

Heritage Land Bank Advisory Commission Meeting
Thursday, June 23, 2022 at 11:30 a.m.
via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 150 858 096#

AGENDA

- I. **Call to Order and Statement of Procedure:** Chair Tammy Oswald
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
 - a. June 23, 2022 Agenda
 - b. March 24, 2022 Minutes
- IV. **Director's Report:** Adam Trombley
- V. **Land Management Officer's Report:** Emma Giboney
- 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. Resolution 2022-02: 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 a Portion of HLB Parcel 1-091, Legally Described as Tract B, Spring Creek Subdivision, According to the Official Plat Thereof Filed Under Plat No. 73-7 in the Anchorage Recording District, 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 at Less Than Fair Market Value.
 - b. Resolution 2022-03: The Disposal of HLB Parcel 3-075A, Legally Described as a Portion of the South Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter, Section 33, Township 13 North, Range 3 West, Seward Meridian, and the Site of the Dowling Electric Substation, to Chugach Electric Association, a Member-Owned Electric Cooperative, by Non-Competitive Sale at Fair Market Value.
- 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, July 28 at 11:30AM via Microsoft Teams and telephonic hearing.
- X. **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 hlb@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 **"HLBAC 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 343-7536 or email hlb@anchorageak.gov.

Heritage Land Bank Advisory Commission Meeting

Thursday, March 24, 2022 at 11:30 a.m.

via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID #308 157 938

MINUTES

I. Call to Order and Statement of Procedure: Call to order 11:31AM by Chair Tammy Oswald

This meeting will not contain a public hearing or action item. There will be an opportunity after the work session for comments on items not on the agenda. This meeting is an opportunity for commissioners to ask questions, become familiar with HLB land and projects, and discuss those amongst themselves.

II. Roll Call, Introductions and Disclosures

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

Vice Chair Brett Wilbanks joined the meeting at 11:40, during the LMO Report.

III. Approval of Agenda and Minutes

Motion to approve the March 24, 2022 Agenda: Moved by Commissioner CW, Seconded by Commissioner RT

Motion to approve the February 24, 2022 Minutes: Moved by Commissioner RH, Seconded by Commissioner BF

IV. Director's Report: Adam Trombley

Director AT asks that HLBAC keeps in mind all citizens of the municipality when making decisions. HLB land ownership isn't limited by geography.

When considering a disposal of HLB land, keep in mind:

- Municipal Needs
 - Is there a current or future municipal need identified?
 - Does it outweigh the benefits of this disposal?
- Fund Health/Position
 - How does this disposal and the proceeds from it fit into the larger scheme of HLB's direction and the Fund's health?
 - the CIP funds healthy or do they need replenishment?
 - Are there development projects ahead that are going to deplete the Fund?
 - Does this disposal put HLB in a better position strategically and financially?
- Contribution to Development
 - Does this disposal promote orderly development?
 - Could a reversionary clause ensure that the land returns to HLB if commitments aren't met?

No questions from Commissioners for AT

V. Land Management Officer's Report: Shelley Rowton

Sales

- Porcupine Building (3-073): Closed with Umoja Coworking & Incubator, a non-profit collaborative workspace.
- Chugach Park Estates (1-093/94/95/96/97): these are tax foreclosure lots. HLB closed on first two lots (1-094, 1-093), and the remaining three other lots under contract next week (1-094,1-095,1-096), should close within next couple months.
- Carol Creek (1-074A, 1-074B): Pending contract on Tract 2 (1-074B) that was due to close on March 30th will be terminated. The runner-up bid was the buyer of Tract 1 (1-074A) and wants to execute a contract immediately and will close within a couple weeks. They will be expanding the development plans for senior housing and a memory care facility.
- Lake Otis and Tudor (3-078A/B/C/D): Four parcels under contract, escrow going well, no concerns, closing early summer, will be taken to the assembly for approval probably on April 12th
- Transmission lines easements with Chugach electric pending for several years closing in 6-8 weeks.

Developments/Entitlements

- Northwood development with Debenham. His rezone was approved by P&Z last week. Hoping to be done with the assembly by June 30 when contract ends
- Request For Proposals for remainder of industrial park in Girdwood will transfer entire tract but will actually use about 35 acres and remainder will be returned to HLB. Considering doing long term financing for the developer to make it financially feasible for a developer. Has worked well for other projects.

Financial Update

- Budget to Actual statement provided to Commissioners in the meeting packet, nothing significant to report

Coming up in the Assembly

- On April 12th HLB has 15 items to submit, 5 of which are action items from the November 19, 2021 HLBAC meeting
- A couple reappropriations to clean up Capital Improvement Project (CIP) funds. The appropriation of the 2022 CIP.
- Several Assembly information Memos updating on continuing and completed projects.

Coming up for HLBAC

- April meeting will have two items to discuss
- May meeting will have two items to discuss

Questions for SR:

- Commissioner RT wants to know the status of the sale of a conservation easement to Great Land Trust (GLT) on 6-060 along the tidal wetlands of Turnagain Arm.
 - SR explains that project was put on hold almost immediately after the meeting due to Mr. Knauf's appearance and another incident on park land in Anchorage that had a GLT conservation easement on it. The incident was completely unrelated, but GLT wants to complete that project before starting another one. So the tidal wetlands project is not dead but put on hold until the Anchorage incident is complete.
 - Related to that area, SR showed the wetland plan for south of Alyeska interchange from 1981 to Mental Health Trust and they were supportive of that and seemed like a potential partner

- Commissioner RT wants to know how the sale of parcel 6-043 to USFS is going.
 - SR received a call from DOT about three weeks ago about the parcel, they want to buy part of it for a new Seward/Alyeska interchange. The governor would not sign the Statewide Transportation Improvement Plan (STIP) until something close to a preferred option was brought forward. When asked how much of the parcel they said just enough for a curb, but when they sent the plan it was about an acre of the parcel, and it was completely different than the 10 previous plans they shared with Girdwood. SR told DOT that HLB is not a willing seller and that HLB will complete the sale to USFS and DOT can go to them. SR suggests community of Girdwood talk to DOT.

VI. **Special Guest(s):** None

VII. **Proposed Action Items and Public Hearings:** None

VIII. **Work Session**

HLBAC Resolution 2022-01: Draft 2022 Heritage Land Bank Annual Work Program

Work session will be limited to 90 minutes. Previous work session left off on Chapter 4. The commissioners will work through to the end of the document before returning to anything earlier in the Work Plan.

Overview of Chapter 4

- SR explains that Chapter 4 lists every HLB parcel, some are grouped together due to geography or intent. The majority have no significant actions taken or expected, but many have activities purposed. SR can answer any commissioner questions about those activities.

Commissioner DM would like to know more about how the work plan fits in with the Chugiak/Eagle River land use plan updated in 2018, or if there is another more recent document.

- SR explains that the site-specific land use plan for Chugiak/Eagle River only covered HLB parcels 1-074A/B/C and those rezoning and development projects have been in accordance with the Chugiak/Eagle River plan. Most parcels in Chugiak/Eagle River do not have a site-specific land use plan. Eagle River may not have its own comprehensive plan.
- Commissioner DM wants to know where to find this information. SR will send links to the Municipal websites that have the plans.

BW would like to have a link to the maps with the HLB parcel numbers.

- SR explains that the web maps will be updated and she will send out a link to it. Print maps are available in Chapter 4.

1-084 (Donut Parcel)

- Commissioner BW wants to understand how the private parcel in the center of the HLB Parcel is accessed and wonders if the parcel should be platted and sold
- SR explains that there has been discussions of an easement, and that there have been encroachment issues in the past. There has been some interest in platting it, but it is significantly sloped.

1-111 (Proposed Cemetery Site)

- SR explains that this 25 acre parcel has been named in the Eagle River cemetery site selection study as their preferred alternative for a cemetery, but it is unknown if it has been adopted in any format by an elected body. SR will send a link to the study to the commissioners. SR wants to have a discussion about this parcel being developed for residential vs. cemetery use. SR believes it is the best residential HLB parcel in Eagle River. Mental Health Trust is intending to develop their neighboring parcel, and if HLB could help relocate the street maintenance facility that is between the HLB and MHT land, there could be a much larger cohesive development with MHT.

- Commissioner BF asks about other parcels in the area (including the high school and the correction center) and states that it doesn't seem like a cemetery is the best use of the land.
- Commissioner DM and others would like to see all information available about why this site was selected
 - HLB Staff will create a packet and send it out.
 - Commissioner DM would like more info before forming an opinion but has mixed feelings. Was hesitant to have a subdivision there, but that has been fine so far.
- SR would like the commissioners to mull it over and revisit at a later meeting

2-116/17/18/19/20/21/22/24c

- Commissioner BF notices the colors on table and map do not match.
- These parcels will eventually be transferred to parks. HLB Staff will update the tables colors.

Date Formatting

- Commissioner RT wonders if it would be possible to add dates to the column in the work plan that shows the applicable plan to better understand how out of date they may be. HLB staff will attempt to get that done. RT suggests maybe using HLB funds to get older ones updated which TO points out is up to the planning department not HLB.

HLB Parcels near Tudor and Elmore

- Commissioner BF wants to know why so many parcels in that area are scheduled to transfer
 - SR explains that many of them are dedicated park land and that they should have been transferred to the Parks and Rec Department, but they have been kept in HLB inventory, possibly so if an easement is needed HLB would get money from that. They are dedicated parks and should belong to them. HLB could always charge a fee to P&R for helping set up an easement.
- Botanical Gardens
 - The botanical garden pays rent to P&R, not HLB, so HLB staff wants to investigate zoning and if it should be transferred to P&R.
- 3-029, 3-035, 3-065, 3-075, 3-077
 - Will be transferred to Real Estate Service's inventory, because they are a conservation easement and a third party needs to hold the land management of them.
- Commissioner BW wants clarification on which parcels are actually within park area
 - SR believes they are 3-028/29/75/27/40/46, but would need to double check those numbers. HLB staff will send out a list or a drawing of the Bicentennial Park boundary. SR clarifies that the areas outside the boundary are still restricted by the federal recreation and public purposes act, so even if they are not within the park, they must have a recreation or municipal purposes.
- Commissioner BW wonders how that transferring ownership affects the management overhead and responsibility for trespass oversight.
 - SR explains that transferring ownership would mostly help clarify what department should be contacted regarding the parcel. Code enforcement can be confusing when HLB and P&R are both listed as owners. HLB wants to clean that up so it is less confusing.

4-013 (Ramada)

- HLB was planning to sell it to the leasee but has not gotten a response, rent will go up significantly in the next 2 years. Staff may amend the table to reflect that.

4-029 (Boys & Girls Club)

- SR suggests that we don't transfer it out of HLB inventory. Probably in HLB's best interest to keep it.

- Commissioner BF wants clarification, SR explains that the work plan will change to reflect the new plan to keep the property.

4-033F (Salvation Army, Clitheroe)

- SR explains that HLB has been instructed not to send a lease renewal or invoice. Originally the plan was to move the Salvation Army to a better facility with better access to medical facilities. The issue is being handled by the homelessness committee and health department. SR encourages the commissioners to call those involved to ask for clarification.

4-043 (Government Hill)

- Commissioner BW would like more information about this parcel, which is located adjacent to JBER and may have some right-of-way issues.
- SR explains that HLB is working with Joy Boston, a community outreach representative from the base, to find a solution that may involve a trade of property. It appears that the JBER boundary fence may cut into the right-of-way. That parcel is on the GH neighborhood plan as residential, but the neighborhood has opposed the development of this parcel in the past. However, it has been approved by HLBAC for being sold for residential use, but HLB is looking to find a solution that works for GH, JBER, and HLB. This could be a good opportunity for HLB to own land that MOA currently leases from JBER.

4-010/11/12 (Health Department Parking)

- SR explains that these parcels have been used as parking for the Health Department since the 80's. Mental Health Trust has property across the street. MHT and HLB met and considered if there is an opportunity to work together in that area. However, parking is needed at their current location until they are moved.

5-025

- SR explains that there may be a project in that area in the future.

Region 5 Wetland Acquisitions

- SR explains that the USACE has gone back to the no-net-loss rule for wetland development. HLB staff has been working towards acquiring parcels of wetlands to put into conservation easements to use for credits in future development projects. Staff sent out mailers to the owners in the paper plat subdivisions of Laurel Acres and Patricia. Initially HLB asked for property donations in exchange for the owners to receive the tax break. HLB staff has negotiated some donations and some sales for a low price. They will go to Real Estate Services for the conservation easement. Once MOA owns enough parcels HLB can vacate the right-of-ways for even more area.

6-003B (Indian)

- Staff placed a public hearing notice on it yesterday, to discuss a potential sale.

6-298/300/301/302/303/304/305 Bird Regional Park

- SR points out that HLB has several areas of municipal entitlement that HLB will never fully get to have. It counts as HLB acreage, but its not controlled by HLB. SR wonders if HLB could have cash compensation for acres since there is so little state land to select. SR believes the only possible reason to keep it would be for easement income. Chair TO suggests talking to Quincy in the Legal Department about it

6-057f Girdwood Industrial Park

- Commissioner BW would like more information on the platting of the area. SR explains that there was originally going to be several phases of platting. BW would also like to know more about the process of HLB selling to a developer then getting the remainder back. SR explains that that is often done in developments due to developer financing, but that 2.75-3 acres will be coming back for GBSA. A development agreement will ensure that the land will be returned.

Chair TO asks for a motion to extend the meeting.

- BF motion to extend, BW seconded.

Holtan Hills

- Commissioner BW wants to explore if this is the proper time to discuss deed restrictions, convey restrictions etc. He does not want to discuss today, just wants to put this issue into the minds of the commissioners. Would like it eventually discuss rent subsidies, restrictions on short term rentals, HOA limitations. BW wonders what would be the best for the community and the Municipality.
- Commissioner RT remarks that he thinks BW represents Girdwood well. RT comments that the HLB staff is not very big and wonders how is it possible to manage all these projects with so little staff.

End of work plan

IX. **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.)**

Krystal Hoke:

- Discusses the possibility of creating a community land trust for the creation of housing. Emphasizes the need for work force housing in Girdwood.

Christina Hendrickson:

- Wants to urge the Real Estate Department and the developers to stay the course. Girdwood's year-round citizens are divided. Would like more action. Would like better leadership at the meetings. There are many incomplete projects. Other housing projects in the area have not been held to this same standard. The burden of community development does not solely fall on HLB.

X. **Commissioner Comments**

Brett Willbanks

- Wants to reiterate his belief that there should be site specific plans in areas that don't have area wide development plans. Also, he want to communicate his findings in code regarding the role of HLBAC, he quotes the last sentence of 25.40.010C: "The recommendations of the Heritage Land Bank advisory commission shall be supported by the record that it is in the municipality's best interests."

Code citation: Where land is retained, it shall be managed in a manner which will protect and enhance its economic and other municipal values, consistent with section 21.05.020. The Heritage Land Bank shall seek to ensure that the economic and other public values of this land are not diminished as a result of ongoing land management activities. It shall be the responsibility of the Heritage Land Bank to work with the school district, public works department, community planning and development department, department of cultural and recreational services, and other municipal agencies to contribute to the long range analysis of the need of the municipality to retain various properties in the Heritage Land Bank for future municipal needs. The Heritage Land Bank may enter into cooperative land management agreements with other public agencies to achieve municipal purposes and to enhance the management of Heritage Land Bank land. Such agreements shall be consistent with section 25.40.020. The decision to enter into such an agreement shall be made after public notice and hearing as specified in this chapter. The recommendations of the Heritage Land Bank advisory commission shall be supported by the record that it is in the municipality's best interests.

Brian Flynn

- Wants to thank the commissioners and staff for their input. Found the discussion to be enlightening and looks forward to more discussion.

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

Thursday, April 28 at 11:30AM via Microsoft Teams and telephonic hearing.

XII. **Adjournment motion**

- Commissioner RT motion, Commissioner RH seconded
- Meeting adjourned at 1:30



HERITAGE LAND BANK STAFF REPORT

Case 2022-02

PREPARED FOR THE HLB ADVISORY COMMISSION

Action: Non-Competitive Disposal by Lease Continuation
Hearing Date: June 23, 2022
Subject Location: HLB Parcels 1-090 & 1-091; East of Old Glenn Highway, Chugiak (Appendix A)
Prepared By: Emma Giboney, Land Management Officer

Summary

Proposal Summary: Staff proposes the non-competitive disposal by lease of a portion of HLB Parcel 1-090 and 1-091.

Applicable Regulations & Standards: AMC § 25.40.025I provides authority for disposal of property by lease.

2021 Work Program Amendment Required: No. Amendment is required only in the case of “land sale activities” (AMC § 25.40.020B). Disposals of a partial interest, such as a lease are not considered land sale activities.

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

Background Information

Parcel IDs: 051-191-01-000; 051-211-02-000

Parcel Location: HLB Parcel 1-090, legally described as the Northwest portion of Lot 17, Section 16, Township 15 North, Range 1 West, Seward Meridian, and a portion of HLB Parcel 1-091, described as a portion of Tract B, Spring Creek Subdivision (Plat No. 73-7). Both parcels are located southeast of the Old Glenn Highway across from Loretta French Park in Chugiak.

LEGAL DESCRIPTION OF THE PREMISES:

HLB PARCEL 1-090 (Tax Parcel 051-191-01)

Lot 17 in Section 16, T 15 N, R 1 W, Seward Meridian, excepting therefrom that portion of Section 16, T 15 N, R 1 W, Seward Meridian, more particularly described as follows: Beginning at Corner No. 4 of U.S. Survey No. 3064; thence South 32 degrees 39 minutes West a distance of 300 feet to a point; thence 57 degrees 21 minutes West to the Easterly boundary of the Glenn Highway; thence Northeasterly along the Easterly boundary of the Glenn Highway to a point due West of Corner No. 1, of U.S. Survey No. 3064; thence East to Corner No. 1 of U.S. Survey No. 3064; thence south 57 degrees 21 minutes East a distance of 528 feet to the point of beginning, all being located in the Anchorage Recording District, Third Judicial District, State of Alaska.

HLB PARCEL 1-091 (Tax Parcel 051-211-02)

Tract B, Spring Creek Subdivision, according to the official plat thereof, filed under Plat No. 73-7, Records of the Anchorage Recording district, excepting therefrom that portion of Section 16, T 15 N, R 1 W, Seward Meridian, more particularly described as follows: Beginning at Corner No. 4 of U.S. Survey No. 3064; thence South 32 degrees 39 minutes West a distance of 300 feet to a point; thence North 57 degrees 21 minutes West to the Easterly boundary of the Glenn Highway; thence Northeasterly along the Easterly boundary of the Glenn Highway to a point due West of Corner No. 1

of U.S. Survey No. 3064; thence East to Corner No. 1 of U.S. Survey No. 3064; thence South 57 degrees 21 minutes East a distance of 528 feet to the point of beginning, all being located in the Anchorage Recording District, Third Judicial District, State of Alaska.

Acquisition Information:

HLB Parcel 1-090: 1990 Clerk's Deed; retained for public purpose through AO 1996-053 (Appendix C), as filed in the Anchorage Recording district as document number 1990-061-768-0 (Appendix D).

HLB Parcel 1-091: 1990 Clerk's Deed; retained for public purpose through AO 1996-053 (Appendix C), as filed in the Anchorage Recording district as document number 1990-061-768-0 (Appendix D).

Parcel Size: Approximately 33.56 acres (1-090: 2.47 acres; 1-091: 31.09 acres).

Existing Conditions: Property is the location of the Ptarmigan Valley Trailhead Parking Area established with HLB funds in cooperation with State of Alaska Department of Natural Resources Division of Parks & Outdoor Recreation (DPOR).

Current Land Use: Zoning is Public Lands & Institutions (CE-PLI).

Surrounding Land Use: Adjoining properties are zoned CE-B-3 SL, CE-R-7, and CE-PCD and are utilized accordingly. Adjacent and across the Old Glenn Highway to the northwest is Loretta French Park. The proposed lease continuation will not negatively impact any surrounding land uses.

Adopted Land Use Plan: The *Chugiak-Eagle River Comprehensive Plan (1993; Update 2006)* future use designation for the affected portion of HLB Parcels 1-090 and 1-091 is Environmentally Sensitive Overlay in Special Study Area, with which the proposed action aligns. Several HLB parcels in Chugiak-Eagle River are designated Special Study Areas (Appendix E).

Public Utilities and Services: Property has access utilities if developed. Access to the parcels is via Old Glenn Highway and the Ptarmigan Valley Trail itself.

Public Notice

Notices were posted on the property on Wednesday, June 8, 2022. Notices were mailed to 110 neighboring parcels on Wednesday, June 8, 2022 within the requisite 14 days found in AMC § 25.40.030C.

Project Description

In 1996, the Anchorage Assembly retained three tax foreclosed parcels for public purpose. Access to Chugach State Park was causing conflict with existing neighborhood uses, and those parcels were uniquely situated to accommodate a more orderly access point.

In cooperation with DPOR, HLB established a parking lot accessed via the Old Glenn Highway and connecting to Chugach State Park by the Ptarmigan Valley Trail.

This lease will continue the partnership at this location, securing a valuable recreational asset for future use (Appendices F & G).

Analysis and Conclusion

HLB is tasked with managing municipal assets in a manner designed to benefit residents and promote orderly development. Continuing to provide adequate space for residents and visitors to access the Ptarmigan Valley Trail and Chugach State Park is facilitating those goals.

Agency Review

MOA Project Management & Engineering: No comments. (Kent Kohlhasse, Director & Municipal Engineer)

MOA Port of Alaska: No interest. (Steve Ribuffo, Port Director)

Alaska Water & Wastewater Utility: AWWU has no comments or interest in regard to this disposal. (Alex Prosak, P.E., Planning Division)

Recommendation

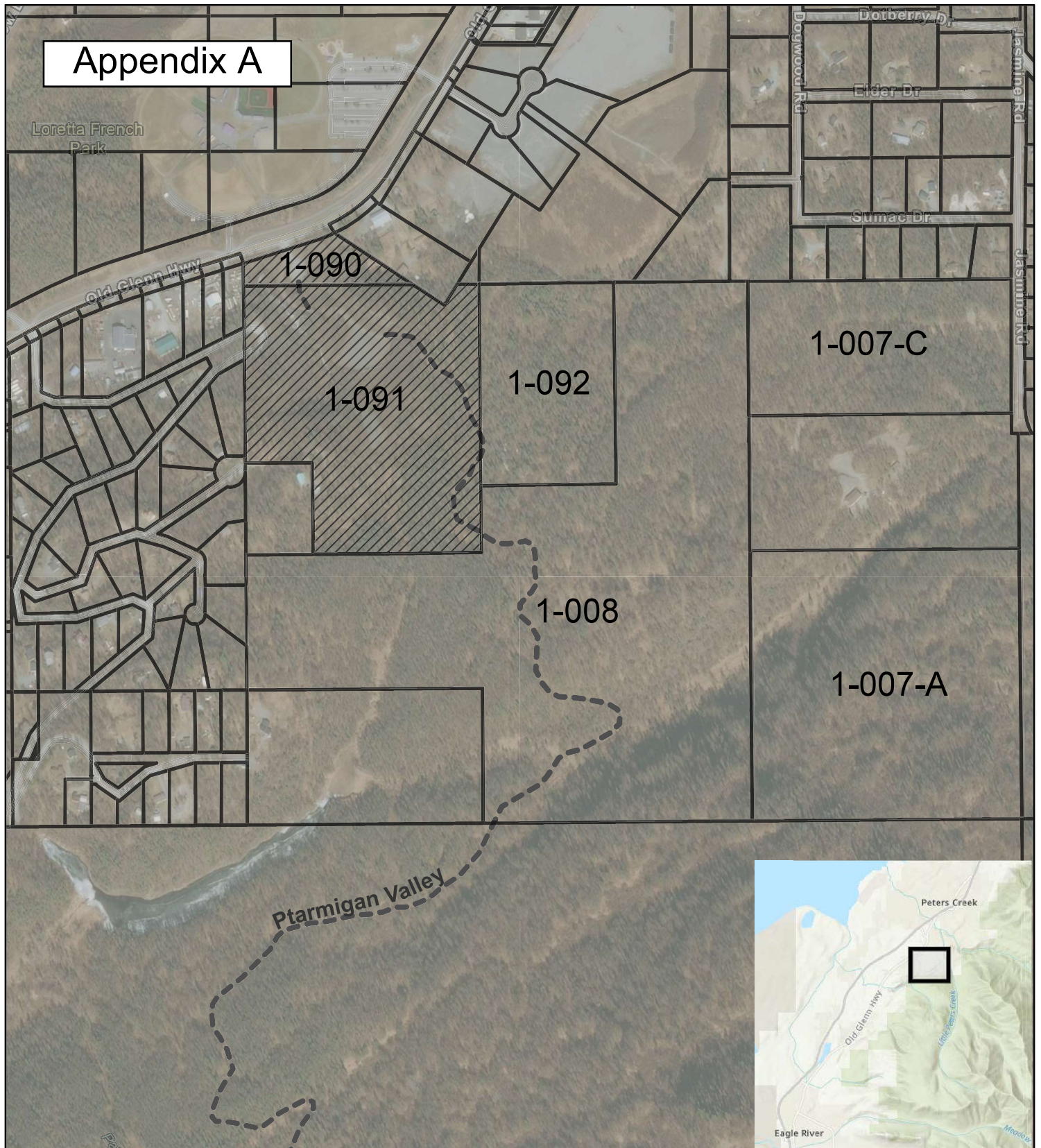
Staff recommends approval of this resolution. As evidenced by agency review responses, there is no current or future municipal use identified.

Appendices:

A – Location Map
B – HLBAC Resolution 2022-02
C – AO 1996-053
D – Clerk's Deed

E – Chugiak-Eagle River Land Use Plan Map
F – Trailhead Parking/Lease Area Map
G – Transfer of Management

Appendix A



0 375 750 1,500 Feet



--- Trail

▭ Parcels



Affected Parcels

Appendix B

HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2022-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY 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 A PORTION OF HLB PARCEL 1-091, LEGALLY DESCRIBED AS TRACT B, SPRING CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 73-7, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, 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.

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 § 25.40.025.A, 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 of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases and easements; and

WHEREAS, the State of Alaska Department of Natural Resources (DNR) Division of Parks and Outdoor Recreation (DPOR) has leased HLB Parcel 1-090 from the HLB since November 1996 for the purpose of the operation and maintenance of trailhead parking, which was constructed in 1996-1997 with funding assistance from HLB; and

WHEREAS, also in 1996, DPOR requested an easement permitting public use of the portion of the Ptarmigan Valley Trail on HLB Parcel 1-091 and provided a legal description and exhibit map but the easement was never executed; and

WHEREAS, that lease expired in November 2021 and proper request was made by DPOR for a continuation of the lease; and

WHEREAS, DPOR continues to operate the Ptarmigan Valley Trailhead parking lot as a hold over tenant in good standing; and

WHEREAS, Trailhead parking at this location serves to alleviate conflict between trail users and neighborhoods in the area for Ptarmigan Valley Trail, which is heavily utilized on a year-round basis; and

WHEREAS, a continuation of this lease and execution of the trail easement will provide residents and visitors continued recreational opportunities; and

WHEREAS, HLB posted the property, conducted public notice and an agency review by all potentially interested municipal agencies to establish no objections to the disposal by lease and easement; and

WHEREAS, the HLBAC finds the disposal 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 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 1-091, LEGALLY DESCRIBED AS TRACT B, SPRING CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT NO. 73-7, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, 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.

PASSED and APPROVED on this, the 23th day of June, 2022.

Approved:

Attest:

Tammy Oswald, Chair
Heritage Land Bank Advisory Commission

Adam Trombley, Executive Director
Real Estate/Community Development

Appendix C

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 3-26-96

Submitted by: Assembly Members Campbell and
Kendall
Prepared by: Department of Property & Facility
Management/Heritage Land Bank
For Reading: February 13, 1996

ANCHORAGE, ALASKA

AO NO. 96-53

AN ORDINANCE PROVIDING FOR THE PUBLIC PURPOSE RETENTION OF TAX FORECLOSED REAL PROPERTY DESCRIBED AS LOT 17, SECTION 16, T15N, R1W, S.M. (TAX I.D. #051-191-01); TRACT B, SPRING CREEK S/D, FILED UNDER PLAT NO. 73-7 (TAX I.D. #051-211-02); AND NW1/4, NW1/4, SE1/4 AND N1/2, SW1/4, NW1/4, SE1/4, IN SECTION 16, T15N, R1W, S.M. (TAX I.D. #051-211-05); PURSUANT TO TAX DEEDS 3AN-88-2714 AND 3AN-89-1915, RECORDED IN BOOK 2112, PAGE 0101, BOOK 2112, PAGE 0101 AND BOOK 2003, PAGE 0122, ANCHORAGE RECORDING DISTRICT; AND THE TRANSFER OF THIS LAND TO THE HERITAGE LAND BANK INVENTORY

THE ANCHORAGE ASSEMBLY FINDS THAT:

WHEREAS, in accordance with AS 29.25.460(a) the Municipality may, by ordinance, elect to retain a tax foreclosed property for a public purpose; and

WHEREAS, Anchorage Municipal Code Section 25.30.035 provides that properties to which the Municipality has obtained a clerk's deed by reason of tax foreclosure may be retained for a public purpose; and

WHEREAS, the municipality has obtained a clerk's deed by reason of tax foreclosure to each of these three parcels; and

WHEREAS, the Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation, has requested the use of these three parcels as a parking area/trailhead to allow year-round access to the Little Peters Creek area of Chugach State Park; and

WHEREAS, the Assembly recognizes that recreational use of these parcels is a public purpose which should be encouraged by the Municipality; and

WHEREAS, the Assembly finds that the three parcels are uniquely situated for public use. The parcels include an old gravel pit which could easily be converted into a public parking area and trailhead; furthermore, the slopes of the former gravel pit would screen activities on the site from adjacent properties. In addition, the location of the lots on the Old Glenn Highway provides for excellent access into the adjacent public lands. The Assembly also finds that there is a significant need for a new public parking lot and trail access into the Little Peters Creek area of Chugach State Park which will not conflict with existing uses in this area; and

WHEREAS, the existing public access along Jasmine Road into the Little Peters Creek area of the park has created substantial conflicts with surrounding residential uses; and

WHEREAS, all but two federal tax liens against these properties have expired or have been relinquished, including the interests of the prior owner; and

WHEREAS, these parcels are located immediately adjacent to Heritage Land Bank Parcels 1-007 and 1-008 in Chugiak; and

WHEREAS, the Chugiak Community Council has indicated its strong support for this proposal; and

WHEREAS, once designated for retention, these parcels should be transferred into the Heritage Land Bank inventory for efficiency of overall land management; and

WHEREAS, the Administration supports the retention of this land for public purposes.

NOW, THEREFORE the Anchorage Assembly ordains that:

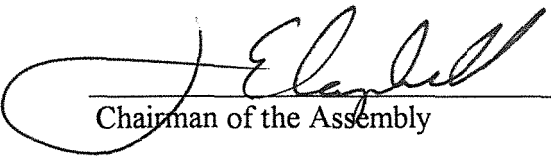
Section 1. The real property described above and deeded to the Municipality of Anchorage by the Superior Court of the State of Alaska for non-payment of real property taxes and/or assessments pursuant to Alaska Statute 29.45.450, shall be retained by the Municipality of Anchorage for a public purpose under the authority of Alaska Statute 29.45.460 and Anchorage Municipal Code 25.30.035.

Section 2. Nothing in this ordinance shall be construed as a specific dedication of land exclusively for park or recreation purposes within the meaning of the Home Rule Charter Section 10.02(8) and Anchorage Municipal Code 25.10.080.

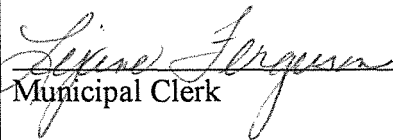
Section 3. The real property described above shall be transferred into the Heritage Land Bank inventory.

Section 4. This ordinance shall take effect immediately upon passage and approval by the Municipal Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 26th day of March, 1996


Chairman of the Assembly

ATTEST:


Municipal Clerk

3-26-96 The Assembly amended the ordinance by including an attachment to correct the legal description.

ATTACHMENT TO AO 96-53

1) Tax Parcel 051-191-01

Lot 17 in Section 16, T15N R1W, Seward Meridian in the Anchorage Recording District, Third Judicial District, State of Alaska

Physical Address: 18845 Old Glenn Highway

Last Owner of Record: Stephan & Son, Inc., an Alaska corporation. Michael W. Stephan, Registered Agent, P. O. Box 210329, Anchorage, Alaska 99521 and/or 3605 Arctic, #1138, Anchorage, Alaska 99503

2) Tax Parcel 051-211-02

Tract B, Spring Creek Subdivision, according to the official plat thereof, filed under Plat No. 73-7, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Physical Address: No street address assigned. See Map

Last Owner of Record: Stephan & Son, Inc., an Alaska corporation, and William Waddell and Dixie L. Waddell, husband & wife. Addresses are HC 78, Box 1155, Chugiak, Alaska 99567 and 130 Cordova, Anchorage, Alaska 99501, in addition to the addresses indicated above for Stephan & Son, Inc.

3) Tax Parcel 051-211-05

The NW1/4 NW1/4 SE1/4; AND the N1/2 SW1/4 NW1/4 SE1/4, in Section 16, T15N, R1W, Seward Meridian, within the Anchorage Recording District, Third Judicial District, State of Alaska

Physical Address: No street address assigned. See Map

Last Owner of Record: Stephan & Sons, Inc. at the addresses shown in 1) and 2) above.

FDIC**Federal Deposit Insurance Corporation****Western Service Center**

P.O. Box 7549, Newport Beach, CA 92658-7549 (714) 263-7100

Division of Depositor and Asset Services

The Federal Deposit Insurance Corporation ("FDIC"), in either its corporate capacity or as the receiver of a failed financial institution, holds an interest in the following real property:

- (1) Tract B, Spring Creek Subdivision, Anchorage, Alaska.
- (2) NW1/4 NW1/4 SE1/4 and the N1/4 SW1/4 NW1/4 SE1/4 OF Section 16, T15N R1W, Seward Meridian, Anchorage Recording District.

Federal law states that "(n)o property of the Corporation shall be subject to levy, attachment, garnishment, foreclosure or sale without the consent of the Corporation, nor shall any involuntary lien attach to the property of the Corporation." 12 USC 1825(b) (2). This law applies to FDIC in its corporate capacity. 12 USC 1823(d) (3) (A).

Pursuant to 12 USC 1825 (b) (2), FDIC, Grantor, by and through its undersigned authorized agent, hereby consents to the foreclosure of the FDIC interest in the above described properties to Municipality of Anchorage, Grantee.

This consent is not intended to be, nor is it to be relied upon as, a waiver of any other right under federal or state law, including right to notice of foreclosure and the right to bid at sale. FDIC expressly reserves the right to challenge a foreclosure on any ground other than FDIC's right under 12 USC 1825 (b) (2). This consent is expressly limited to the properties described above.

The undersigned certifies that he or she is duly authorized to execute this waiver and consent on behalf of the FDIC.


Dated this 15th day of December, 1995, at Irvine, California.

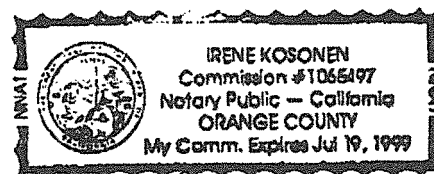
FEDERAL DEPOSIT INSURANCE COMPANY

By: 

Kerry Neterer, Attorney - in - fact

The foregoing instrument was acknowledged before me this 15th day of December, 1995, by Kerry Neterer.


 Notary public for California
 My commission expires: 7-19-99



FDIC

Federal Deposit Insurance Corporation

Western Service Center

P.O. Box 7549, Newport Beach, CA 92658-7549 (714) 263-7100

Division of Depositor and Asset Services

The Federal Deposit Insurance Corporation ("FDIC"), in either its corporate capacity or as the receiver of a failed financial institution, holds an interest in the following real property:

**Lot 17 in Section 16, Township 15 North, Range 1 West, Seward Meridian,
Anchorage Recording District, Third Judicial District, Alaska.**

Federal law states that "(n)o property of the Corporation shall be subject to levy, attachment, garnishment, foreclosure or sale without the consent of the Corporation, nor shall any involuntary lien attach to the property of the Corporation." 12 USC 1825(b) (2). This law applies to FDIC in its corporate capacity. 12 USC 1823(d) (3) (A).

Pursuant to 12 USC 1825 (b) (2), FDIC, Grantor, by and through its undersigned authorized agent, hereby consents to the foreclosure of the FDIC interest in the above described properties to Municipality of Anchorage, Grantee.

This consent is not intended to be, nor is it to be relied upon as, a waiver of any other right under federal or state law, including right to notice of foreclosure and the right to bid at sale. FDIC expressly reserves the right to challenge a foreclosure on any ground other than FDIC's right under 12 USC 1825 (b) (2). This consent is expressly limited to the properties described above.

The undersigned certifies that he or she is duly authorized to execute this waiver and consent on behalf of the FDIC.

Dated this 25th day of January, 1996, at Irvine, California.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: 

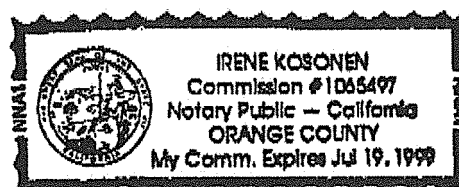
Kerry Neterer, Attorney - in - fact

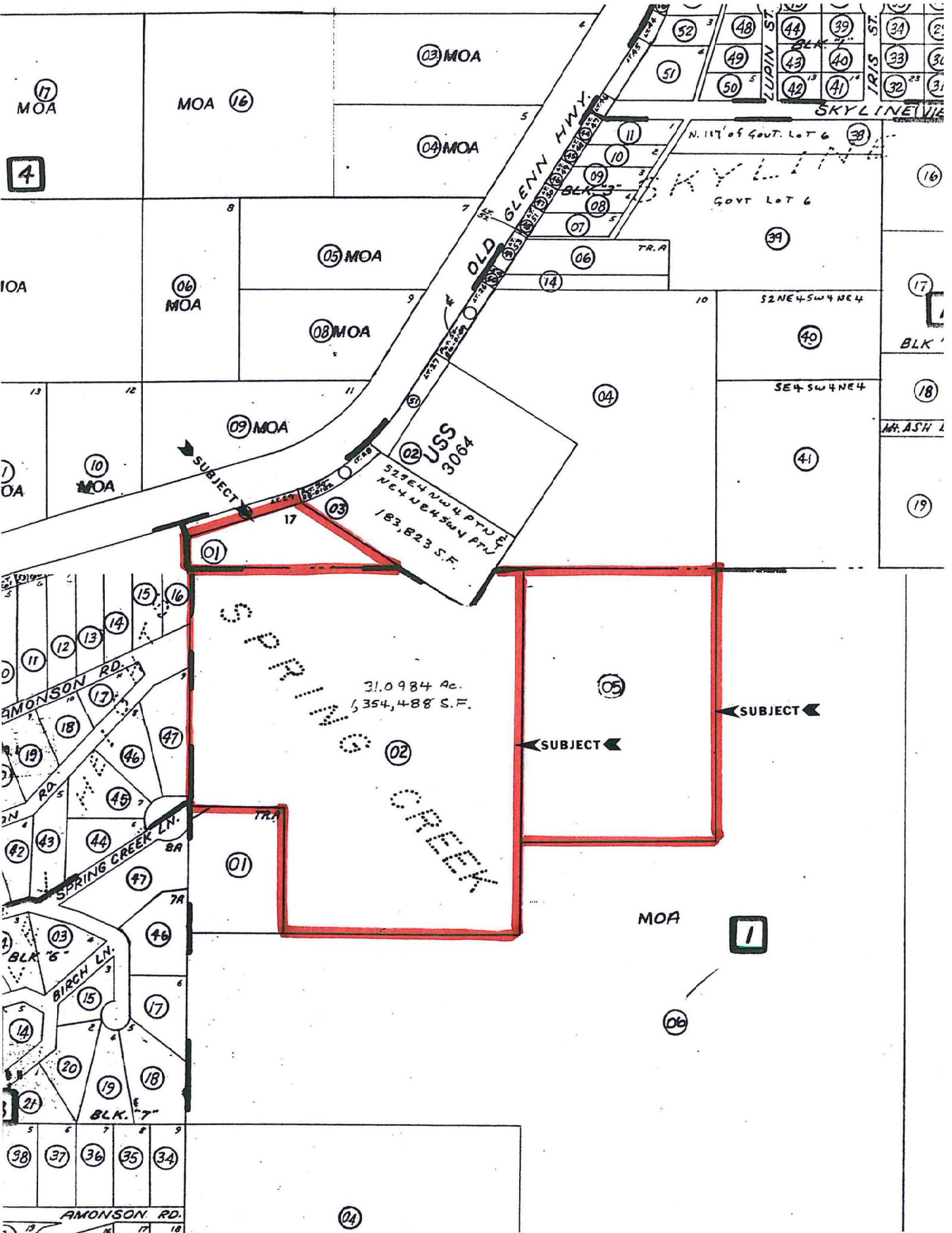
The foregoing instrument was acknowledged before me this 25th day of January, 1996, by Kerry Neterer.



Notary public for California

My commission expires: 7-19-99





4

1

MOA 17
MOA 16
MOA 03
MOA 04
MOA 05
MOA 06
MOA 08
MOA 09
MOA 10
MOA 01
MOA 02
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MOA 41
MOA 42
MOA 43
MOA 44
MOA 45
MOA 46
MOA 47
MOA 48
MOA 49
MOA 50
MOA 51
MOA 52

GOVT LOT 6
SKYLINE VILLAGE
OLD GLENN HWY.
AMONSON RD.
SPRING CREEK LN.
BIRCH LN.
BLK. 5
BLK. 7

31.0984 AC.
354,488 S.F.

SUBJECT

SPRING CREEK

MOA

BK 02112 PG 101

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT ANCHORAGE

In Re: Delinquent Taxes and)
Special Assessments for the)
Year 1988 and prior years, in)
the Municipality of Anchorage.)

Case No. 3AN-89-1915 Civil

CLERK'S DEED

In the matter of the foreclosing of liens for delinquent taxes and special assessments of the Municipality of Anchorage for the year 1988 and prior years, the liens having been foreclosed by judgment and decree of the Superior Court, and the properties described in the attached Exhibit A, which is incorporated herein by reference, remaining unredeemed after the expiration of the redemption period prescribed by law, and notice of the expiration of the redemption period having been given as prescribed by law, I, LeEllen Baker, Assistant Area Court Administrator/Clerk of the Court for the State of Alaska, Third Judicial District at Anchorage, pursuant to A.S. § 29.53.360, convey to the Municipality of Anchorage, whose address is P.O. Box 196650, Anchorage, Alaska 99519-6650, all right, title and interest in the properties described in the attached Exhibit A, situated in the Anchorage Recording District, Third Judicial District, State of Alaska.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the trial courts for the State of Alaska, Third Judicial District this 13th day of December, 1990.

MUNICIPALITY
OF
ANCHORAGE
OFFICE OF THE
MUNICIPAL ATTORNEY
P.O. BOX 196650
ANCHORAGE, AK
99519-6650
343-4543

K02112PG102

LeEllen Baker

LeEllen Baker, Assistant Area Court
Administrator/Clerk of Court for the
State of Alaska, Third Judicial
District at Anchorage

Per Order of the Court Dated: 12/13/90

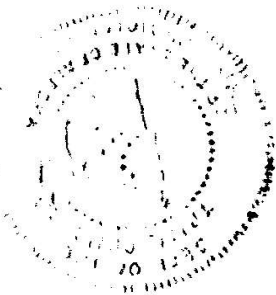
By Judge J. Justin Lipley

The foregoing instrument was acknowledged before me this
13 day of December, 1990 by LeEllen Baker, Court
Administrator/Clerk of Court for the State of Alaska, Third
Judicial District at Anchorage.

Deborah S. Arnold

Deputy Clerk of Court

AWR/nmk
P:TAXES4



MUNICIPALITY
OF
ANCHORAGE
OFFICE OF THE
MUNICIPAL ATTORNEY
P.O. BOX 196650
ANCHORAGE, AK
99519-6650
343-4545

BK02112PG103

1.	001 073 18	MARIE SCHODDE BLK 28 LT 3D
2.	001 073 19	MARIE SCHODDE BLK 28 LT 3C
3.	001 193 20	TURNAGAIN HEIGHTS BLK K LT 5A
4.	001 194 21	SIMONSON RESUB BLK B LT 6
5.	001 241 18	MONTHAVEN TR 2-A
6.	002 134 15	BEVERS (THIRD ADDN) BLK 6B LT 12
7.	002 134 16	BEVERS (THIRD ADDN) BLK 6B LT 11
8.	002 135 25	THIRD ADDITION BLK 7A LT 8
9.	003 073 07	EAST ADDITION BLK 27A LT 1
10.	004 035 47	MT VIEW BLK 16 E2 OF N2 OF 4
11.	004 041 20	MT VIEW BLK 20 S3 OF E2 OF LT 2
12.	005 026 28	FAIRVIEW BLK 11 LT 14 & 13 W2
13.	005 054 01	LAWRENCE (1941) BLK 9 LT 1 & 2
14.	005 063 12	AUSTRALASKA BLK 1 LT 12
15.	006 032 35	BRUMBELOW LT 2A
16.	006 032 36	BRUMBELOW LT 2B
17.	006 032 37	BRUMBELOW LT 2C
18.	006 032 38	BRUMBELOW LT 2D
19.	006 032 39	BRUMBELOW LT 2E
20.	006 032 40	BRUMBELOW LT 2F
21.	006 033 86	SUND LT 2C
22.	006 033 87	SUND LT 2D
23.	006 033 88	SUND LT 2E
24.	006 033 89	SUND LT 2F
25.	006 063 67	RANSOM LT 100A
26.	006 074 44	RAVENSBURCH #2 TR B-8
27.	006 112 04	KLUANE TERRACE TRAILER EST #1 LT 1 NO 50'
28.	006 221 02	DEBARR TERRACE BLK 1 LT 2
29.	006 403 04	T13N R3W SEC 24 PARCEL 3C SM
30.	007 094 52	EASTLAKE ADDN 3 BLK 9 LT 2
31.	007 094 53	EASTLAKE ADDN 3 BLK 9 LT 3
32.	007 094 57	EASTLAKE ADDN 3 BLK 9 LT 7
33.	007 094 58	EASTLAKE ADDN 3 BLK 9 LT 8
34.	007 094 60	EASTLAKE ADDN 3 BLK 9 LT 10
35.	007 094 61	EASTLAKE ADDN 3 BLK 9 LT 11
36.	007 094 63	EASTLAKE ADDN 3 BLK 10 LT 1
37.	007 141 41	EAST 41ST COURT RESUB LT 12
38.	007 143 36 019	RIFLEMAN TR A-2 WOODRIDGE PHASE I F-101
39.	007 144 02	EASTLAKE TR B
40.	007 144 56	EASTLAKE BLK 1 LT 30
41.	007 144 61	EASTLAKE BLK 1 LT 35
42.	007 144 68	EASTLAKE BLK 1 LT 42
43.	007 145 11	EASTLAKE ADDN 1 BLK 2 LT 2
44.	007 145 12	EASTLAKE ADDN 1 BLK 2 LT 3
45.	007 145 13	EASTLAKE ADDN 1 BLK 2 LT 4
46.	007 145 14	EASTLAKE ADDN 1 BLK 2 LT 5
47.	007 145 15	EASTLAKE ADDN 1 BLK 2 LT 6
48.	007 145 19	EASTLAKE ADDN 1 BLK 2 LT 10
49.	007 145 20	EASTLAKE ADDN 1 BLK 2 LT 11
50.	007 145 21	EASTLAKE ADDN 1 BLK 2 LT 12
51.	007 145 22	EASTLAKE ADDN 1 BLK 2 LT 13
52.	007 145 24	EASTLAKE ADDN 1 BLK 2 LT 15
53.	007 145 25	EASTLAKE ADDN 1 BLK 2 LT 16
54.	007 162 64 019	CASTLE HEIGHTS #3 BLK 14 LT 11A
		EAST QUARTER PHASE I #119
55.	007 172 80	FOXHALL SOUTH TR D

56.	007 184 55	BAXTER TERRACE TR A
57.	008 033 60 007	STEWART LT 1A LAUREL PARK #308
58.	010 072 10	HAWTHORNE BLK 2 LT 10
59.	010 098 20	WOODLAND PARK #2 BLK 1 LT 14
60.	012 132 12	SOUTHWOOD PARK #1 BLK 5 LT 10 E40'
61.	012 361 12	CHESTER H LLOYD LT 34 LESS E100'
*62.	012 371 53 003	WILLIAM LLOYD LT 16C DIMOND PLACE PHASE I #103(9309)
63.	012 372 68	CAMPBELL LAKE HEIGHTS #10 BLK 4 LT 4
64.	012 392 48	OLYMPUS BLK 3 LT 29
65.	012 491 77	LAUREL ACRES BLK 11 LT 41
66.	012 491 79	LAUREL ACRES BLK 11 LT 43
67.	012 493 49	LAUREL ACRES BLK 10 LT 48
68.	012 493 50	LAUREL ACRES BLK 10 LT 49
69.	012 493 52	LAUREL ACRES BLK 10 LT 51
70.	012 493 53	LAUREL ACRES BLK 10 LT 52
71.	012 503 27	LAUREL ACRES BLK 2 LT 43
72.	012 513 16	OLYMPUS BLK 8 LT 25
73.	012 513 17	OLYMPUS BLK 8 LT 24
74.	013 091 30	DIMOND D DEVELOPMENT BLK 2 LT 1
75.	013 091 31	DIMOND D DEVELOPMENT BLK 2 LT 2
76.	013 091 32	DIMOND D DEVELOPMENT BLK 2 LT 3
77.	013 091 33	DIMOND D DEVELOPMENT BLK 2 LT 4
78.	013 091 34	DIMOND D DEVELOPMENT BLK 2 LT 5
79.	013 091 35	DIMOND D DEVELOPMENT BLK 2 LT 6
80.	013 091 36	DIMOND D DEVELOPMENT BLK 2 LT 7
81.	014 021 13 003	DOWLING LT 45 2000 DOWLING PLAZA #03
82.	014 081 15	HOLLY HILL BLK 2 LT 1
83.	014 111 19	RIDGE VIEW LT 10
84.	014 111 20	RIDGE VIEW LT 9
85.	014 174 32	MARIAH BLK 2 LT 2A
*86.	015 091 06	PROSPECT HEIGHTS BLK 1 LT 15A
87.	016 021 02	BETTYS LT 2
88.	016 021 03	BETTYS LT 3
89.	016 021 04	BETTYS LT 3A
90.	016 021 14	BETTYS LT 13
91.	016 021 15	BETTYS LT 14
92.	016 021 16	BETTYS LT 15
93.	016 021 17	BETTYS LT 16
94.	016 021 19	BETTYS LT 18
95.	016 021 24	BETTYS LT 23
96.	016 021 25	BETTYS LT 24
97.	016 021 26	BETTYS LT 25
98.	016 021 27	BETTYS LT 26
99.	016 021 28	BETTYS 2.5 AC (UNSUBD)
100.	016 041 41	NIGH LT 2A
101.	016 091 13	ANCHORAGE SOUTH TR C1
102.	016 153 13	BLAKE LT 2
103.	016 202 02	ELDON BLK 3 LT 16
104.	016 202 03	ELDON BLK 3 LT 15
105.	016 202 04	ELDON BLK 3 LT 14
106.	016 202 17	ELDON BLK 3 LT 8
107.	016 221 12	MINDORO #1 LT 6
108.	016 251 16 028	INDEPENDENCE PARK BLK 11 LT 4 KANDLEWOOD PARK PHASE I #A-310
109.	017 073 07	T12N R3W SEC 25 NW4 NW4 SE4 SM

BK02112PG105

110.	017	091	39	PRATOR BLK 6 LT 2
111.	017	351	03	KEMPTON HILLS TR 1
112.	017	351	04	KEMPTON HILLS TR 2
113.	017	351	05	KEMPTON HILLS TR 3
114.	018	171	57	ELMORE BLK 1 LT 6
115.	019	121	88	EDGEWATER P.U.D. TR J
116.	019	121	89	EDGEWATER P.U.D. TR K
117.	020	032	41	RABBIT CREEK VIEW BLK 1 TR B
118.	020	051	18	MANN #2 BLK 6 LT 7
119.	020	423	05	PARADISE VALLEY BLK 2 LT 35
120.	050	033	20	BRANDYWINE BLK 1 LT 9
121.	050	061	19	SCHROEDER TR A
122.	050	062	01	SCHROEDER EAST BLK 3 LT 1
123.	050	131	74	BROADWATER HEIGHTS BLK 3 LT 14
124.	050	321	34	TIMBER RIDGE BLK 1 LT 3
125.	050	354	03	SUNNY VALLEY LT 28
126.	051	042	96	DIGEL LT 2
127.	051	191	01	T15N R1W SEC 16 LT 17 SM
128.	051	211	02	SPRING CREEK TR B
129.	051	221	08	WYATT LT 7
130.	051	251	17	T15N R1W SEC 20 TR A & B SM
131.	051	251	35	US SURVEY 3067 LT 5A T15N R1W SEC 20 SM
132.	051	251	36	SKOOKUM KNOLL BLK 2 LT 1
133.	051	251	37	SKOOKUM KNOLL BLK 2 LT 2
134.	051	251	38	SKOOKUM KNOLL BLK 2 LT 3
135.	051	251	39	SKOOKUM KNOLL BLK 2 LT 4
136.	051	251	40	SKOOKUM KNOLL BLK 2 LT 5
137.	051	251	41	SKOOKUM KNOLL BLK 2 LT 6
138.	051	251	44	SKOOKUM KNOLL BLK 3 LT 7
139.	051	251	45	SKOOKUM KNOLL BLK 3 LT 8
140.	051	251	46	SKOOKUM KNOLL BLK 3 LT 9
141.	051	251	47	SKOOKUM KNOLL BLK 3 LT 12
142.	051	251	48	SKOOKUM KNOLL BLK 3 LT 15
143.	051	251	49	SKOOKUM KNOLL TR C
144.	051	251	53	SKOOKUM KNOLL BLK 1 LT 7
145.	051	251	54	SKOOKUM KNOLL BLK 1 LT 6
146.	051	251	55	SKOOKUM KNOLL BLK 1 LT 5
147.	051	251	56	SKOOKUM KNOLL BLK 1 LT 4
148.	051	251	57	SKOOKUM KNOLL BLK 1 LT 3
149.	051	251	58	SKOOKUM KNOLL BLK 1 LT 2
150.	051	251	59	SKOOKUM KNOLL BLK 1 LT 1
151.	051	251	60	SKOOKUM KNOLL TR D
152.	051	251	62	SKOOKUM KNOLL TR A
153.	051	251	64	MCINKLEY HEIGHTS #2 BLK 2 LT 6
154.	051	251	65	MCKINLEY HEIGHTS #2 BLK 2 LT 5
155.	051	251	66	MCKINLEY HEIGHTS #2 BLK 2 LT 4
156.	051	261	32	FERGUSON LT 4
157.	051	293	31	T15N R1W SEC 30 LT 38 SM
158.	076	015	99 006	ALYESKA NORTH #1 BLK 3 LT 3B
				ALYESKA NORTH #409
159.	009	241	46 000	SPRUCE HEIGHTS BLK 2 LT 18
160.	009	241	47 000	SPRUCE HEIGHTS BLK 2 LT 19
161.	014	292	29 000	INDEPENDENCE TR Q-3

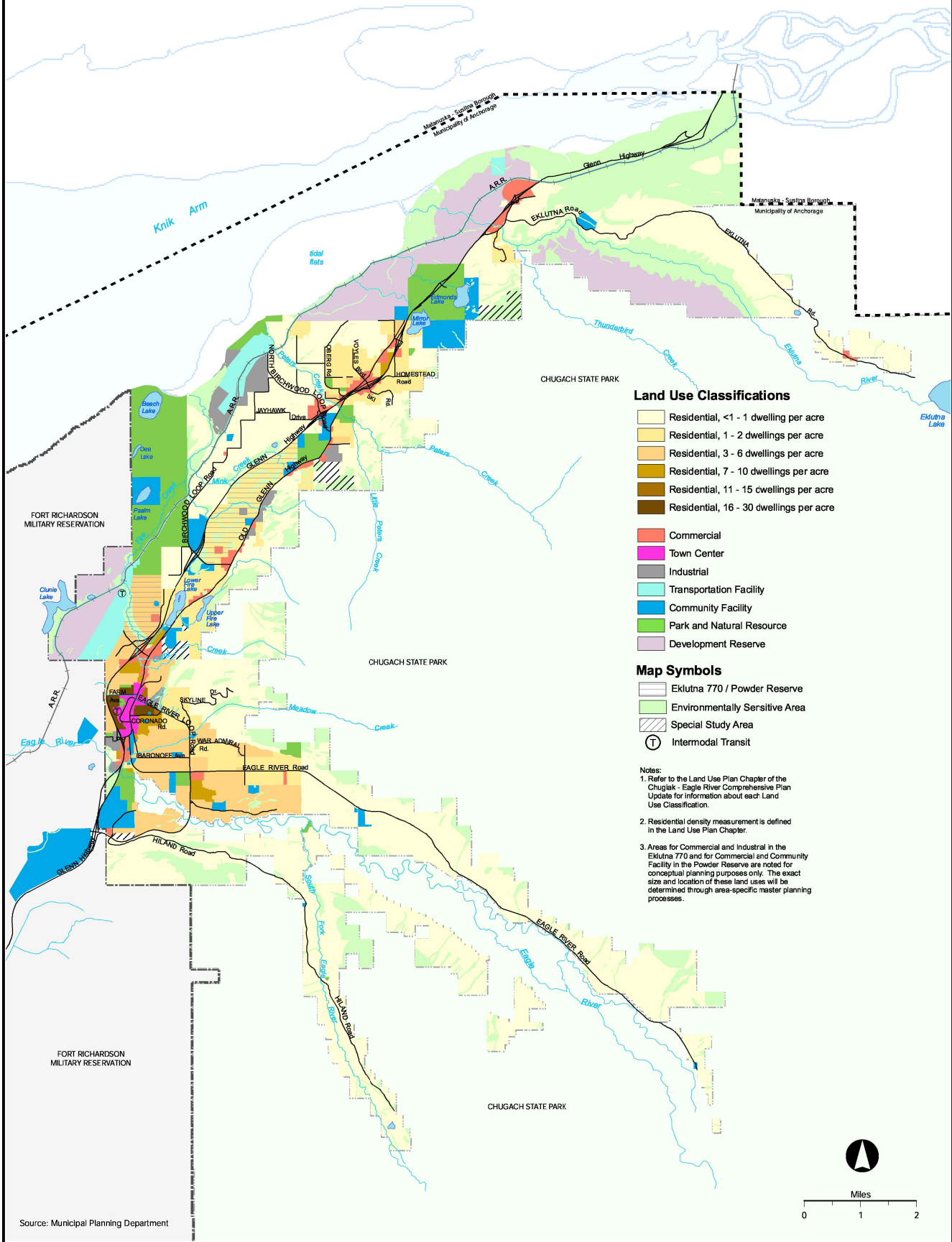
90-061768
22-
ANCHORAGE REC.
DISTRICT
REQUESTED BY MOA

'90 DEC 28 AM 11 19

After Recording Return to:
MUNICIPALITY OF ANCHORAGE
Treasury Division / Tax Section
P.O. Box 198650 SUSIE AIKINS
Anchorage, Alaska 99519-0650 TAXES

Appendix E

Land Use Plan





Appendix G

**PROJECT NAME:
PTARMIGAN VALLEY TRAILHEAD**

**TRANSFER OF RESPONSIBILITIES AGREEMENT
BETWEEN
THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF PARKS AND OUTDOOR RECREATION
AND
MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK**

This Agreement is effective upon execution by the State of Alaska, Department of Natural Resources, Division of Parks and Outdoor Recreation (hereinafter called the State), and the Municipality of Anchorage, Heritage Land Bank (hereinafter called the Municipality). The State and the Municipality are entering into this Agreement pursuant to AMC 25.40.035 and AS 41.21.020 et. seq. and any regulations promulgated thereunder.

The Municipality's coordinator for this Agreement is Gary Gustafson, Director, Heritage Land Bank. The State's coordinator for this Agreement is Al Meiners, Superintendent, Chugach State Park. Each party agrees to notify the other party of any change in project coordinator.

Whereas \$100,000 was appropriated by the Anchorage Assembly (AR No. 96-104 on April 23, 1996) for construction of the Ptarmigan Trailhead as described in Appendix A of this Agreement, and whereas the State has approved a budget authorization (PARKS FY 97 RPL ADN #1074003) providing for the receipt of these funds in order to complete the project described in Appendix A. In order to implement these project authorizations, the parties mutually agree as follows:

1. The State agrees to assume all responsibilities for the project described in Appendix A, which is hereby incorporated and made a part of this Agreement.
2. The State shall agree to comply with all applicable codes, statutes, and regulations of the Municipality of Anchorage, the State of Alaska and the federal government, including the terms of the lease which allows for this project.
3. The Municipality agrees to transfer the funds appropriated by the Anchorage Assembly for the project (above) to a special account in the State Treasury. Special account funding for the State shall not exceed a total of Ninety Eight Thousand Dollars (\$98,000). The State and the Municipality agree that any costs for this project in excess of the above amount are the responsibility of the State.

4. The procedures for project reporting and payment schedules to be followed by the State in drawing on the special account referred to in Paragraph 3 are set out in Appendix A.
5. To the extent permissible by law and contingent upon funding by the Alaska Legislature for this purpose, and excepting all claims, damages, losses and expenses resulting from the Municipality's negligence or willful conduct or breach of contract, the State agrees to indemnify and hold harmless the Municipality and its agents and employees from and against any and all claims, damages, losses, and expenses arising directly out of the State's assumption of the responsibilities for the project set forth and described in Appendix A.
6. In the event the State hires a consultant to perform any or all of the services detailed in Appendix A, the State shall forward to the Municipality copies of the scope of services to be performed and receive approval prior to issuing a request for proposal if the contractual amount equals or exceeds \$10,000. Once the contract is executed, two copies of the final professional services contract document shall be forwarded to the Municipality. If anything in these documents is determined to be in conflict with the project described in Appendix A or is found to be in violation of any statutes, code, or regulation, the State will be notified that further progress payments of project funds are in jeopardy and will not be paid by the Municipality until those conflicting aspects are corrected.
7. If, through any cause, the State shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the State shall violate any of the covenants or stipulations of this Agreement and if, after notification by the Municipality of such failure or violation, the State fails to take proper corrective action within a reasonable time, the Municipality shall thereupon have the right to terminate this Agreement by giving written notice to the State of such termination and specifying the effective date thereof. Such notice shall be given at least fifteen (15) days before effective date of such termination. In that event, all finished or unfinished documents, computer files and equipment, data files, studies, maps, advertising material, ad publications produced by the State or its subcontractors under the Agreement shall, at the option of the Municipality, become the Municipality's property and the State shall be entitled to receive just and equitable compensation for any satisfactory work completed. Notwithstanding the above, the State shall not be relieved of any liability to the Municipality for damages sustained by the Municipality by virtue of any breach of the Agreement by the State, and the Municipality may withhold any payments to the State until such time as the exact amount of damages due the Municipality from the State is determined.
8. The State may appeal to the Municipal Manager the Municipality's determination that the State is in violation of this contract or that it has failed to fulfill its responsibilities in a timely and proper manner. Such an appeal must be made within ten (10) days of the date the State is notified of the Municipality's decision to terminate the contract. Pending resolution of the appeal, no work will proceed on the project. The Municipal Manager's decision shall be final.

9. If, due to changed circumstances, the State or the Municipality wishes to terminate this Agreement prior to its completion, the initiating party shall notify the other party in writing of its reasons for requesting the early termination. This request must be made at least fifteen (15) days prior to the proposed termination date. If both parties agree that it is in their mutual best interest to terminate this Agreement early, all finished or unfinished improvements shall, at the option of the Municipality, become the Municipality's property.
10. This Agreement shall be governed by the laws of the Municipality of Anchorage and the State of Alaska and all relevant regulations and requirements.
11. The State shall comply, and shall require compliance by any subcontractors, with all Federal, State, and local laws, regulations, and ordinances relating to civil rights.
12. Unless changed by prior written notice, any notices required by this Agreement must be sent to the following addresses:

STATE: Superintendent, Chugach State Park
Division of Parks and Outdoor Recreation
Department of Natural Resources
HC 52, Box 8999
Indian, Alaska 99540-9605

MUNICIPALITY: Director, Heritage Land Bank
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

13. The failure of the Municipality to insist in any one or more instances upon strict performance by the State of any provision or covenant in this Agreement may not be considered as a waiver or relinquishment of the provision of covenant for the future. The waiver by the Municipality of any provision or covenant in this Agreement cannot be enforced or relied upon by the State unless the waiver is in writing and signed on behalf of the Municipality.
14. This Agreement shall only be amended, modified or changed by a writing, executed by authorized representatives of the parties, with the same formality as this contract was executed. For the purposes of any amendment modification or change to the terms and conditions of this agreement, the only authorized representatives of the parties are:

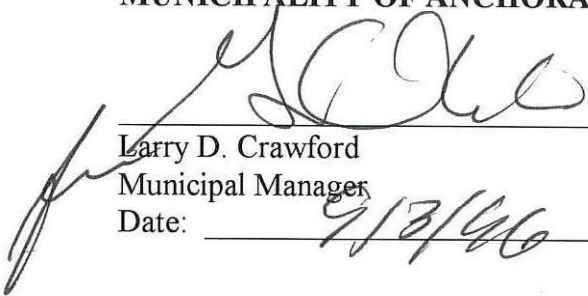
STATE: Chugach State Park Supt.

MUNICIPALITY: Municipal Manager

Any attempt to amend, modify, or change this agreement by either an unauthorized representative or unauthorized means shall be void.

IN WITNESS WHEREOF, the parties have executed this contract on the date and at the place shown below.

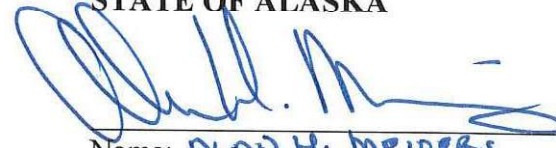
MUNICIPALITY OF ANCHORAGE



Larry D. Crawford
Municipal Manager

Date: 9/3/96

STATE OF ALASKA



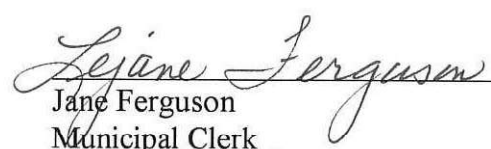
Name: ALAN H. MEIDERS
Title: PARK Supt.

Date: 9/4/96

IRS Tax Identification No.

Tax Status: Taxable [] Non-Taxable []

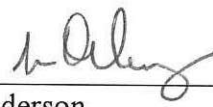
ATTEST



Jane Ferguson
Municipal Clerk

Date: 9/4/96

FUND CERTIFICATION



for Jerry Anderson
Chief Fiscal Officer

Date: 8/30/96

Funds Available: \$98,000

Account Number: 0421-1204-1252-5302 - 125203
(Areawide Contribution)

APPENDIX A

A. Scope of Services:

The purpose of this fund transfer is to construct a new public parking area and trailhead on Heritage Land Bank land which is leased to the Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation (State Parks). Known as the Ptarmigan Valley Trailhead, this facility in Chugiak will be operated and maintained by State Parks.

The Municipality will make available \$98,000 for this project. State Parks will use this money to develop two separate parking lots (upper and lower) to accommodate approximately 60 vehicles, including trailers. In addition, State Parks will construct a trailhead, access road, entrance gate, luminaries, toilet and related facilities as identified below and on the attached development plan illustration. Some work items will be performed by State Parks, while other work will be performed by contractors supervised by State Parks.

State Parks will use the funds to construct the following (note: These are approximate costs for individual project items):

Debris Removal	\$2,000
Excavation and Embankment	\$43,000
Culvert	\$1,000
Luminaries (2)	\$3,000
Toilet	\$20,000
Bulletin Boards, Barriers, Signs	\$3,000
Parking Bumpers	\$2,000
Double Entrance Gates	\$4,000
Landscaping	\$10,000
Trail Work	\$5,000
Crushed Aggregate Base Course (D1)	\$5,000
Total	\$98,000

B. Estimated Project Schedule: September 1, 1996 to October 1, 1997.

C. Reporting and Payment Requirements:

On the following dates, State Parks will submit a bill to the Municipality for expenses incurred before that date. The bill will itemize each expense and certify that all associated work is complete. It is understood by the parties that the Municipality has a right to review and inspect all work completed which is the subject of these billings and may withhold payment until any disputes regarding the completed work are resolved.

Billings will be submitted to the Municipality on or before November 30, 1996, April 30, 1997 and September 30, 1997. The Municipality will reserve the release of at least 25 percent of the project funds until after the September 30, 1997 billing cycle.



HERITAGE LAND BANK STAFF REPORT

Case 2022-03

PREPARED FOR THE HLB ADVISORY COMMISSION

Action: Non-Competitive Disposal by Sale at Fair Market Value
Hearing Date: June 23, 2022
Subject Location: HLB Parcel 3-027A; Near Intersection of East Dowling Road and Elmore Road (Appendix A)
Prepared By: Emma Giboney, Land Management Officer

Summary

Proposal Summary: Chugach Electric Association, Inc. (CEA) proposes to purchase HLB Parcel 3-027A by non-competitive sale at fair market value.

Applicable Regulations & Standards: AMC § 25.40.010E provides authority for disposal.

2021 Work Program Amendment Required Yes. Amendment is required in the case of “land sale activities” not already contained in the work program (AMC § 25.40.020B).

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

Background Information

Parcel ID: 008-081-18-001

Parcel Location: HLB parcel 3-027A (PID 008-081-18-001), legally described as a portion of the South half of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 3 West, Seward Meridian. The Parcel is located on the southwest corner of East Dowling Road and Elmore Road, Anchorage, Alaska.

Acquisition Information: State of Alaska Patent 5015 dated November 8, 1972; Anchorage Recording District Book 494 Page 607

Parcel Size: Approximately 1 acre

Existing Conditions: This property has been the location of the CEA Dowling Substation for nearly 50 years, the current lease is set to expire in 2028.

Current Land Use: Zoning is Public Lands & Institutions (PLI).

Surrounding Land Use: Adjoining properties are HLB Parcel 3-027 (PID 008-081-12-000) zoned as Parks and Recreation (PR) and managed by Park and Recreation as Campbell Park, and HLB Parcel 3-064 (PID 014-931-01-000) zoned as Public Lands & Institutions (PLI) and used by Street Maintenance and Operations partially as a snow disposal site and the remainder left as a natural area. The proposed sale will not negatively impact any surrounding land uses.

Adopted Land Use Plan: The *Anchorage 2040 Land Use Plan (2017)* designates this area as Park or Natural Area.

Public Notice

Notices were posted on the property on Wednesday, June 8, 2022. Notices were mailed to 164 neighboring parcels on Wednesday, June 8, 2022 within the requisite 14 days found in AMC § 25.40.030C. HLB's regular email list was notified of a HLBAC meeting on Friday, June 10, 2022. And an Agenda including this item was posted on the HLB website on Wednesday, June 15, 2022.

Project Description

CEA submitted a request to purchase the Dowling Substation property from the MOA (Appendix C). CEA has identified that the continued management of the property under their ownership is in their best interest; therefore, made the request for the disposal.

Analysis and Conclusion

The property, since it was acquired by the MOA in 1972, has been operated and leased to CEA. An appraisal was obtained for this property and consideration for the disposal is fair market value.

The land use designation for the site is consistent with adopted plans and this meets the mission of the HLB. The disposal 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 disposal both in code and the Work Program.

Agency Review

Comments were received from the Parks and Recreation Department (Appendix D)

Recommendation

Staff recommends approval of this resolution.

Appendices:

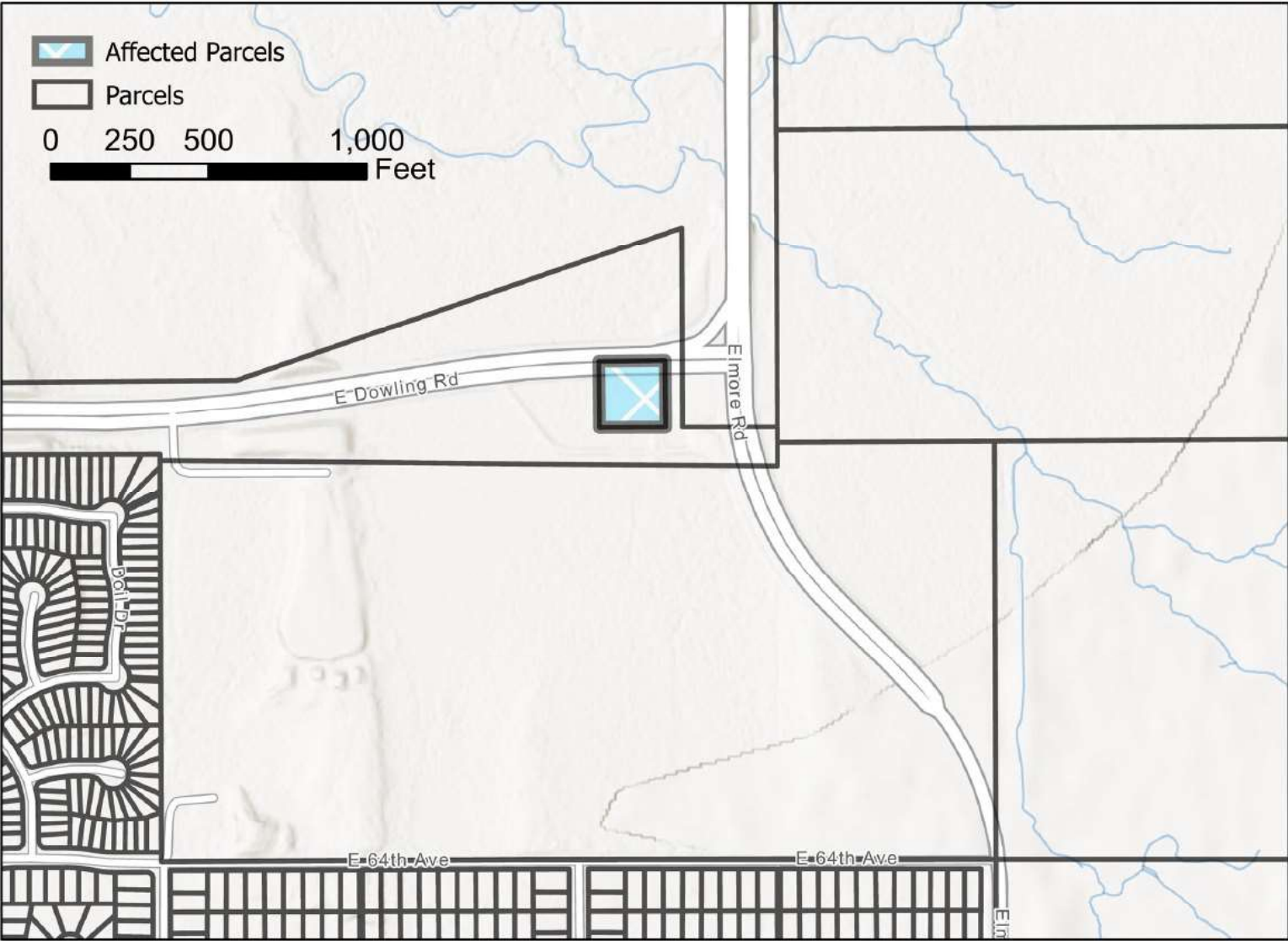
A – Location Map

B – HLBAC Resolution 2022-03

C – CEA Application

D – Agency Review

Appendix A



A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE DISPOSAL BY NON-COMPETITIVE SALE AT FAIR MARKET VALUE OF HLB PARCEL 3-027A (PID 008-081-18-001), LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, TO CHUGACH ELECTRIC ASSOCIATION, INC. FOR THE CONTINUED OPERATION OF AN ELECTRIC SUBSTATION AND AMEND THE 2021 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2022-2026 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 § 25.40.025.A, 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 of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases and easements; and

WHEREAS, Chugach Electric Association, Inc. has leased HLB Parcel 3-027A since 1973, first from the State of Alaska then from Heritage Land Bank for the purposes of providing electricity to the surrounding area and is proposed as a non-competitive disposal; and

WHEREAS, *the Heritage Land Bank 2021 Annual Work Program & 2022 – 2026 Five-Year Management Plan* did not anticipate this disposal, and pursuant to AMC 25.40.020B, sale activities require an amendment; and

WHEREAS, HLB posted the property and conducted public notice; and

WHEREAS, the HLBAC finds the disposal 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 DISPOSAL BY NON-COMPETITIVE SALE AT FAIR MARKET VALUE OF HLB PARCEL 3-027A (PID 008-081-18-001), LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, RECORDS OF THE ANCHORAGE RECORDING DISTRICT, TO CHUGACH ELECTRIC ASSOCIATION, AN ALASKA NON-PROFIT ELECTRIC COOPERATIVE, FOR THE CONTINUED OPERATION OF AN ELECTRIC SUBSTATION AND AMEND THE 2021 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2022-2026 FIVE-YEAR MANAGEMENT PLAN.

PASSED and APPROVED on this, the 23th day of June, 2022.

Approved:

Attest:

Tammy Oswald, Chair
Heritage Land Bank Advisory Commission

Adam Trombley, Executive Director
Real Estate/Community Development

Appendix C



Municipality of Anchorage
REAL ESTATE DEPARTMENT
Heritage Land Bank Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

Office use
Rec'd. by: _____
Fee: \$ _____
Tentative HLBAC
Meeting date: _____

Land Disposal Application

HLB Application #: _____

This is a request for land disposal via (circle one):

Purchase Lease Trade Easement Other (specify): _____

HLB Parcel(s): 3-027A PID(s): 008-081-18-001

Legal Description (please print): S1/2, SE 1/4, SE1/4, SE 1/4, T13N, R3W, Sec 33, Seward Meridian, Alaska
Alaska State Land Survey No. 72-46 per Plat 72-242

Section: 33 Township: 13N Range: 3W

Zoning classification: PLI

Location (circle one): Eagle River **Anchorage** Girdwood Other _____

Applicant Information:

Contact name: Karen Keesecker, Manager, Land Services

Name of company or organization (if applicable): Chugach Electric Association, Inc.

Address: P.O. Box 196300, Anchorage, AK 99519

Phone and fax numbers: (Ph) 762-4726 (Alt) _____ (F) 762-4852

E-mail address: karen_keesecker@chugachelectric.com

Applicant is a (check one):

Proprietorship _____ Partnership _____ Private Individual _____

Government agency _____ Corporation _____ Non-profit organization _____

Other X (explain/describe): Electrical Utility Co-op

Lease-Term requested: From _____ To _____
Currently leased under #73-001 (Term cannot begin prior to HLB Advisory Commission and Assembly approval.)

Application Questionnaire:

1. Size of area requested (identify minimum area necessary in number of acres or square footage, include site plan):

Current parcel size at 43,560 s.f.

2. Intended and permitted uses of land. Give narrative explanation, noting date(s) of proposed use, construction schedule (if applicable), proposed improvements, etc.:

Current use as an electrical substation to continue. No current plans for expansion or changes.

Note: Proposed use(s) must be consistent with municipal zoning and code restrictions.

3. Explain why Heritage Land Bank Advisory Commission should recommend Assembly approval of this request:

Chugach has leased the site from MOA and previously exisited under a BLM permit. To provide the best value for our customers, purchasing the property would acheive cost benefits over leasing long-term.

4. How is this request consistent with the current HLB Work Plan?

Disposal of property not suitable for other uses. The substation site is on a separate 1- acre parcel located at the intersection of Bragaw and Dowling, and surrounded by wetlands. Given the size and location, few options for development exisit here.

5. How is this request consistent with the affected region's comprehensive plan, district, or neighborhood plan and with any other adopted plans or policies?

The current substation has been in this location for decades. The site is conducive for efficient operations for area neighborhoods and not obtrusive in scope or size. Substations serve the community to provide electrical service to surrounding neighborhoods. They are an essential facility to step down power for home use from telectrical generation facilities.

Please read the following HLB Mission Statement and Anchorage Municipal Code and initial below.

Heritage Land Bank Mission Statement

It is the mission of the Heritage Land Bank (HLB) to manage uncommitted 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. In accordance with this mission, the HLB manages over 10,000 acres of municipal land located throughout the Municipality, from Girdwood to Eklutna, which is classified as residential, commercial, industrial, open space and recreational areas. All revenue produced from the management or sale of HLB land is placed in the HLB Fund, a fiduciary trust fund managed on behalf of the citizens of Anchorage. The HLB Fund can be used only for HLB operating expenses, to acquire land needed for municipal use, and to improve existing HLB land.

Anchorage Municipal Code

Pursuant to AMC 25.40.025.A-G, 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 of HLB land or an interest in land. Land disposal under this chapter include land sales, land exchanges, leases, and easements.

After the public hearing, the HLBAC shall submit 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 purpose and mission. The written finding shall identify the proposed land disposal, including details regarding its method, timing, terms, projected effects on the neighborhood and on public facilities, and other relevant information. All proposed land disposals shall also specify those terms and conditions necessary to ensure that the HLB receives the maximum overall benefit for the disposal of its land, including equivalent non-monetary public benefits, consistent with the Municipality's best interests.

The HLB shall determine which land or interests in land should be disposed of; consistent with AMC 25.40.020 and the comprehensive plan and implementing measures. If the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures, the HLB shall complete a site-specific land use study for the use of the land which has been adopted through the public process specified in this chapter. Each site specific land use study shall address: a) the need for community facilities such as roads, parks, trails, schools, satellite municipal officers, etc.; b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands; c) public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility with adjacent areas; and f) consistency with land uses identified in the comprehensive plan and zoning for the area.

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

The HLB, with Assembly approval, may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal.

The HLB, with Assembly approval, may lease land in the HLB inventory. Any lease shall be awarded by an open competitive bid process for at least appraised fair market rates, or a percentage of gross receipts, or user fee equivalent, pursuant to AMC 25.40.025. The lease rates shall be adjusted at intervals of no more than five years to reflect current market conditions. An application to lease shall grant the applicant no right of preference or priority. HLB land may be leased non-competitively to a non-profit agency for less than its appraised fair market value if the municipal benefits which are projected to accrue are found by the Mayor and the Assembly to be in the best interest of the Municipality.

I, the undersigned, have read and understand the above referenced section of the Anchorage Municipal Code regarding Heritage Land Bank Disposal procedures (AMC 25.40.025).

Initial here: KK

Application received by:

Robin E. Ward, Director
Real Estate Department
Heritage Land Bank Division

Authorized representative:

Karen Keesecker

(signature)

Karen Keesecker

(Print name)

Manager, Land Services

(Title)

Pursuant to Section X.A of the HLB Policies, applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review to be completed within ten (10) business days is requested.

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

Appendix D



Municipality of Anchorage, Alaska Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks



MEMORANDUM

Date: June 20, 2022

To: Heritage Land Bank/Real Estate Dept.

From: Parks & Recreation Dept.

Disposal of HLB Parcel 3-027A (PID 008-081-18) CEA Substation,

Project: Dowling Rd./Elmore Rd.

The Parks & Recreation Dept. has no immediate need to retain the subject parcel for park and recreation purposes. If the MOA decides to sell this parcel for continuation of its current utility use, Parks & Recreation recommends that the north portion be retained to accommodate existing and future public road purposes, that screening vegetation be retained, and that such conveyance be subject to a reverter clause to apply if CEA no longer needs the property for this use.