



HERITAGE LAND BANK

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

Heritage Land Bank

- **1983 – Establishment of the Heritage Land Bank (AO 83-86)**
- **HLB is a self supporting, non-tax-funded agency of MOA**
- Mission: to manage **uncommitted municipal land** and the Heritage Land Bank fund in a manner designed to **benefit the present and future residents of Anchorage, promote orderly development and achieve the goals of the Comprehensive Plan.**
- Currently manages **over 12,000 acres** of Municipal Land, majority of which has multiple development limitations.
- **Title 25 of AMC “Public Lands”** contains the statutes under which HLB operates.

Work Plan Code Requirements (AMC 25.40.020)

Annual Work Program

- Include proposed land **acquisitions, transfers, disposals, management** and inventory activities **for the coming year**.
- Include **revenue and expenditure projections** and the proposed budget **for the coming year**.
- Include a review of the **previous year's activities**, including **financial information, land transactions, and fund expenditures**.

Five-Year Management Plan

- Include **potential long-term land acquisition, transfer, disposal, management** and **inventory objectives**
- Include a 5-year **revenue and expenditure projection**

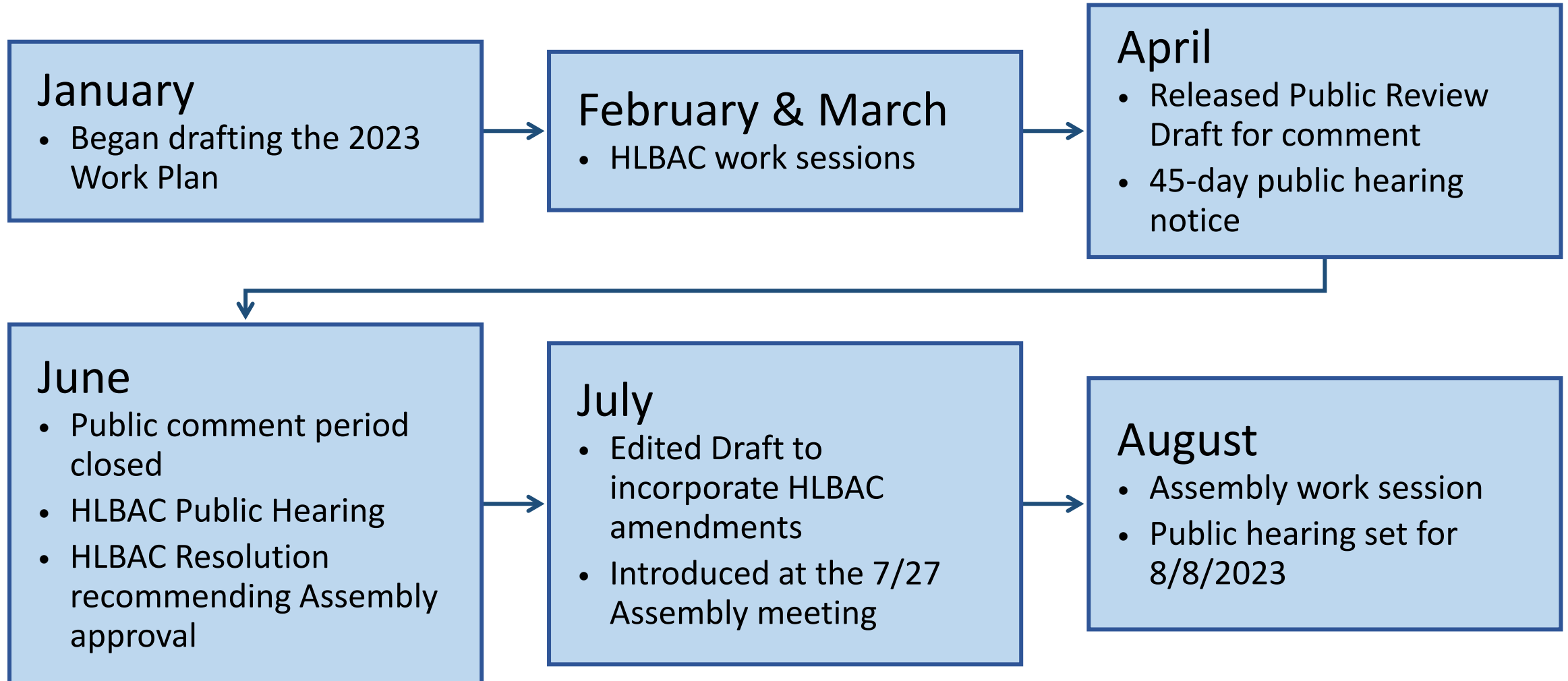
Policies and Procedures

- Develop, adopt, and maintain comprehensive policies and procedures to govern the management of the HLB land and fund.

HLBAC Public Hearing

- 45-Day Notice and Comment Period
- Send to Community Councils and Mailing List

The 2023 Work Plan Process



High Level of Each Chapter

Chapter 1: HLB Overview

- History, Objectives, Acquisition Info, Inventory Status

Chapter 2: 2022 Progress Report

- Accomplishments in land transactions, projects, and management
- HLBAC Resolutions

Chapter 3: 2023 Work Program

- Potential land transactions, projects, and management

Chapter 4: Five-Year Management Plan

- Potential land transactions, projects, and management

Appendices

- Maps
- Policies
- HLB Fund History and Projections
- HLB Leases and Permits
- Public Comments and Responses
- HLBAC Resolution 2023-02 recommending assembly approval of the Work Plan

Highlights

Progress Report Highlights

- Disposal of Girdwood Industrial Park phase 1 lots to lessees (6-057A-E)
- Disposal of Porcupine Building in Mountain View to a non-profit (3-073)
- Acquisition of Laurel Acres parcels for future wetland mitigation (5-041)
- Acquisition of Bear Valley parcel to increase Chugach State Park access (2-158)

Annual Work Program Priorities

- 6-057F: Girdwood Industrial Park
- 6-076: Girdwood Community Land Trust
- Cemetery Projects: Eagle River (1-111), Girdwood (6-018), Natural Burial (2-156)
- 3-074 & Block 102 Trade
- 6-043: Disposal to USFS

A dense forest scene with tall, thin trees and a lush green undergrowth. The text "Any Questions?" is overlaid in the center in a white, sans-serif font. The forest floor is covered in various green plants and ferns, and the trees are mostly deciduous with some evergreens. The lighting is soft and natural, suggesting a forest interior.

Any Questions?