

# Heritage Land Bank Advisory Commission Meeting

Thursday, March 23, 2023 at 1:30PM

Permit & Development Center, Training Room  
4700 Elmore Road, Anchorage, Alaska 99507

*or via Microsoft Teams (Meeting ID: 261 165 029 956 Passcode: AkZhHi)  
and telephonic hearing (907-519-0237 Conference ID 680 049 670#)*

## A G E N D A

- I. **Call to Order and Statement of Procedure:** Chair Brett Wilbanks
- II. **Roll Call, Introductions and Disclosures:** LMO Emma Giboney
- III. **Approval of Agenda and Minutes**
  - a. March 23, 2023 Agenda
  - b. February 23, 2023 Minutes
- IV. **Director's Report**
- V. **Work Session:** Draft 2023 Annual Work Program & 2023-2027 Five Year Management Plan  
*(The work session will be limited to 90 minutes)*
- 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.)*
- VII. **Commissioner Comments**
- VIII. **Next Regularly Scheduled Meeting Date:** Thursday, April 27, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.
- IX. **Adjournment**

# Heritage Land Bank Advisory Commission Meeting

Thursday, February 23, 2023 at 1:30PM

Permit & Development Center, Training Room  
4700 Elmore Road, Anchorage, Alaska 99507

*or via Microsoft Teams (Meeting ID: 261 952 306 580 Passcode: LLxkm2)  
and telephonic hearing (907-519-0237 Conference ID 554 313 943#)*

## MINUTES

- I. **Call to Order and Statement of Procedure:** Chair Brett Wilbanks called the meeting to order at 1:43 pm with three Commissioners present.
- II. **Roll Call, Introductions and Disclosures:** LMO Emma Giboney  
Commissioners Wilbanks, Tenny, Hansen, Marshall (arrived at 1:54 pm) were present.  
Commissioners Oswald, Flynn, and Warfield were excused.

Due to the lack of a quorum, informational items were shared from the Director's Report.  
Director Wilber provided the following updates:

- The Anchorage Assembly at a recent meeting voted to postpone indefinitely the Holtan Hills disposal.
- At the same meeting, the Assembly passed Resolution 2023-40, as amended, that outlined a few directives for HLB which include; incorporating Girdwood Area Plan items as appropriate into the HLB work plan, identify Girdwood properties for transfer to a Girdwood non-profit for development, and directed HLB staff to prepare a report outlining feasibility of Girdwood properties that could be developed for residential or commercial development (due to committee by 4/20/2023).
- Provided a timeline for the HLB Work Plan
- Staffing update was provided with an effort to hire a Real Estate/HLB Executive Director and a Land Management Officer starting on 3/20/2023.

Commissioner Marshall arrived at 1:54 pm and a quorum was established.

- III. **Approval of Agenda and Minutes**
  - a. February 23, 2023 Agenda – Moved by Commissioner Tenny, seconded by Commissioner Hansen a motion to amend the agenda to move Item VII Persons or Items Not on the Agenda to after the Director's report was made by Chair Wilbanks and seconded by Commissioner Tenny and approved unanimously, the main motion passed unanimously.
  - b. November 17, 2022 Minutes – Moved by Commissioner Marshall, seconded by Commissioner Hansen and approved unanimously.
- IV. **Director's Report – provided above.**

V. **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.*)

Rachel Burnhardt, Board President Alaska Natural Burial

Ms. Burnhardt expressed the continued interest in HLB Parcel 2-156 for non-competitive direct disposal by sale. The use of the property as a natural burial is supported by the Rabbit Creek Community Council which that written support has been provided to HLB staff. Ms. Burnhardt looks forward to continued coordination with HLB staff and the HLBAC.

Mike Robbins, Anchorage Community Development Authority

Mr. Robbins alerted the HLBAC about a Senate Bill (SB 77) which allows for tax abatement with a blighted property provision and provides some tools to address economic development.

Grace Pleasants, Girdwood Resident

Ms. Pleasants asked the Commissioners who was providing oversight and management of the AWWU sewer line extension grant for the now postponed indefinitely Holtan Hills project.

Krystal Hoke, Girdwood Resident

Ms. Hoke provided an overview of the Girdwood Community Land Trust's (GCLT) interest in HLB Parcel 6-076 in the Girdwood South Townsite. She described that the property is difficult to secure funding, especially HUD due to the location's access through a flood zone. Therefore, the location for Little Bears may be better located up valley. Ms. Hoke said that GCLT is now evaluating the Girdwood South Townsite as a arts and culture area and requests the HLBAC to set aside a portion of the Holtan Hills acreage to be utilized for education and potentially a charter school.

Mike Edgington, Girdwood Resident

Mr. Edgington thanked Director Wilber for the comprehensive Director's Report and stated that a lack of HLB Executive Director continues to be an impediment. Mr. Edgington stated he wanted to address three main topics. First, a request to hear an update of the Alyeska Village Pomeroy project, secondly, mentioned the Assembly Resolution 2023-40 and looks forward to working with HLB on those items, and lastly, the Girdwood Industrial Park. Mr. Edgington stated that the management has been neglected, year-to-year permits do not provide stability, lack of infrastructure, lack of time scale, and overall lack of attention.

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 2023-01:** The acquisition of real properties, legally described as Block 10 Lot 41 (PID 012-493-42-000), and Block 10 Lot 42 (PID 012-493-43-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.

Ms. Giboney provided a staff report outlining the proposed action item. The public hearing was opened and closed with no public testimony.

Resolution 2023-01 was moved by Commission Marshall and seconded by Commissioner Tenny. A roll call vote was conducted, and the item passed unanimously 4 – 0.

VII. **Work Session:** Draft 2023 Annual Work Program & 2023-2027 Five Year Management Plan  
(*The work session will be limited to 90 minutes*)

Ms. Jones-Vogel lead the Work Session and directed Commissioners to the table provided in their Commissioner packets. For Commissioners and those following along, a summary of how to interpret the table was described and the plan to seek input from Commissioners on the items highlighted in pink to help inform the 2023 Work Plan for priority and proposed action of a particular HLB Parcel.

Below is generalized feedback from the Commission

2-125/126 – Connector trail to be proposed on the 2023 Work Plan

2-156 – HLB Staff to evaluate parcel for disposal to meet needs identified by Rabbit Creek Community Council and Alaska Natural Burial to meet a community need in the 2023 Work Plan

3-010 – proposed competitive disposal to be considered in the 5-year plan

3-038/40/41/44/45 – Evaluate withdrawal and transfer to Parks & Recreation proposed in the 5-year plan.

3-042 – Potential disposal by lease for substation proposed to be in 2023 Work Plan

3-069 – Competitive Disposal to be proposed in the 5-year plan

3-074 – Property to be considered for trade for Block 102 to be proposed in the 2023 Work Plan. Commissioners expressed interest in full value being retained by HLB.

3-080 – Staff to begin land use entitlements proposed in the 2023 Work Plan.

4-043D – JBER request for no-development easement to be proposed in the 2023 Work Plan.

4-046 – 4-047 – Request for Interest to be proposed in the 5-year plan.

6-003B – Proposed sale to be proposed in the 5-year plan.

6-057F – Commissioners requested that staff look at options for HLB to complete subdivision and to dispose the parcel for a private developer to complete the subdivision. Proposed to be in the 2023 Work Plan

6-076 – Disposal consistent with the Girdwood South Townsite Master Plan proposed in the 2023 Work Plan.

Commissioners requested that the following policy topics to be discussed at an upcoming meeting:

1. Overview of the Request for Proposals process and how and when the Commission interacts with that process.
2. Developing a policy that places a reverter clause on all disposals for development that reverts after a certain time if the development is not achieved.
3. Evaluation of all items in the 5-year plan and remove those no longer relevant.

VIII. **Commissioner Comments**

Commissioner Tenny provided comments on the Crow Creek Neighborhood Plan and stated that the plan is no longer relevant and it should be repealed.

Chair Wilbanks provided comments on the report the Assembly requested asking staff to be creative in tax incentives such as a consumption-based tax or a local bed tax to help fund needed projects.

Ms. Sullivan was unavailable when the agenda was modified; therefore, Commissioners agreed to allow testimony after Commissioner Comments.

Briana Sullivan, Girdwood Resident

Ms. Sullivan stated she wanted to address the Girdwood Industrial Park and specifically that the review is unfair, inconsiderate, and unjust. Ms. Sullivan stated that the GWIP is a critical piece and a backbone and the HLB inaction to complete the Industrial Park is a dire place to operate out of.

- IX. **Next Regularly Scheduled Meeting Date:** Thursday, March 23, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.
- X. **Adjournment**  
Moved by Commissioner Marshall, seconded by Commissioner Tenny and the meeting adjourned at 3:35 pm.

## Projects Update Report

### Heritage Land Bank Advisory Commission

March 23, 2023

#### 2023 Proposed Disposals

- *HLB 6-057B, C, E – Girdwood Industrial Park subdivision Phase I lots*

The disposal of 6-057B,C,E are under contract and are anticipated to close in 2023.

- *HLB 6-043 – USFS Headquarters*

USFS is going through the federal process of getting an appraisal. District Ranger has received authorization from USFS Officials to move forward with the purchase. The current lease was extended to go through April 2024.

- *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.

#### 2023 Current & Continuing Projects

- *Holtan Hills*

The Assembly, at their February 7, 2023 regular meeting, voted to postpone indefinitely the Holtan Hills disposal.

- *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 attended a meeting with the Planning Department and will be submitting a formal application requesting a long-term ground lease.

- *2023 Work Plan*

A draft work plan will be discussed at the March meeting.

#### Potential Acquisitions, Disposals, and Projects

- *Spruce Street Extension – HLB Parcel 3-064*

PM&E are working on a Spruce Street Extension and will be coming to HLBAC for a right-of-way request in the coming months.

- *Alaska Natural Burial*

Alaska Natural Burial submitted an application to HLB Staff in August 2022 to use HLB Parcel 2-156 for a natural burial cemetery. Staff is working with the non-profit to determine the best path forward. This disposal is anticipated to come before the Commission upon adoption of the Work Plan.

- *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 a portion of Block 102 in downtown Anchorage. This is anticipated to be before the HLBAC in the coming months for action. Planning Department is conducting a Phase I Environmental Site Assessment of the parcel.

- *Laurel Acres Parcel Acquisitions*

HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. There are a few property owners who are still considering sale and/or donation to the MOA. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed.

## **2023 Land Management**

- *Wetland Monitoring*

Routine wetland monitoring occurred during the summer of 2022 in the conservation easement areas that are used for wetland mitigation credits. These areas include in Girdwood at the end of Arlberg and in Laurel Acres.

- *GIS Mapping*

HLB staff worked with GDIC to create public HLB maps with parcel, zoning and wetland information. These are routinely update when disposals or acquisitions occur.

## Land Use Permits Issued since October 2022

HLB Permit No.	Issued To	Use	Expiration
2018-10	Chugach Powder Guides	Access to warming hut	8/31/2023
2017-29	Chugach Powder Guides	Snowcat and heli-skiing	5/16/2023
2018-13	Alaska Guide Collective	Mountain guiding	6/30/2023
2018-01	Ted Stevens Anchorage International Airport	Use of access road	11/30/2023
2022-01	Sundog Ski Guides	Hike accessed skiing	06/30/2023
2023-01	The Ritual Bough	Guided ceremonial gatherings	01/31/2024 (pending)
2021-07	Turnagain Tree Care	Commercial tree operation storage	02/10/2024
2022-04	Girdwood Community Land Trust	Storage of shipping container used for recycling collection	02/10/2024
2022-02	Girdwood Equipment Rental	Storage of rental equipment	05/31/2024
2017-10	Alaska Railroad Corporation	Avalanche mitigation	12/31/2023
2007-08	Girdwood Parks & Rec	Disc Golf Course	12/31/2023
2009-13	Girdwood Valley Service Area	Girdwood Industrial Park	12/31/2023
2019-08	Girdwood Valley Service Area	Park and Ride	12/31/2023





# MUNICIPALITY OF ANCHORAGE

## REAL ESTATE DEPARTMENT



# HERITAGE LAND BANK

## 2023 ANNUAL WORK PROGRAM & 2024-2028 FIVE-YEAR MANAGEMENT PLAN

# Municipality of Anchorage

Dave Bronson, Mayor

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## Real Estate Department

Lance Wilber, Director, Office of Economic and Community Development

## Heritage Land Bank Division

Emma Giboney, Land Management Officer

## Real Estate Services Division

Tiffany Briggs, Property Management Officer

John Bruns, Foreclosure Specialist

## HLB Advisory Commission

Brett Wilbanks, Chair

Dean Marshall, Vice Chair, Eagle River Representative

Ryan Hansen

Carmilla Warfield

Brian Flynn

Tammy Oswald

Ron Tenny, Girdwood Representative

Front Cover Photo Credit: Emma Giboney, HLB Parcel 6-251

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- Appendix C: HLB Fund Activities by Year and Fund Balance Graph, 1995-2022
- Appendix D: HLB Leases and Permits List, as of March 15, 2023
- Appendix E: HLBAC Resolution 2023-XX
- Appendix F: Response to Public and Community Council Comments

## Chapter 1. Heritage Land Bank Overview

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

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

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HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, a little over 10,700 acres, which are divided into approximately 250 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

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

More than 60 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held is available online.

Municipal properties deemed surplus to current and future needs are generally disposed of through competitive bid, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

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

## A Brief History of the Heritage Land Bank

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

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

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

### *Inventory Mapping*

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at [www.muni.org/hlb](http://www.muni.org/hlb). The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Interactive mapping can be found on the MOA GIS webpage.

### *State Entitlements*

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

### *Accomplishments*

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Mid-Town Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35

## The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

## Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

*Our management objectives include:*

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

## Overview of Land Acquisition

### *Acquiring Municipal Entitlement Lands*

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of*



*Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patent. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

#### *North Anchorage Land Agreement*

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Table 1.1 HLB Inventory by Area

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,094	44	530	1,668
HLB Uplands	1,812	1,214	6,019	9,045
Estimated Total HLB Acreage:	2,906	1,258	6,549	10,713

Table 1.2 Development Limitations

Limiting Factor	Quantity
Wetlands - Class A&B	1,668 acres
Easements	474 acres
4Avalanche Zone - Very High Hazard	432 acres
Seismic Zone 5 - Very High Ground Failure Susceptibility	13 acres
Special Flood Hazard Area	1,239 acres
Patent restrictions prohibiting disposal	846 acres
Leases and Permits	1,653 acres
Managed by State Parks	2,240 acres
ADEC Contaminated Sites	11
Parcels under other MOA Agency Management	40



## Annual Work Program

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

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty-five (45) days prior to the hearing. The public will have the opportunity to comment on each item when a public hearing is scheduled.

All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least fourteen (14) days prior to public hearings. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. Any additions to the proposed list of disposals through sale, exchange, or lease require an amendment to the Work Program approved by the HLBAC and Assembly. The Program may be amended as needed.

## Five-Year Management Plan

Predicting future municipal need and market demand is difficult. The success of land transactions often depends upon economic conditions, financing, and creative marketing strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plans. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.

## Chapter 2. 2022 Progress Report

The HLB worked towards and accomplished a number of projects in 2022. Sale of Phase I of the Girdwood Industrial Park has been the major accomplishment of HLB in 2022, all lots are under contract or have closed. Efforts to engage with landowners in Laurel Acres to seek donations of undeveloped wetland parcels was effective. HLB Staff and Commission spent significant time considering, evaluating, and recommending a path forward for the development of Holtan Hills, which ultimately was postponed indefinitely by the Assembly.

### Disposals, Exchanges & Transfers

Disposals of HLB inventory can include; sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

*The following are approved disposal-related activities that were executed in 2022:*

*HLB Parcel 6-057A & D* – Two parcels in Phase I Girdwood Industrial Park were executed. The remaining three are under contract expected to close in 2023.

*HLB Parcel 1-074A* – Execution of disposal was completed in 2022 for senior housing project.

*HLB Parcel 1-074B* – Execution of disposal was completed in 2022

*HLB Parcels 1-093, 1-094, 1-095, 1-096, 1-097* – These residentially zoned parcels in Chugiak, in the Chugach Park Estates, were sold for residential development.

*HLB Parcel 3-073* – The Porcupine building and property was disposed of for a non-profit work center.

*HLB Parcel 5-003* – Parcel was disposed of for residential development.

*HLB Parcel 6-011, 6-016, 6-017* – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement are still guiding documents.

### Acquisitions

*Laurel Acres* - In 2022 there were efforts to acquire parcels in Laurel Acres, which received HLBAC approval finalizing land transactions are expected in 2023.

*Lot 5 Block 3 Stolle Subdivision* - Was acquired and became HLB Parcel 2-158 with the intent to provide access to Chugach State Park through HLB Parcel 2-152.

## Land Management

### *Contaminated Sites*

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites have been in various stages of remediation, including but not limited to the following:

*HLB Parcels 3-078E* – HLB continued to conduct environmental testing and monitoring as required by ADEC.

### *Wetland Mitigation*

As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity. This year, HLB accepted conservation easements on the following properties held in Real Estate Services inventory:

*HLB CE Parcel 4-048* – Located between Old and New Seward Highways on 56<sup>th</sup> Street, north of the MOA Solid Waste Services Central Transfer Site. This conservation easement will likely be vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project to be provided within HLB Parcel 3-037 (Reflection Lake Creek).

*HLB CE Parcel 3-079* – Eighteen residential lots (Worst Subdivision, Plat 70-374) off Lore Road. Vacation of the ROW through the subdivision occurred in order for this conservation easement to be accepted as mitigation for the CTS permit. The CE will be modified and recorded in 2023.

Table 2.1 Conservation Easements Managed by HLB

Parcel	Conservation Easement Established	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 <sup>th</sup> Avenue Extension	2016	23.9 acres
CE 4-048; 56 <sup>th</sup> Avenue (TO BE VACATED)	2019	(2.3 acres)
CE 3-079; Worst Subdivision	2019	4.0 acres
CE 3-037 Reflection Lake Creek	2020-2021	2.3 acres
		Total: 160.0 acres

*HLB Umbrella Mitigation Bank Instrument* – HLB continues to work with the Corps to develop the Umbrella Mitigation Bank Instrument. The USACE acceptance of an instrument will permit HLB to operate a Bank and provide wetland credits to meet the needs of developers, private individuals, and public projects when not available through private mitigation banks.

#### *Other Projects*

*HLB Parcels 6-057F (Girdwood Industrial Park Subdivision)* – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.

*Geographic Information* – HLB and the Geographic Data & Information Center (GDIC) continue to maintain an accurate mapping application for HLB parcels. Field application development, project website (Hub) development and spatial analysis of HLB lands and projects is ongoing.

*EPA Brownfields Grant* – HLB passed management of the EPA Brownfields Grant to Long-Range Planning, which is nearly wrapped up and another grant has been sought. HLB anticipates utilizing grant funds, if awarded, to pursue additional testing on certain HLB properties.

Table 2.2 2022 HLBAC Resolutions

Resolution	Subject	Date	Action
2022-01	Approval of the draft Heritage Land Bank Annual Work Program	5/26/22	<i>Postponed Indefinitely</i>
2022-02	The continuation of a lease of Heritage Land Bank Parcel 1-090, legally described as the NW portion, Lot 17, Township 15 North, Range 1 West, Seward Meridian, Alaska, and a portion of HLB Parcel 1-091, described a portion of Tract B, Spring Creek Subdivision, according to the official plat thereof, filed under Plat No. 73-7, Records of the Anchorage Recording District, at less than fair market value, to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation, a public-purpose agency, for the operations of the Ptarmigan Valley Trailhead Parking Lot (PIDs 051-191-01 and 051-211-02) (map on reverse page); and amendment of the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	<i>Pulled from Agenda</i>
2022-03, as amended	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 section 33, township 13 north, range 3 west, Seward meridian, records of the Anchorage Recording District, to Chugach Electric Association 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.	6/23/22	<b>Approved</b>
2022-04	The disposal by competitive bid of HLB Parcel 3-010 legally described as Lot 12 of Tract 1A-1 Fragment of the Mountain View Development (Plat 16-99) (PID 004-051-42), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-05	The disposal by competitive bid of HLB Parcel 6-003B, legally described as Block 2 Lot 6 of the Indian Subdivision (Plat 64-131) (PID 090-031-44), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>

2022-06	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.	8/25/22	Approved
2022-07	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.	8/25/22	Approved
2022-08	Withdrawal of Heritage Land Bank (HLB) Parcel 3-074 (PID 008-101-16-000) from the HLB Inventory and transfer to the Anchorage Community Development Authority for the purpose of a land trade with the State of Alaska for Block 102 of the Original Townsite, and amend the HLB 2021 Annual Work Program.	9/22/22	<i>Pulled from Agenda</i>
2022-09(S)	The competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38) (PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the HLB 2021 Annual Work Program.	11/17/22	Approved
2022-10	The lease of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 of the Legacy Pointe Subdivision (Plat 2013-18), for less than fair market value for the purposes of a non-profit natural burial cemetery, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	11/17/22	<i>Pulled from Agenda</i>
2022-11	The acquisition of real properties, legally described as Lot 30, Block 5 (Parcel ID 012-492-03-000), Lot 31, Block 5 (Parcel ID 012-492-02-000), Lot 29, Block 11 (Parcel ID 012-491-65-000), And Lot 30, Block 11 (Parcel ID 012-491-66-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	11/17/22	Approved

## Chapter 3. 2023 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. The Real Estate Department has been tasked with assisting many of these development initiatives. HLB also has several multi-year projects underway. Staff expectation is that HLBAC will have action items on nearly every regularly scheduled meeting.

### 2023 Potential Disposals, Exchanges & Transfers

*HLB Parcel 1-111* – Work with Eagle River-Chugiak Parks & Recreation to identify funding and complete disposal to them at fair market value or open to public for sale through competitive bid.

*HLB Parcel 2-125* – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125. An agreement or other proposal is anticipated for trail location, development, and management.

*HLB Parcel 2-156* – Disposal to a non-profit for the purpose of developing a natural burial cemetery.

*HLB Parcel 3-011* – Intergovernmental Permit to AWWU for the purpose of water main vault.

*HLB Parcel 3-027A* – Complete transaction and dispose of property to Chugach Electric Association (CEA).

*HLB Parcel 3-042* – Potential disposal by ground lease to CEA for the purpose of a substation. Construction permit and trail easement for a Northeast Connector Trail to be considered for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

*HLB Parcel 3-064* – Issue a Construction permit, and subsequent easement, for the purpose of ACS utility installation.

*HLB Parcel 3-074* – Parcel to be used as a trade with the State of Alaska, Alaska Housing Finance Corporation (AHFC) for a portion of Block 102 of the Original Townsite Subdivision in downtown.

*HLB Parcels 3-078A-D* – HLBAC and Assembly have approved disposal to Contour RE, LLC and the transaction is expected to be completed in 2023.

*HLB Parcels 3-078E* – Continue to evaluate environmental contamination and ways that the site can be redeveloped by a private developer.

*HLB Parcel 4-010, 4-011, 4-012* – Execute a use agreement with Anchorage Health Department for the continued use of the properties as a parking lot.

*HLB Parcel 4-043D* – Review request from Joint Base Elmendorf-Richardson for a non-development easement.

*HLB Parcel 4-045* – Resolve trespass issue and withdrawal property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

*HLB Parcels 5-010, 5-011, 5-012* – Application for peat removal has been submitted to the US Army Corps of Engineers. Complete permitting process and evaluate lease or sale of the sites.

*HLB Parcels 6-002, 6-004, 6-005, 6-060, 6-073, BC-4, BC-6* – Evaluate Chugach Electric Association easement request for portions of these parcels where existing transmission line is located.

*HLB Parcel 6-003B* – Continue to reserve for Turnagain Arm Community Council use.

*HLB Parcels 6-011, 6-016, 6-017\** – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are guiding documents in next steps related to any action moving forward.

*HLB Parcel 6-014* – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

*HLB Parcel 6-039\** - Replat the parcel into residential lots for disposal.

*HLB Parcel 6-043* – HLBAC and Assembly have approved disposal of this parcel to the US Forest Service, it is anticipated that this transaction will be completed in 2023.

*HLB Parcels 6-053, 6-054, 6-055, 6-056* – Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.

*HLB Parcels 6-057B, 6-057C, 6-057E* – HLBAC and Assembly have approved disposal to Geo Contracting, LLC and the transaction is expected to be completed in 2023.

*HLB Parcel 6-057F\** - Staff to evaluate options and present feasibility of the following options to the HLBAC for guidance:

1. Disposal of this property as-is; and
2. Disposal with platting and improvements completed by MOA

*HLB Parcels 6-074A, 6-074B* – HLBAC has recommended a disposal by lease. It is anticipated that this lease will be executed in 2023.

*HLB Parcel 6-076\** – Girdwood Community Land Trust has submitted an application requesting a long-term ground lease. More details on the development potential will be shared as it becomes available and presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite is supported.



*HLB Parcels 6-011, 6-251, 6-295, 6-296* – When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase, as proposals require the support of the landowner, and continues beyond approval with permitting and easements. HLB continues to work with trail groups and Staff has participated in the drafting of the new Girdwood Trails Plan.

*HLB Parcel 6-039* – Phase II of the Iditarod National Historic Trail (INHT) began in 2020. Until the Girdwood Trails Plan and Girdwood Area Plan are completed and the previous alignment reconfirmed or a new one prescribed, the remainder of the INHT in the Lower Valley will be placed on hold. A permit was issued for improvement of an existing social trail that connects the prescribed INHT alignment to Karolius Drive through South Townsite.

*\*Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to evaluate feasibility all Girdwood properties for residential and commercial development. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.*

### 2023 Potential Acquisitions

*Municipal Entitlement Lands* – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

*Municipal Entitlement ADL 67157* – This MOA entitlement parcel located on the inside east curve of 100<sup>th</sup> Avenue and Minnesota Drive has been platted by the State of Alaska in conjunction with a Cook Inlet Regional, Inc. (CIRI) parcel and application for patent has been submitted to DNR.

*Laurel Acres Properties* – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

### 2023 Potential Projects

*HLB Parcel 3-080* – Staff will begin to evaluate parcel for land use entitlements including replating and rezoning for future disposal.

*HLB Parcel 6-018* – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2023 as they formulate a cemetery design.

*Heritage Land Bank Umbrella Mitigation Banking Instrument* – HLB is working to develop a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams throughout the municipality. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide

care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

#### *Potential Heritage Land Bank Umbrella Mitigation Bank Sites*

*Girdwood Valley Parcels* – Create a site plan for a Bank site in the Girdwood Valley.

*HLB Parcel 5-023* – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to the Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

### 2023 Land Management

Ongoing HLB land management activities will include, but are not limited to:

*HLB Parcel 6-002* - One remaining party claims an interest in a mining claim on the parcel. HLB and DNR assert that the claim is invalid. The Municipal Attorney's Office will determine whether a court action is necessary to remove the trespasser and HLB will take actions to clear the land of the trespass and encumbrances. HLB will then work towards remediation of the property and obtain patent.

*Bird Creek Homeowners' Exchange* – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

*Fire Fuels Reduction* – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

*Conservation Easement Management* – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process.

This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be

assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More area can be accessed on these sites in the winter frozen conditions.

### Trespass and Encroachment Issues

Illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands.

*HLB Parcel 1-084* – Lack of physical access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well.

*HLB Parcel 4-001* – This lot is located along the slope of Christensen Drive, south of 2<sup>nd</sup> Avenue. HLB may grant an Intra-governmental permit to Street Maintenance for easements not finalized in a 1950-60's street project.

*HLB Parcels 4-033A-D and 4-034* – HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.

*HLB Parcel 4-045* – A shed has been documented by survey to be encroaching on HLB land. Staff will attempt to resolve this long-standing issue with the adjacent property owner. Dumping of yard waste is also an issue on this parcel.

*HLB Parcels 4-046 & 4-047* –Camp abatements will continue periodically in accordance with code and availability of shelter.

*HLB Parcel 6-002* - One remaining trespass issue related to an expired mining claim prevents MOA from accepting final patent following survey.

*HLB Parcel 6-029* – A resolution to overnight parking/camping during Girdwood Forest Fair and other large events will be sought for this parcel and others as the issue arises.

*HLB Parcels 6-010 and 6-036* – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).

*HLB Parcels (Multiple)* - Encroachment issues may potentially be resolved through easements:

*HLB Parcel 1-008* - Ptarmigan Valley Trail Easement, previously approved but never executed (AO 96-01).

*HLB Parcel 1-034* – May need to be surveyed prior to patent issuance and subsequent disposal.

*HLB Parcel 1-069* – Small lot near Glenn Highway currently zoned PLI.

### Plans, Studies & Surveys

*Chugiak-Eagle River Cemetery* – Members of the Chugiak and Eagle River community have begun to investigate potential properties that could support a cemetery site as documented in the *Chugiak-Eagle River Comprehensive Plan Update (2006, page 79)*. RED will work with the Chugiak-Eagle River community to complete a site selection study, with HLB as one of several possible land grantors to be considered.

*Girdwood Area Plan Update* – The Girdwood Area Plan (GAP) Committee has continued to work on its mission of “Guiding Girdwood land use: creating a framework for the future of Girdwood.” HLB is a large land holder in the Girdwood valley and will continue to be involved in the GAP update process.

## Chapter 4. Five Year Management Plan: 2024-2028

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

### Potential Disposals, Exchanges & Transfers: 2024-2028

HLB Parcels 1-081 – 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose.

HLB Parcel 1-108 – Proposed competitive sale for disposal.

HLB Parcel 1-084 – Adjacent property owner has a long-standing encroachment, HLB will work with the property owner to resolve trespass issues while also proposing an access easement, at fair market value, to the landlocked parcel.

HLB Parcels 2-116 – 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation.

*HLB Parcel 2-127* – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks. The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.

*HLB Parcels 2-128 through 2-136* – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted *Potter Valley Land Use Analysis (AO 99-144)*. Any future actions on these parcels will be consistent with the *2010 Hillside District Plan*, *Potter Valley Land Use Analysis (1999)*, and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. HLB will meet with Rabbit Creek Community Council, Alaska Department of Fish and Game, and other interested parties to ensure that future actions involving these parcels supports the adjoining Anchorage Coastal Wildlife Refuge and long-term public values.

*HLB Parcel 2-139* – Access needs to be established through a private parcel.

*HLB Parcels 2-144A - D* – All parcels remain PLI since previous rezone of 2-144C did not receive approval. Staff may consult with the Planning Department to assess a path forward for appropriate zoning for these parcels.

HLB Parcel 2-146 – Potter Valley Land Use Study recommends rezone to R6-SL, the site is currently zoned PLI. HLB Staff will pursue this entitlement action. Evaluation for Chugach State Park access through this parcel should be done in coordination with Rabbit Creek Community Council.

HLB Parcel 2-158 – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of legal access, with construction at a later date, to HLB parcel 2-152.

*HLB Parcel 3-010* – Disposal by competitive bid or leasing of part or all of the parcel may be considered.

*HLB Parcel 4-013* – Disposal may be considered.

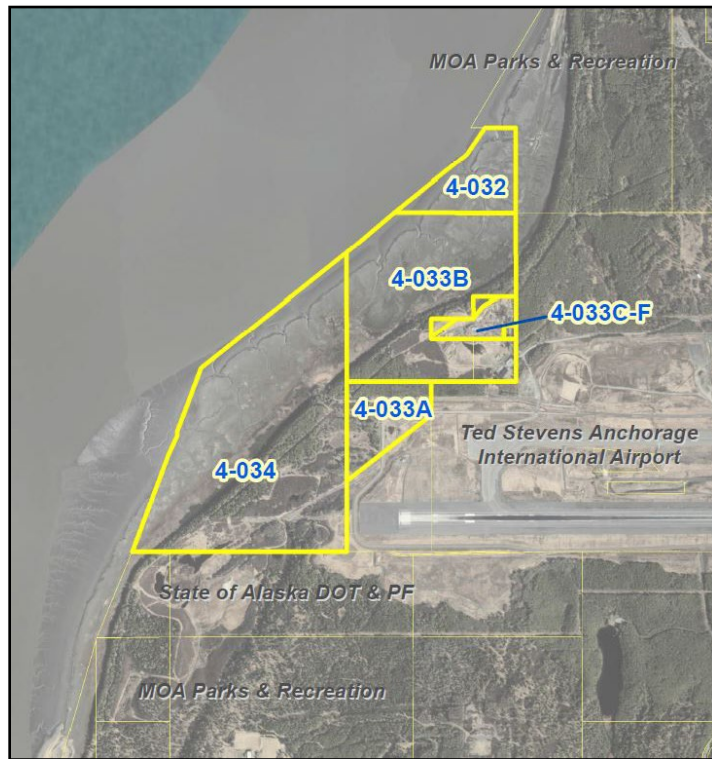


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

*HLB Parcels 4-032, 4-033A-F & 4-034* – The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB

will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 5).



*HLB Parcel 4-046, 4-047* – Discussions anticipated to occur with any users of the site and other interested parties for development of the cultural aspects identified in the Former Native Hospital Site Master Plan. A Request for Interest (RFI) will be made to developers for Mixed Use/Residential development consistent with the Former Native Hospital Site Master Plan.

*HLB Parcels 6-003B* – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal.

*HLB Parcel 6-003C* – The Turnagain Arm Community Council has expressed interest in siting a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

### Potential Acquisitions: 2024- 2028

*Municipal Entitlement Lands* – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

### Potential Projects: 2024-2028

*Revolving HLB Fund* – HLB staff will draft a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

*Chugach State Park Access* – In order to improve access to Chugach State Park as the *Anchorage 2020 Comprehensive Plan (2001)* encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to Chugach State Park from certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley, adjacent to Chugach State Park. Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access (Figure 7).

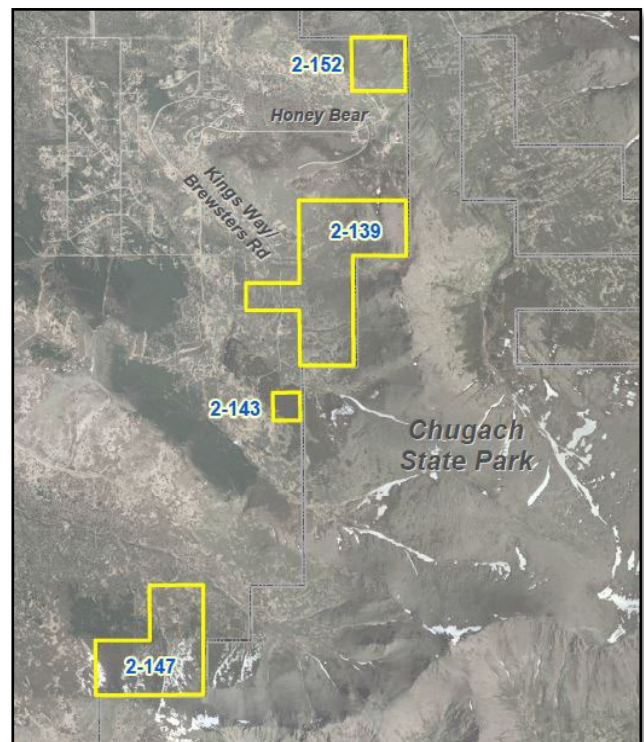


Figure 2: HLB Parcels Adjacent to Chugach State Park

*HLB Parcels 6-251, 6-295 & 6-296* – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. *Glacier-Winner*

*Creek Access Corridor Study (1996)* and the *Girdwood Area Plan (1995)* identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs.



## Guide to Abbreviations and Acronyms

ACDA – Anchorage Community Development Authority  
ADEC – Alaska Department of Environmental Conservation  
AMC – Anchorage Municipal Code  
ASD – Anchorage School District  
AWWU – Anchorage Water & Wastewater Utility  
BLM – U.S. Bureau of Land Management  
DNR – Alaska Department of Natural Resources  
DOD – U.S. Department of Defense  
DOT&PF – Alaska Department of Transportation & Public Facilities  
GAP – Girdwood Area Plan  
GDIC – Geographic Data and Information Center  
GIS – Geographic Information Systems  
HLB – Heritage Land Bank  
HLBAC – Heritage Land Bank Advisory Commission  
INHT – Iditarod National Historic Trail  
ML&P – Municipal Light & Power  
MOA – Municipality of Anchorage  
NALA – North Anchorage Land Agreement  
OECD – Office of Economic & Community Development  
PM&E – Project Management & Engineering  
RED – Real Estate Department  
RES – Real Estate Services  
ROW – Right of Way  
SOA – State of Alaska  
TSAIA – Ted Stevens Anchorage International Airport  
USACE – U.S. Army Corps of Engineers  
USFS – U.S. Forest Service



## **Heritage Land Bank Policies**

### **I. Overview**

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 10,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

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

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

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

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the HLB Executive Director after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

### **II. Heritage Land Bank Advisory Commission**

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

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

### **III. Public Notice and Hearing Procedures**

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- (a) posting a sign on the land proposed for the action; and
- (b) providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- (c) email notification to the Community Council where the affected HLB land is located, per AMC § 25.40.030D.1, as well as posts the agendas on the HLBAC Information web page at <http://www.muni.org/hlb/advise.cfm>.

### **IV. HLB Land Disposals**

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

#### **A. Land Sales**

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

#### **B. Land Exchanges**

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

## **C. Leases**

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation: (a) for at least appraised fair market rental rates as determined by a certified real estate appraiser; or (b) a percentage of gross receipts; or (c) a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

## **D. Easements**

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

## **E. Rights-of-Way**

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

## **F. Anchorage School District**

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition and compensation to HLB for land selected as a school site.

## **V. Permits**

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

## **VI. Intra-Governmental Authorizations and Intra-Governmental Permits**

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

## **VII. Withdrawals from the HLB Inventory**

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the HLB Executive Director. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

## **VIII. HLB Land Management**

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program, but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

## **IX. HLB Policies**

### **A. Land Management Policies**

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

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

municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.

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

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

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

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

- a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.
- b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
- c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
- d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

## **B. Land Use Planning Policies**

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

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

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.

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

### **C. Land Disposal Policies**

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

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

3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.

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

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

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

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

6. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.

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

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

9. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.



## **D. Land Acquisition Policies**

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

## **E. HLB Fund Management**

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

## **X. HLB Fee Schedule**

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

### **A. Application Review Fee.**

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

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

## **B. Disposal Fees.**

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

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

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

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

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

## **C. Disposals to Non-Profit Agencies.**

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

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

Other non-competitive disposals include:

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

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

**D. Permit Fees.**

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

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

<u>Type of Permit</u>	<u>Use Fee</u>
a. Special Event Permit (race, tournament, etc.)	\$500/day
b. Short-term Land Use Permit	10% of Appraised Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
c. Intra-Governmental Authorization/ Permit	Fair Market Value

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

2. A security deposit may be required, at the discretion of the HLB Executive Director, based on the property to be permitted and the use proposed.

## XI. Definitions

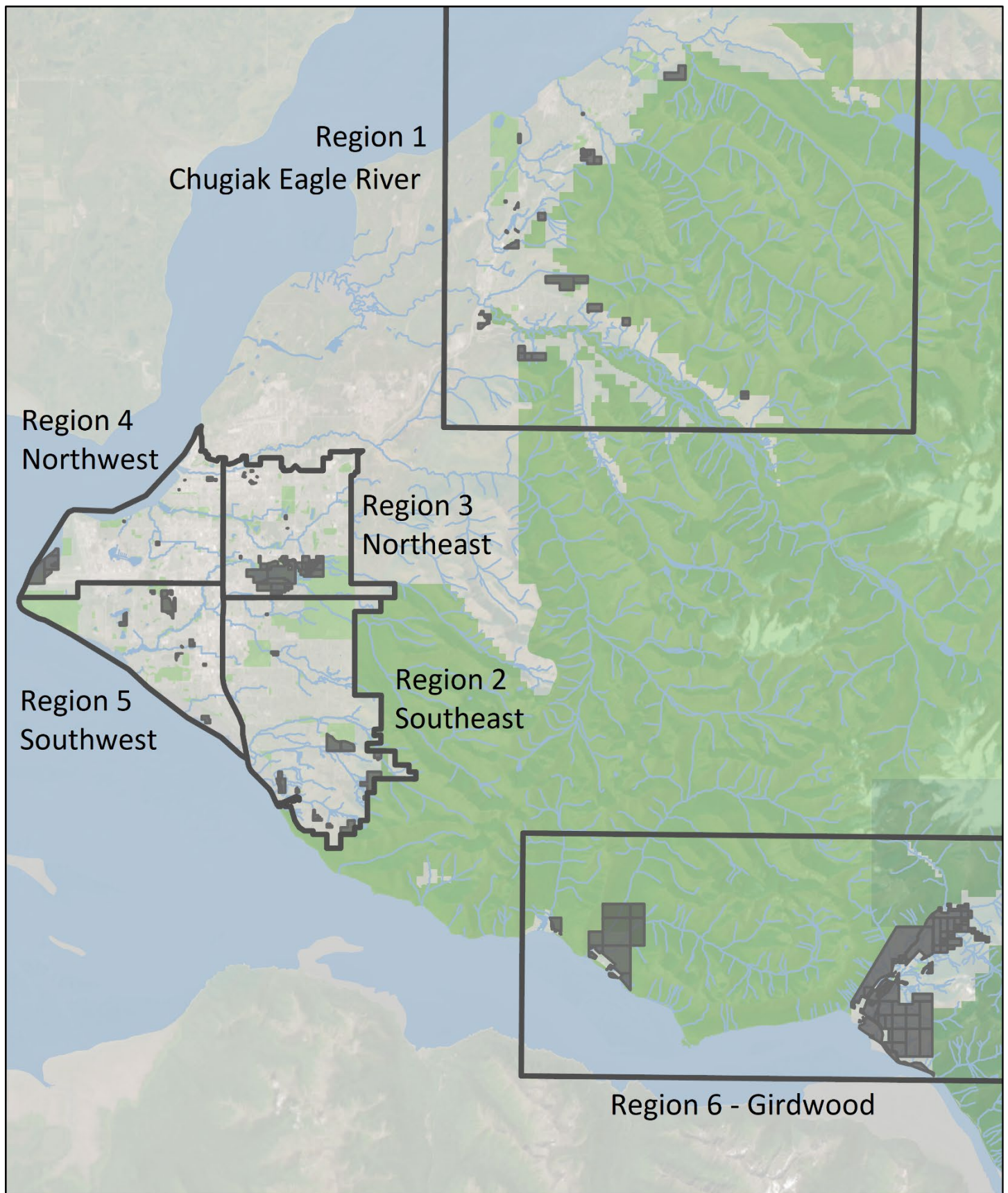
Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

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

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

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

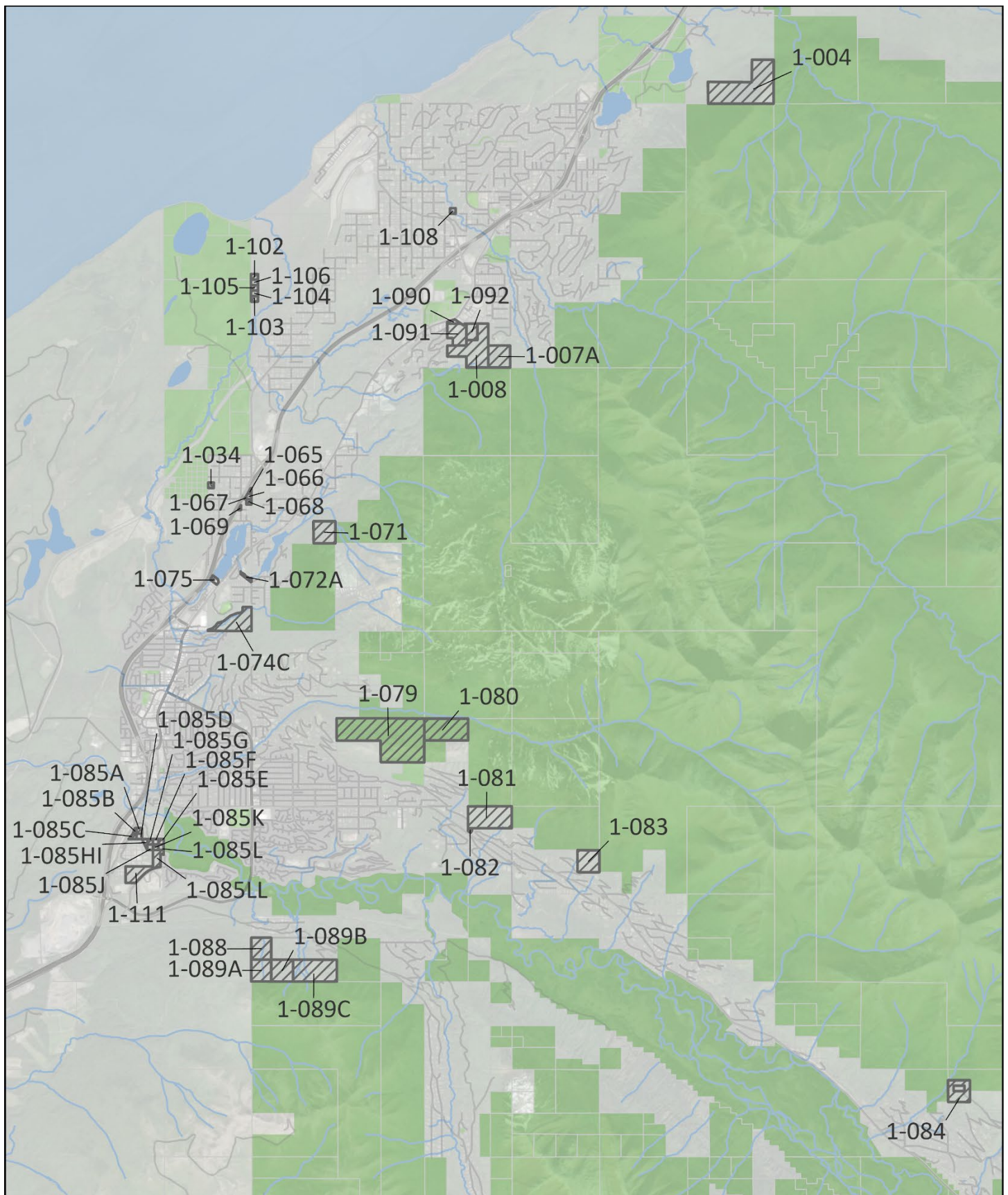
Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary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



# Heritage Land Bank Property Regions

0 10 20 30 Miles



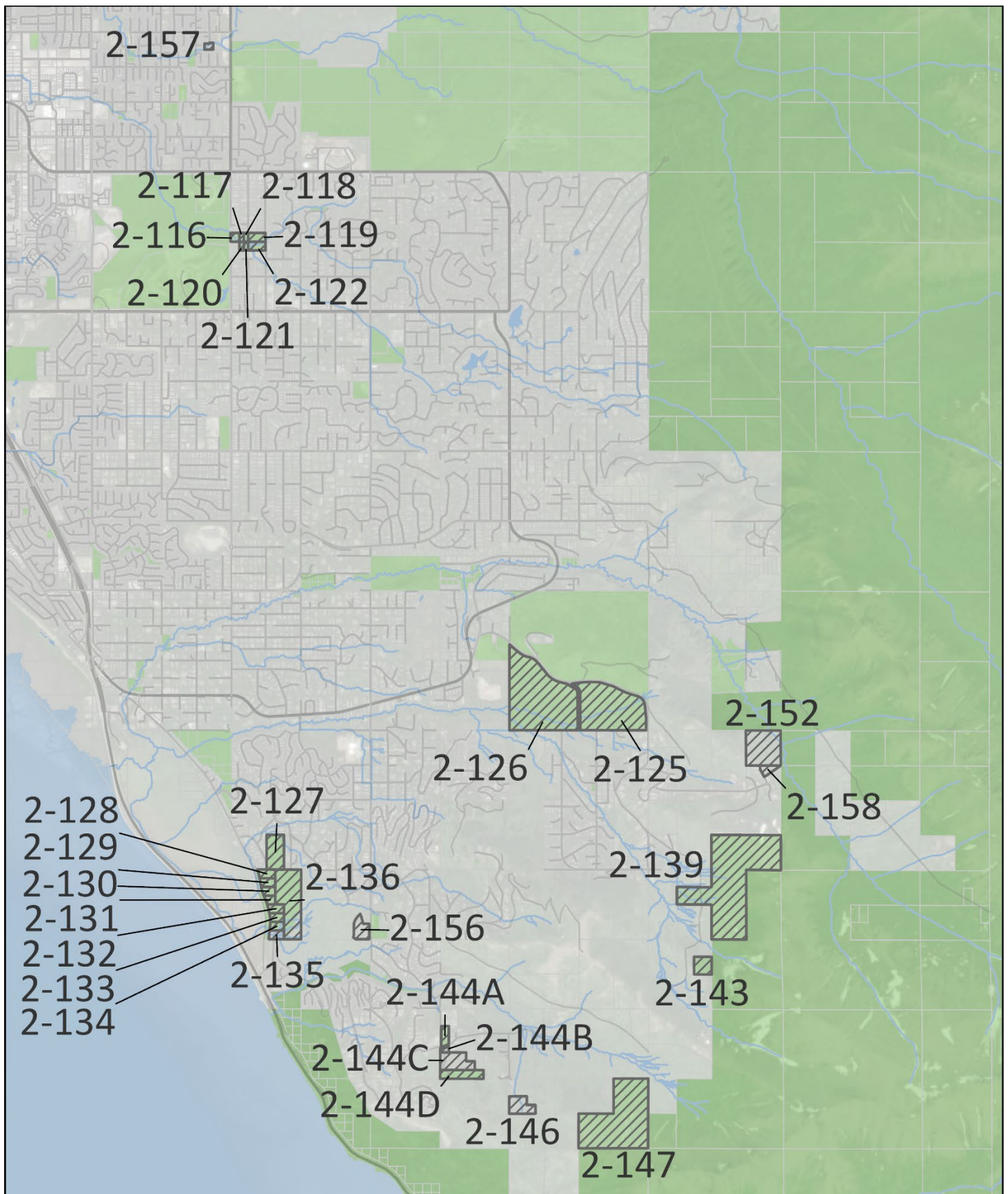


# HLB Property Region 1

## Chugiak Eagle River Parcels

0 2 4 6 Miles

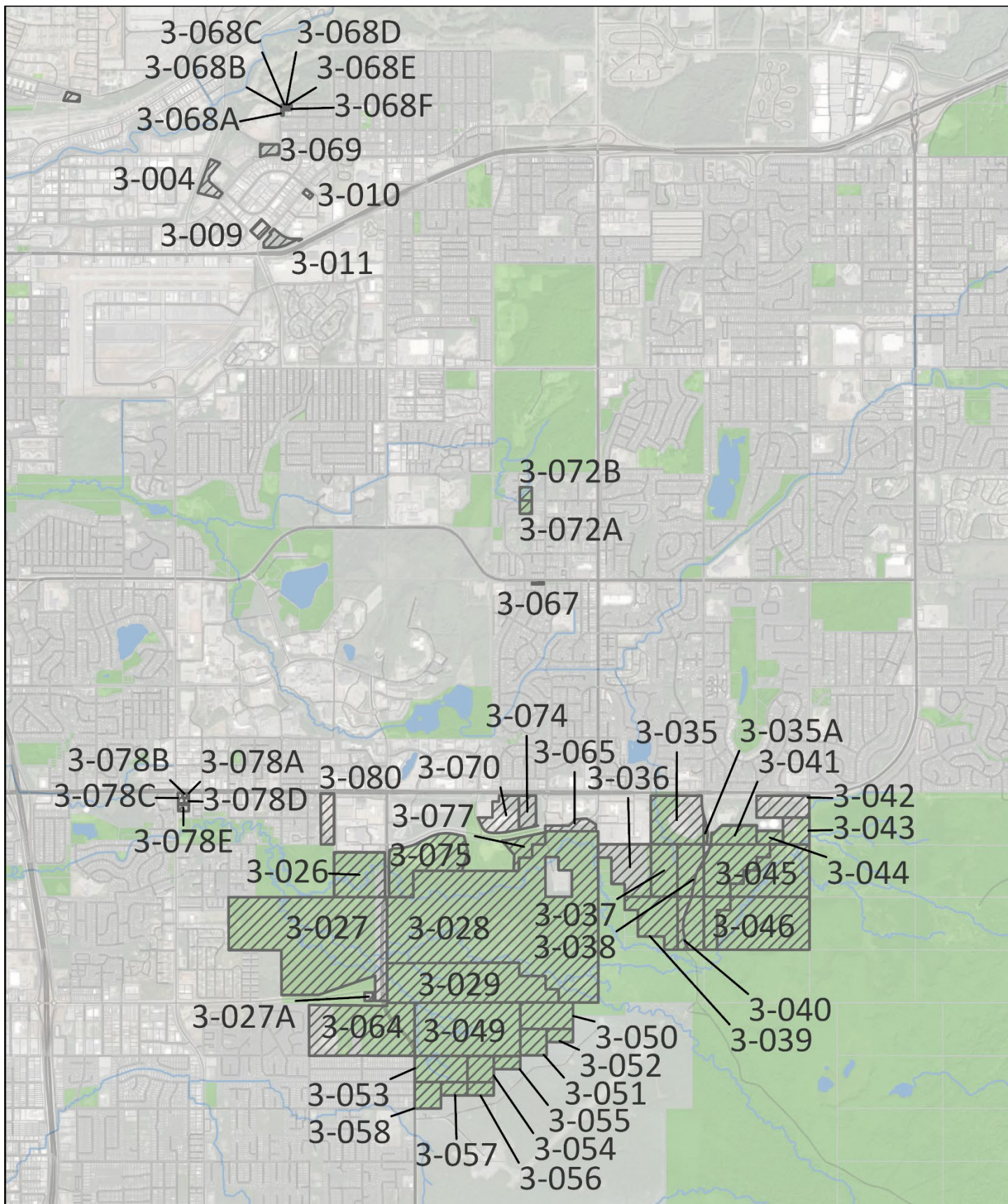




## HLB Property Region 2 Southeast Parcels

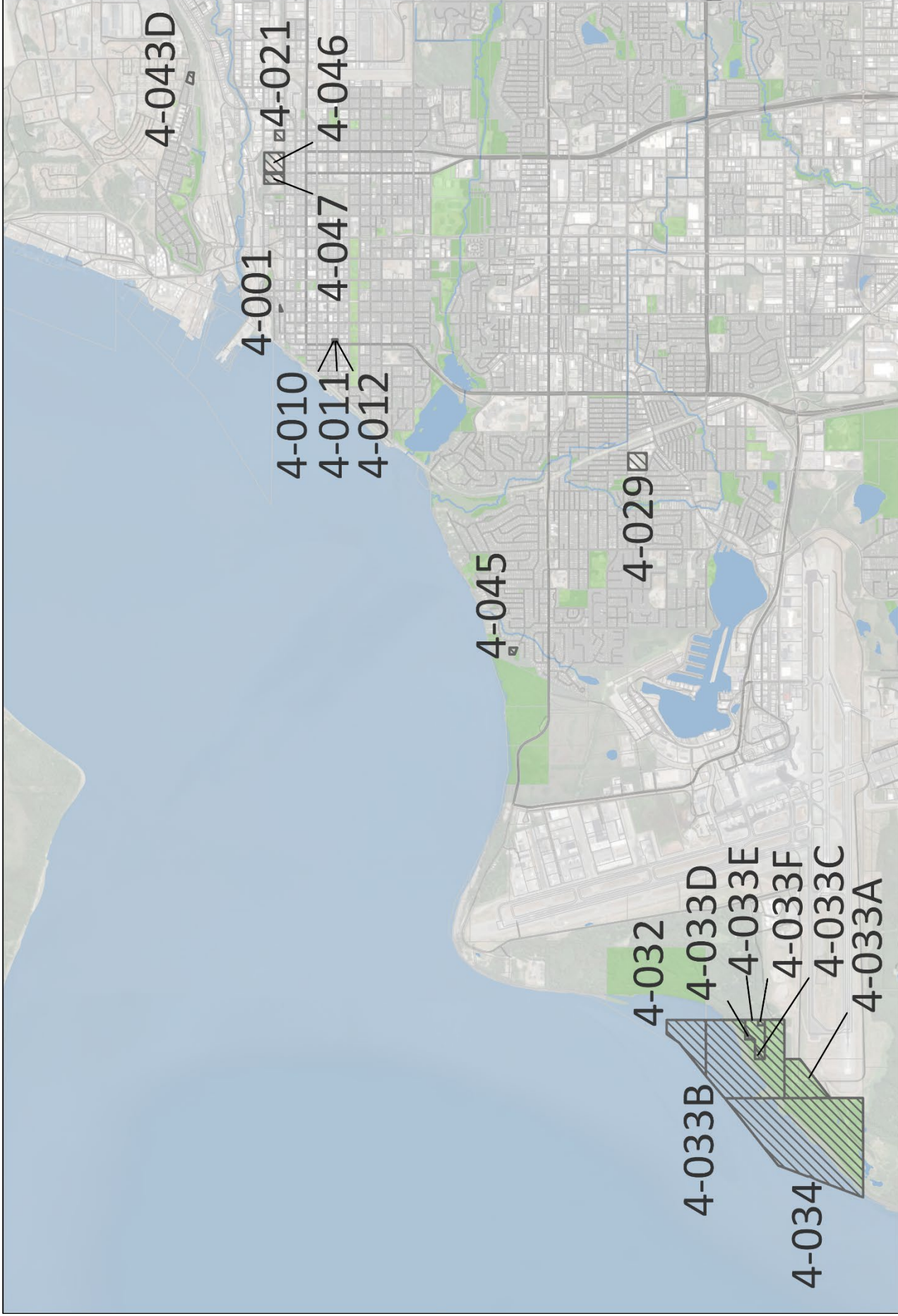
0 2 4 Miles



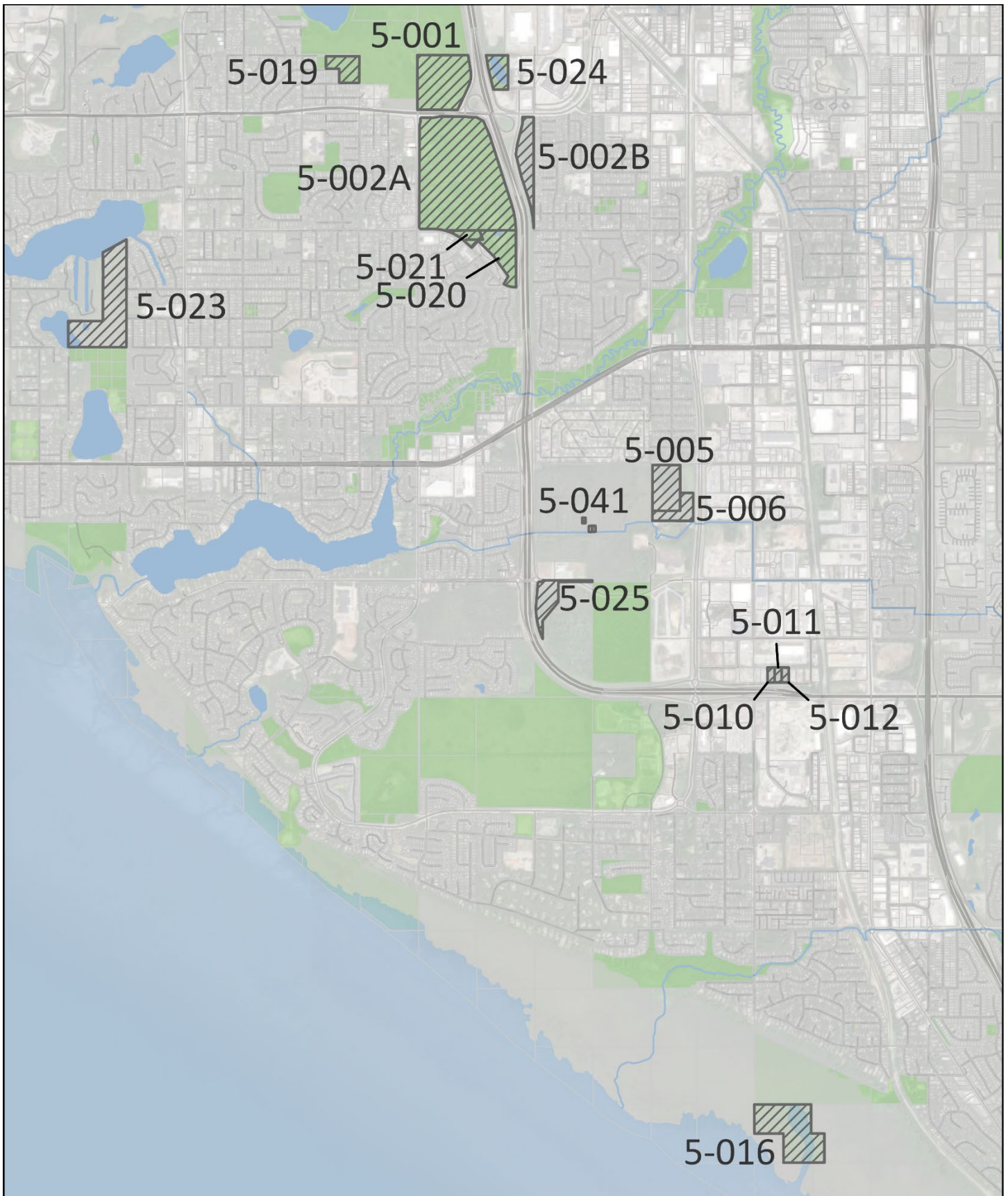


HLB Property Region 3  
Northeast Parcels





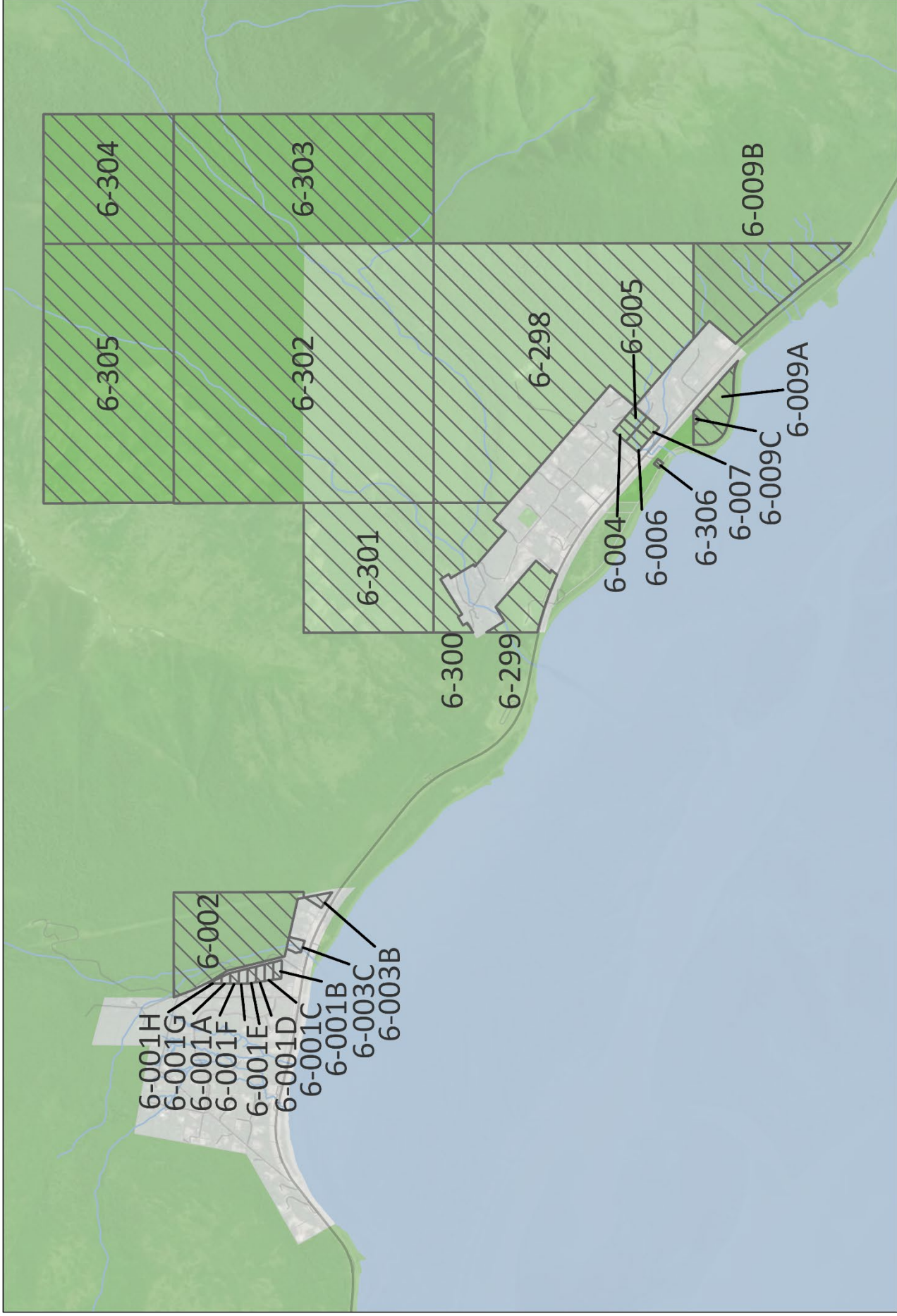
HLB Property Region 4  
Northwest Parcels



# HLB Property Region 5 Southwest Parcels

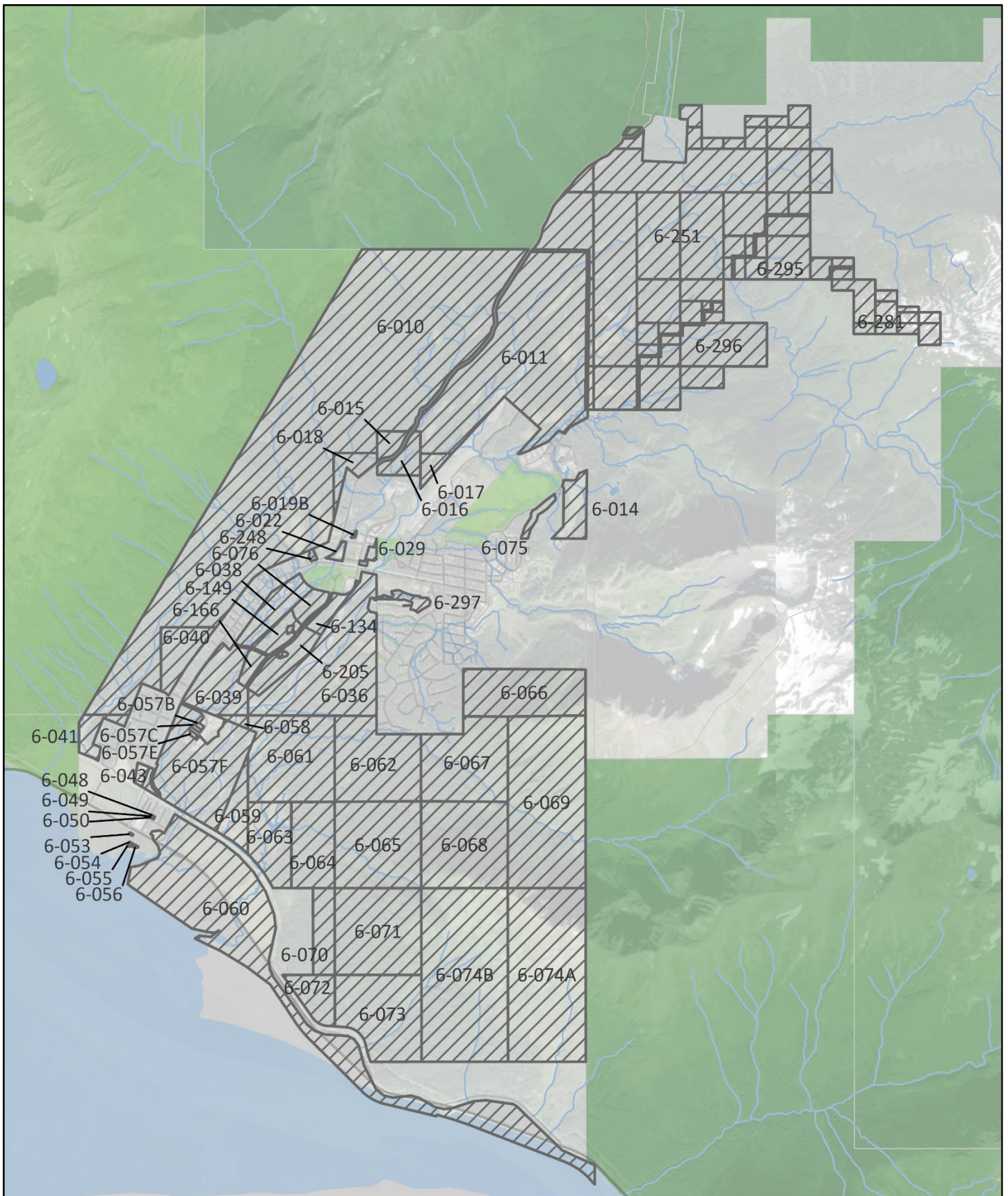
0 1 2 3 Miles





HLB Property Region 6  
Northwest Parcels





# HLB Property Region 6

## Girdwood Parcels

0 1 2 3 Miles