveloped area and is best accessed on foot from W 92nd Ave west of C street.

Parcel Size: 9,425 square feet (approx. 0.2 acres)

Existing Conditions and surrounding Land Use: This property is undeveloped and designated Class B wetlands in the *Anchorage Wetlands Management Plan (2014)*. This area has been identified as having a patterned wetland structure with a high diversity of wetland plants and is therefore considered ideal for long-term wetland and habitat preservation. This parcel is neighboring municipally owned parcels to the east and north (012-492-71-000 and 012-492-20-000) that became subject to a conservation easement, with many other nearby parcels, on November 14, 2016 (2016-047938-0) and December 28th, 2021 (2021-068857-0).

Current Land Use: Zoning is Single-Family Residential (R-1)

Adopted Land Use Plan: The *Anchorage 2040 Land Use Plan (2017)* designates this area as Single-Family or Two-Family residential development.

Public Notice

Notices were posted on the property on Thursday, August 11, 2022. Notices were mailed to 70 neighboring landowners on Wednesday, August 10, 2022 within the requisite 14 days as required in AMC § 25.40.030C. HLB's regular email list was notified of a HLBAC meeting on Thursday, August 11, 2022. An Agenda including this item was posted on the HLB website on Thursday, August 11, 2022.

Project Description

The proposed action is to acquire a parcel at less than the assessed value to hold in the Heritage Land Bank Inventory until such a time wetland mitigation credits is needed.

In AMC § 25.40.010.F it states that the Heritage Land Bank is the municipal agency designated with the responsibility of managing conservation easements and the stewardship funds generated by compensatory mitigation agreements with the US Army Corps of Engineers (USACE). In the past Heritage Land Bank worked with the USACE and other partners to place over one hundred (100) parcels within the Laurel Acres Subdivision into conservation easements for the use as wetland mitigation (2016-047938-0 and 2021-068857-0). In February of 2022, HLB Staff mailed out letters to the remaining Laurel Acres landowners inquiring whether or not any landowner was interested in donating or selling their land to the municipality for the use of future wetlands mitigation. The owner of Lot 29 Block 8 was willing to sell their parcel, and because it was neighboring other municipally owned lots and would create a larger contiguous area, Heritage Land Bank is proposing to acquire it for \$4,400, a price equal to half of the assessed value of \$8,800.

Analysis and Conclusion

The Laurel Acres subdivision is a valuable wetland area. Development in this area is unrealistic due to the financial burden of bringing in utilities and other off-site infrastructure and the subdivision has existed as a “paper plat” since its recording in 1971. The best use for this parcel is anticipated to be a conservation easement for compensatory mitigation permits at a future date to allow development of other less valuable wetland areas. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands.

This acquisition and intended land use for the parcel is consistent with the mission of the HLB. The acquisition of this property was not anticipated in *The Heritage Land Bank 2021 Annual Work Program & 2022-2026 Five-Year Management Plan*, however this proposal meets the criteria for acquisition both in code and the Work Program.

Agency Review

A formal agency review was not conducted for this acquisition because it is not expected to have any impacts on any MOA department.

Recommendation

Staff recommends approval of this resolution.

Appendices:

A – Location Map

B – Resolution 2022-07

APPENDIX A - Location Map

LAUREL ACRES SUBDIVISION (PLAT 71-44)



HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2022-07

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WHEREAS, pursuant to AMC § 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal and acquisition of HLB land or an interest in land; and

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WHEREAS, the Municipality collaborates with the U.S. Army Corps of Engineers and other regulatory agencies to facilitate wetlands fill permits to allow construction consistent with adopted plans; and

WHEREAS, the Anchorage Wetlands Management Plan designates the majority of property within the Laurel Acres Subdivision as Class B Wetlands and describes it as moderate to high migratory bird habitat and rare patterned ground wetlands; and

WHEREAS, the Municipality owns over one hundred parcels in the Laurel Acres Subdivision that are under a permittee-responsible Corps-approved conservation easement held by Heritage Land Bank; and

WHEREAS, this parcel is adjoining other Municipally-owned parcels, creating a more valuable contiguous potential conservation area; and

WHEREAS, the acquisition of properties with wetlands is indirectly addressed in the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan* for support in generating mitigation credits; therefore, it is necessary, pursuant to AMC § 25.40.020B, to amend the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan*; and

WHEREAS, the HLBAC finds the acquisition in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

BE IT RESOLVED, THAT THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTY, LEGALLY DESCRIBED AS LOT 29 BLOCK 8 LAUREL ACRES SUBDIVISION (PLAT 71-44) (PID 012-492-70-000), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM & 2022-2026 5-YEAR MANAGEMENT PLAN.

PASSED and APPROVED on this, the 25th day of August 2022.

Approved:

Attest:

Vice Chair Brett Wilbanks
Heritage Land Bank Advisory Commission

Adam Trombley, Executive Director
Community Development

Projects Update Report

Heritage Land Bank Advisory Commission

August 19, 2022

2022 Proposed Disposals

- *HLB 6-057B, C, D, E – Girdwood Industrial Park subdivision Phase I lots*
Purchase and Sale agreements are in the process of being executed for these leased lots in the Girdwood Industrial Park.
- *HLB 6-043 – USFS Headquarters*
USFS is going through the federal process of getting an appraisal. The lease has been extended by a year to allow time for the transactions.
- *HLB 3-027A – Dowling Substation*
A Purchase and Sale agreement is currently being drafted and documents are being prepared for taking this disposal to the Anchorage Assembly for approval.
- *HLB 3-065 – State of Alaska Heliport Lease*
A lease is currently being drafted for an emergency heliport for the Department of Public Safety. This disposal was approved by the Assembly in May 2022.

2022 Current & Continuing Projects

- *Holtan Hills*
The Project Team presented to the Anchorage Assembly at a work session on August 4th. The Project Team also presented the project at the August 18th Anchorage Home Builder's Association's Lunch and Learn.

Based on the Development Agreement and current approved contractor scope and fees, the pre-development analysis is estimated to cost HLB \$108,000 plus rezone application fees. These costs include; appraisal, survey, wetlands survey, title reports, and consultant support on the rezone application (not including application fees).

Upcoming deliverables:

- Project Budget, August 27, 2022
- Inspection and Approval Period, October 26, 2022

- *Girdwood South Townsite*
HLB Staff are working with Girdwood Community Land Trust in exploring the development requirements of HLB Parcel 6-076 for a potential long-term ground lease. The Trust is working on documents, including a site plan, to be able to schedule a pre-application meeting with reviewing agencies.

- *EPA Brownfields Coalition Assessment Grant*

The EPA Coalition grant is now approximately 75% complete and it will be managed by Long-Range Planning to finalize the remaining requirements. Long-Range Planning is going to be the lead on the next grant cycle.

- *2023 Work Plan*

Staff will pick up the 2023 Work Plan later this year – until then, the currently adopted Work Plan is the guiding document.

2022 Land Acquisition / Exchange / Transfer

- *Potential Exchange of HLB Parcel 3-074*

The MOA, ACDA, and the State of Alaska are considering a land exchange of HLB Parcel 3-074 for Block 102 in downtown Anchorage. This is anticipated to be before the HLBAC in the coming months for action.

- *Laurel Acres parcels*

HLB Staff sent letters to all property owners in Laurel Acres seeking donations. There were a couple interested parties and agreements are being drafted. Two potential acquisitions will be before the Commission at the August meeting for action.

2022 Land Management

- *3rd & Ingra, HLB 4-046 + 4-047*

The 3rd Avenue Radicals will be presenting at an upcoming HLBAC meeting to discuss an event they are coordinating and to continue the conversation regarding the Master Plan.

- *Girdwood Industrial Park*

HLB staff have received a quote to perform some maintenance on the driveways in Phase II of the Girdwood Industrial Park and it is currently under review.

Land Use Permits Issued since January 2022

HLB Permit No.	Issued To	Use	Expiration
2022-01	Sundog ski guides	Backcountry skiing	5/15/2022
2022-02	Girdwood Equipment Rental	Storage	2/13/2023
2022-04	Girdwood Community Land Trust	Storage	2/10/2023
2022-05	Shannon & Wilson	Soil boring	2/26/2022
2022-08	Carol Creek LLC	Temporary construction	9/15/2022
2022-10	The Church of Jesus Christ of Latter-day Saints	Filming	7/22/2022
2022-11 (pending)	BC Excavating	Storage	TBD