

Heritage Land Bank Advisory Commission Meeting

Thursday, November 16, 2023 at 1:30PM

Permit & Development Center, Conf. Room 170
4700 Elmore Road, Anchorage, Alaska 99507

Join via Microsoft Teams - Meeting ID: 263 322 183 869, Passcode: jHGL3p

Join by Telephone - 907-519-0237, Conference ID: 987 366 530#

A G E N D A

- I. Call to Order and Statement of Procedure**
- II. Roll Call, Introductions and Disclosures**
- III. Approval of Agenda and Minutes**
 - a. November 16, 2023 Agenda
 - b. October 26, 2023 Minutes
- IV. Director's Report**
- V. 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 2023-04:** Recommending approval of the disposal of a portion of HLB parcel 4-010 (PID 001-053-05-000), legally described as Block 84 Lot 9A of the Original Townsite (Plat 1967-30) by perpetual, non-exclusive telecommunication and electrical easement to Chugach Electric Association, Inc., and amend the 2023 HLB Annual Work Program.
 - b. **Resolution 2023-05:** Recommending the disposal by lease, exercising the second five-year extension option, to Alascom, Inc. dba AT&T Alaska for HLB Parcels 6-050, 6-049, and a portion within 6-048, legally described as Lots 12, 13, and 14 of Block 2, US Survey 1177, Original Townsite of Girdwood, and amend the 2023 HLB Annual Work Program.
- 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, December 14, 2023 at 1:30pm* in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.
- IX. Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, October 26, 2023 at 1:30PM

Permit & Development Center, Conf. Room 170
4700 Elmore Road, Anchorage, Alaska 99507

or via Microsoft Teams and Telephone

MINUTES

I. Call to Order and Statement of Procedure

Chair Marshall called the meeting to order at 1:32 pm

II. Roll Call, Introductions and Disclosures

Commissioners Present:

Dean Marshall

Tammy Oswald

Brian Flynn

Ron Tenny (arrived 1:34pm)

Ryan Hansen (arrived 1:36pm)

Staff Present:

Tiffany Briggs, Acting Real Estate Director

Emma Giboney, Land Management Officer

Nicole Jones-Vogel, HLB Contractor

A quorum was established at 1:34pm.

III. Approval of Agenda and Minutes

- a. October 26, 2023 Agenda – Commissioner Oswald moved; Commissioner Hansen seconded – passed unanimously.
- b. September 28, 2023 Minutes – Commissioner Tenny moved; Commissioner Oswald seconded – passed unanimously.

IV. Director's Report

Director Briggs provided an update on the HLB efforts over the last month generally and asked staff to provide a summary of the community meetings including the open houses and the Girdwood Industrial Park. Director Briggs updated the Commission on upcoming appointments. Commissioner Tenny's last meeting will likely be this meeting, Director Briggs thanked Commissioner Tenny for his contributions and asked Commissioners to consider the next meeting on November 16th, which is one week earlier due to the holiday.

V. Presentation

HLB Parcels 2-127 – 2-136: Great Land Trust presented a project to create a new municipal park involving HLB Parcels near Potter Marsh.

Staff introduced the project briefly and passed the presentation over to the guests from Great Land Trust (GLT). Dave Mitchell and Ellen Kazary were present from GLT.

Dave provided an overview of the Great Land Trust and the working relationship with the MOA both with Parks and Recreation (P&R) and HLB providing an overview of partnership projects. He illustrated GLT's overall reach in Southcentral Alaska.

Dave described the Potter Marsh Watershed Park Project, which is overall 300 acres (100-acres being HLB inventory lands). He described the grants and how they will leverage the HLB parcels to achieve this project. The property is critical to Potter Marsh health with seventy-five percent of the water influx into Potter Marsh coming from this project area. The project does not require infrastructure, but P&R would plan to complete a Master Planning effort to determine community need for this newly established area. The project is supported by many adopted plans including Hillside District Plan, Comprehensive Plan, and the Potter Valley Land Use Analysis.

A timeline was provided, closing on the GCI property is expected by January 2025. Ahead of that HLB, P&R and Anchorage Assembly approvals need to be completed.

Commissioner Tenny commented on the many visitors to Potter Marsh and the desire to protect Potter Marsh through the conservation of the HLB parcels.

Chair Marshall asked about fundraising. Funds are coming from a few grants and community fundraising will occur later into the project.

VI. Persons or Items not on the Agenda

There were not any persons or items not on the agenda.

VII. Commissioner Comments

Commissioner Flynn commented on Commissioner Tenny's contributions.

Chair Marshall echoed the sentiment, as did Commissioner Oswald.

Commissioner Tenny thank everyone for their comments and well wishes.

VIII. Next Regularly Scheduled Meeting Date

Thursday, November 16, 2023 at 1:30pm at the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

IX. Adjournment

Commissioner Flynn moved to adjourn the meeting, seconded by Commissioner Oswald and the meeting adjourned at 1:58 pm.



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

PROJECTS UPDATE REPORT

November 9, 2023

Pending and Recently Completed Disposals

- *3-027A – Dowling Substation (HLBAC Res 2022-03, As Amended)*

A Purchase and Sale agreement will be drafted, and documents will be prepared for taking this disposal to the Anchorage Assembly for approval. This transaction is anticipated to be complete by the end of 2023.

- *3-078A-D – Lake Otis and Tudor (AO 2022-50; HLBAC Res 2021-01)*

The disposal of these 4 parcels has been under contract since December of 2021. This transaction is anticipated to close before the end of 2023.

- *6-057B, C, E – Girdwood Industrial Park Phase I lots (AO 2022-23(S); HLBAC Res 2021-12)*

The disposal of the remaining Phase I lots, 6-057B, C, E are under contract and are anticipated to close before the end of 2023.

Pending and Recently Completed Acquisitions

- *5-041 – Laurel Acres (AO 2023-113; HLBAC Res 2023-01)*

On November 7th, the Assembly approved the acquisition of Lots 41 & 42 of Block 10 of the Laurel Acres Subdivision for future wetland mitigation. This transaction is anticipated to be closed by the end of 2023.

Current & Continuing Projects

- *2-127-136 – Parcel Transfer to Parks and Recreation*

These parcels will be coming before HLBAC in the coming months with a proposed transfer to Parks and Recreation for the creation of a new park. Great Land Trust presented the project to the HLBAC in October about the project. The majority of the area is steeply sloped and unsuitable for development and would be best suited for recreation purposes. This transfer would implement the 2023 HLB Work Plan and PVLUA.

- *2-156 – Natural Burial Cemetery*

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 and other agencies to determine the best path forward.

- *3-074 – Potential Exchange for Block 102*

The MOA 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.

- *5-041 – Laurel Acres Parcel Acquisitions*

HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. Several property owners are considering sale and/or donation to HLB. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed. HLB completed a purchase this month, bring the total to 8 parcels acquired since starting the project.

- *6-011 – Glacier Creek Village*

HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. As this project progresses HLB Staff will keep HLBAC updated.

- *6-011/16/17 – Holtan Hills*

The Assembly, at their February 7, 2023, regular meeting, voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are still in effect. HLB is continuing work with the State Department of Natural Resource's to vacate the Section Line Easement and with the Planning Department to finalize the preliminary plat.

- *6-057F – Girdwood Industrial Park*

HLB Staff are evaluating options and will present the feasibility of different options to HLBAC for guidance in the coming months. Staff gave an update to HLBAC at the September meeting to determine what further information would be helpful for making an informed decision on the best path forward. In October, HLB Staff met with several permittees to discuss the project. Staff will continue to meet with permittees and other stakeholders as the project progresses. HLB provided an update to GBOS at the Municipal Manager Quarterly Meeting on October 20, 2023

- *6-076 – 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. GCLT and HLB Staff have a standing monthly meeting to keep communication open and work through items related to the disposal of 6-076.

Administrative and Land Management

- *2024 Work Plan*

HLB Staff will begin work on the 2024 Work Plan in hopes of having it complete in the 1st quarter of 2024. In October Staff hosted open houses in Girdwood and at the Permit Center to gather public input.

- *Contaminated Site Monitoring*

HLB continues to work with contractors and the State's Department of Environmental Conservation to monitor the contamination at HLB Parcels 3-078A-E.

- *Wetland Monitoring*

Routine wetland monitoring occurred during the summer of 2023 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 in southwest Anchorage.

- *GIS Mapping*

HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps with parcel, zoning and wetland information.

- *Site Visits & Inspections*

HLB Staff will continue to visit HLB owned parcels during the remainder of 2023. Real Estate Department Staff is working with GDIC to make a georeferenced online form to make inspections more streamlined.

- *HLB Advisory Commission Appointments*

On November 7th, the Assembly approved the reappointment of Commissioner Hansen and Chair Marshall for a second term (AM 814-2023; AM 815-2023). Tim Charnon was appointed to Seat 5, replacing Ron Tenny (AM 866-2023). Their term expiration dates are all October 14, 2026. It is anticipated that a 6th seat will be filled at the November 21st Assembly Meeting. Applicants for the 7th Seat are being reviewed.

Land Use Permits

HLB Permit	Issued To	Permitted Use	Expiration
2022-01	Sundog Ski Guides	Backcountry skiing	2023-06-30
2016-09	Girdwood Forest Fair	Vendor camping	2023-07-11
2021-18	Ridgetop Builders	Wood mill	2023-08-01
2023-06	Spawn Ideas, Inc.	Filming	2023-09-16
2023-04	SOA DOT&PF	Wetland delineation	2023-09-30
2014-02	Backroads	Guided hiking	2023-09-30
2017-08	Chugach Adventures	Guided hiking	2023-10-01
2018-01	ADOT&PF/TSAIA	Access permit	2023-11-30
2007-08	Girdwood Parks & Recreation	Frisbee golf course	2023-12-31
2009-13	Girdwood Valley Service Area	Equipment & materials storage	2023-12-31
2017-10	Alaska Railroad Corporation	Avalanche mitigation	2023-12-31
2019-08	Girdwood Valley Service Area	Park & Ride	2023-12-31
2023-01	Ritual Bough	Ceremonies	2024-01-31
2022-04	Girdwood Community Land Trust	Storage	2024-02-10
2021-07	Turnagain Tree Care	Contractor wood lot	2024-02-10
2023-02	Girdwood Community Land Trust	Land and site planning, including land surveying	2024-04-06
2021-08	AK Seeds of Change	Urban farm and job training	2024-05-04
2017-29	Chugach Powder Guides	Heli-skiing	2024-05-31
2022-02	Girdwood Equipment Rental	Storage	2024-05-31
2020-10	Straight to the Plate	Storage	2024-06-01
2016-21	Silverton Mountain Guides	Heli-skiing	2024-06-30
2018-13	Alaska Guide Collective	Mountain guiding	2024-06-30
2023-03	AWWU	Geotechnical investigation	2024-07-15
2018-10	Chugach Powder Guides	Access to Notch Hut	2024-08-31
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning, surveying etc.	2024-09-15

List of Permits that were issued or active in 2023. Permit numbers starting with 2023 (bold) are new this year, other permits are renewals from previous years. Permits are organized by term expiration.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2023-04

Action: Disposal by perpetual, non-exclusive, telecommunication and electric easement

Hearing Date: November 16, 2023

Subject Property: A portion of HLB Parcel 4-010 (PID 001-053-05-000), legally described as Block 84 Lot 9A, Original Townsite (Plat 1967-30) (Appendix A)

Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal Summary: The Municipality of Anchorage (MOA) proposes to grant to Chugach Electric Association, Inc. (CEA) a perpetual, non-exclusive telecommunication and electrical (T&E) easement on a portion of Heritage Land Bank Parcel 4-010. (Appendix C)

Applicable Regulations & Standards: AMC § 25.40.025A and 25.40.025B provide authority for this disposal by easement.

2023 Work Program Amendment Required: Yes, an amendment is required in the case of land disposals not already contained in the work program (AMC § 25.40.020.B).

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

BACKGROUND INFORMATION

Parcel Locations: HLB Parcel 4-010 is located in downtown Anchorage on L Street across W 8th Avenue from the Anchorage Health Department building. (Appendix B)

Parcel and Easement Size: Parcel 4-010 is just under one-quarter acre, approximately 10,325 square feet. The easement being proposed is 300 square feet, approximately the size of two parking spots.

Existing Condition and Land Use of the parcel and surrounding area: Parcel 4-010, and the adjacent HLB Parcels 4-011 and 4-012, are currently used as parking for the Municipality of Anchorage's Health Department, which is located across the street. There are several neighboring businesses and organizations including Great Land Trust and Fire Island Bakery.

Zoning: Central Business District, Periphery (B2C).

Adopted Land Use Plan: *Our Downtown: Anchorage Downtown District Plan (2021)* designates the broader area as a mixed-use district primarily for medium density housing. *The Anchorage 2040 Land Use Plan (2017)* encourages residential mixed-use development in the broader area.

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on the property on Wednesday, November 1, 2023. Notices were mailed to 246 property owners within 500 feet of 4-010 on Wednesday, November 1, 2023. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on November 2, 2023.

PROJECT DESCRIPTION

The Anchorage Health Department uses HLB 4-010, 4-011, and 4-012 for parking. They are working with the Information Technology Department to install new security equipment for the parking area. In order to supply adequate electricity to the site for this new equipment, CEA needs to install a switch cabinet and pad mounted transformer. An easement of 300 square feet is required for this infrastructure.

ANALYSIS AND CONCLUSION

The purpose of this easement is to improve security for the Anchorage Health Department. Granting utility easements for this municipal need is consistent with the mission of the HLB. The HLB fund will not be impacted by this project.

AGENCY REVIEW

An agency review was sent out on October 27th to MOA and applicable external agencies. Project Management and Engineering's Right-of-Way and Surveying Division are working with CEA and HLB on this easement and have no concerns. Development Services Right-of-Way Section did not have any concerns about this easement. Anchorage Water and Wastewater Utility (AWWU), noted that they have nearby water and wastewater lines running under the alley ROW to the east of the parcel. They noted that they ideally do not have utility easements so close to their lines in case work needs to be completed on their infrastructure, but that they have dealt with similar and more restricted situations.

RECOMMENDATION

Staff recommends approval of this easement.

Appendices:

A – Vicinity Map

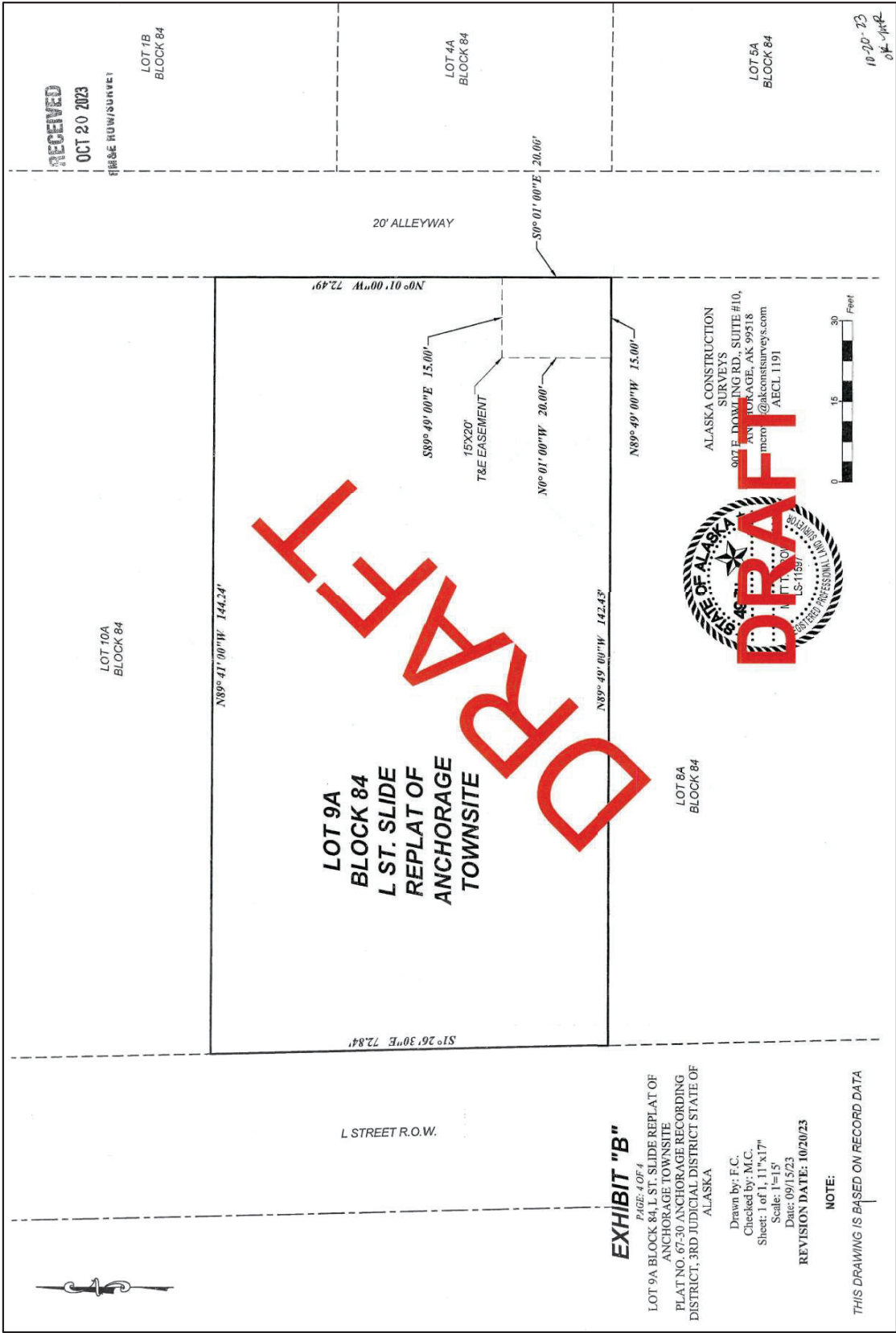
B – Draft Easement Map

C – Resolution 2023-04

Appendix A – Vicinity Map



Appendix B – Draft Easement Map



**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION**

RESOLUTION 2023-04

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE DISPOSAL OF A PORTION OF HLB PARCEL 4-010 (PID 001-053-05-000), LEGALLY DESCRIBED AS BLOCK 84 LOT 9A OF THE ORIGINAL TOWNSITE (PLAT 1967-30) BY PERPETUAL, NON-EXCLUSIVE TELECOMMUNICATION AND ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC., AND AMEND THE 2023 HLB ANNUAL WORK PROGRAM.

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 proposed action is not in the 2023 HLB Annual Work Program (AR 2023-235), and pursuant to AMC § 25.40.020B, to proceed with the action the 2023 HLB Annual Work Program must be amended; and

WHEREAS, the Municipality of Anchorage (MOA) proposes to grant to Chugach Electric Association, Inc. (CEA) a perpetual, non-exclusive telecommunication and electrical (T&E) easement on a portion of Heritage Land Bank (HLB) Parcel 4-010 (PID 001-053-05-000), legally described as Block 84 Lot 9A of the Original Townsite (Plat 1967-30); and

WHEREAS, the proposed perpetual, non-exclusive T&E easement comprises of a total of approximately 300 square feet; and

WHEREAS, HLB posted the property, conducted public noticing, and an agency review by all potentially interested municipal agencies to establish no objections to disposal by perpetual, non-exclusive T&E 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 APPROVAL OF THE DISPOSAL OF A PORTION OF HLB PARCEL 4-010 (PID 001-053-05-000), LEGALLY DESCRIBED AS BLOCK 84 LOT 9A OF THE ORIGINAL TOWNSITE (PLAT 1967-30) BY PERPETUAL, NON-EXCLUSIVE TELECOMMUNICATION AND ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC., AND AMEND THE 2023 HLB ANNUAL WORK PROGRAM.

PASSED and APPROVED on this, the 16th day of November 2023.

Approved:

Attest:

L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2023-05

Action: Disposal by lease to Alascom, Inc. dba AT&T Alaska, exercising the second five-year term extension option

Hearing Date: November 16, 2023

Subject Property: HLB Parcels 6-050 (075-152-53-000), 6-049 (075-152-38-000), and a portion within 6-048 (075-152-39-000), legally described as Lots 12, 13, and 14 Block 2 USS 1177 Original Townsite of Girdwood (Appendix A)

Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal Summary: The Municipality of Anchorage and Alascom, Inc. dba AT&T Alaska propose to exercise the second of four five-year lease extension options.

Applicable Regulations & Standards: AMC § 25.40.025A and 25.40.025B provide authority for this disposal by lease.

2023 Work Program Amendment Required: Yes. Although the lease is listed in the work plan, exercising the option was not directly mentioned, so an amendment is required (AMC § 25.40.020.B).

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

BACKGROUND INFORMATION

Parcel Locations: HLB Parcels 6-048/49/50 are located on Main Street in the Original Townsite of Girdwood, about 500 feet to the northeast from the gas station and strip mall at the Seward and Alyeska Highway intersection. (Appendix A)

Parcel and Lease Area Size: The three parcels together total to approximately 10,890 Sq Ft (one-quarter acre). The leased area is for approximately 10,050 Sq Ft.

Existing Condition and Land Use of the parcel and surrounding area: The leased area is developed as a telecommunication tower and facility. Also on site is an AWWU Inter-Governmental Permit Area for a pump station and valve vault. The surrounding parcels are a mix of residential and commercial, with an electrical substation, another telecommunication tower, gas-station, and strip mall nearby.

Zoning: GC3 (Commercial/Residential)

Adopted Land Use Plan: The *Girdwood Area Plan (1995)* designates the area as a mixed-use district for residential and commercial use.

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on the property on Thursday, November 2, 2023. Notices were mailed to the 50 property owners within 500 feet of 6-048/49/50 on Thursday, November 2, 2023. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Thursday, November 2, 2023.

PROJECT DESCRIPTION

HLB Parcels 6-048/49/50 have been under lease to Alascom, Inc., dba AT&T Alaska since 1998. In 2013, the HLBAC recommended a lease agreement for a minimum of five years, the Assembly passed AO 597-2013 and a lease agreement that included four options to extend the term by five-years was executed. In 2018, the HLBAC recommended exercising of the first of the four five-year options, the Assembly passed AO 2019-021, and the term was extended to December 31, 2023. The proposed action is to exercise the second of the four five-year extension options, with a term expiration of December 31, 2028. The tower and facility is maintained by Alascom, and this lease has brought in an average of approximately \$18,000 per year over the last 10 years to the HLB Fund.

ANALYSIS AND CONCLUSION

The purpose of this lease extension is to continue the telecommunication service in the area. This lease is consistent with the mission of the HLB.

AGENCY REVIEW

An agency review was sent out on Friday, November 3rd, 2023 to MOA and applicable external agencies. Girdwood Fire Department commented that they did not have objection to the lease. Anchorage Water and Wastewater Utility (AWWU), mentioned the Inter-Governmental Permit area for a pump station and valve vault, and that there have been no issues with the site being leased for other infrastructure.

RECOMMENDATION

Staff recommends approval of this lease extension.

Appendices:

A – Vicinity Map

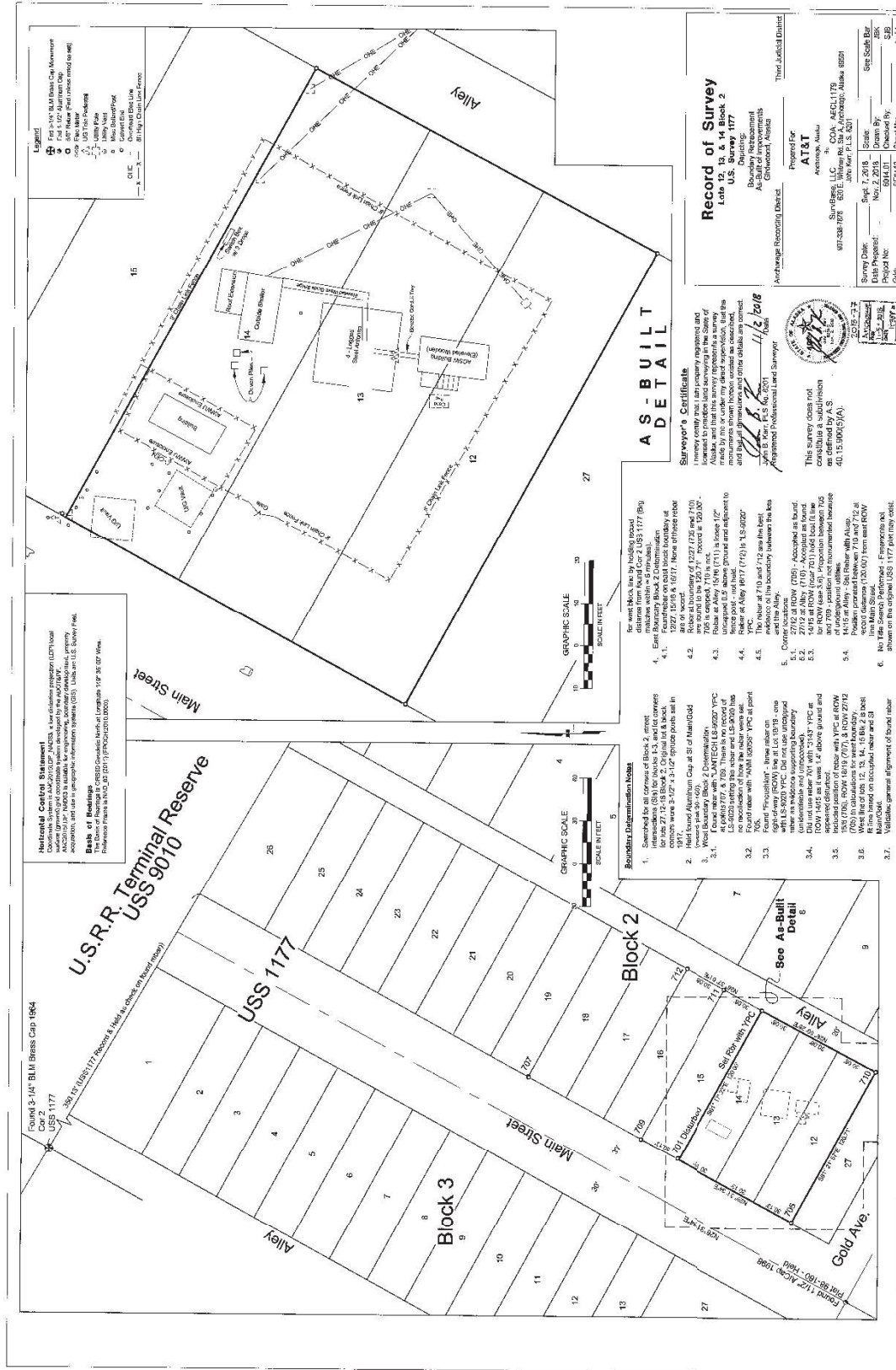
B – 2018 As-Built Survey

C – Resolution 2023-05

Appendix A – Vicinity Map



Appendix B – 2018 As-Built Survey



**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION**

RESOLUTION 2023-05

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE DISPOSAL BY LEASE, EXERCISING THE SECOND FIVE-YEAR OPTION, TO ALASCOM, INC. DBA AT&T ALASKA FOR HLB PARCELS 6-050, 6-049, AND A PORTION WITHIN 6-048, LEGALLY DESCRIBED AS LOTS 12, 13, AND 14 BLOCK 2 USS 1177 ORIGINAL TOWNSITE OF GIRDWOOD.

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

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

WHEREAS, the proposed action is not in the 2023 HLB Annual Work Program (AR 2023-235), and pursuant to AMC § 25.40.020B, to proceed with the action the 2023 HLB Annual Work Program must be amended; and

WHEREAS, Alascom, Inc. dba AT&T Alaska has leased HLB Parcels 6-050, 6-049, and a portion of 6-048 since 1998 for a telecommunication facility, a new lease was entered in 2013 and there are three five-year options remaining; and

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

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

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE DISPOSAL BY LEASE, EXERCISING THE FIRST FIVE-YEAR OPTION TO ALASCOM, INC. DBA AT&T ALASKA FOR HLB PARCELS 6-050, 6-049, AND A PORTION WITHIN 6-048, LEGALLY DESCRIBED AS LOTS 12, 13, AND 14 BLOCK 2 USS 1177 ORIGINAL TOWNSITE OF GIRDWOOD.

PASSED and APPROVED on this, the 16th day of November 2023.

Approved:

Attest:

L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department