Real Estate Department

- Real Estate Department has 2 divisions:
  - Real Estate Services and Heritage Land Bank
- RES is supported by the General Fund
- HLB is a self supporting, non-tax-funded agency
- RES is responsible for the management, disposal, and acquisition of municipal owned or leased properties, that are not in HLB Inventory, as well as administering the property tax foreclosure process.
- HLB 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.
- HLB 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 RED operates, with additional code pertaining to specifically HLB (Chapter 25.40)
## 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 2024 Work Plan Process

<table>
<thead>
<tr>
<th>October</th>
<th>November</th>
<th>December</th>
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<tbody>
<tr>
<td>Held Community and Agency Open Houses</td>
<td>Drafted the 2024 Work Plan</td>
<td>• HLBAC work session</td>
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<tr>
<td></td>
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<td>• Released Public Review Draft for comment</td>
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<td>• 45-day public hearing notice</td>
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<tr>
<th>February</th>
<th>March</th>
<th>April</th>
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<tr>
<td>• Public comment period closed</td>
<td>• Present at 3/14 CEDC Meeting</td>
<td>Public Hearing and Assembly action tentatively on 4/23</td>
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<tr>
<td>• HLBAC Public Hearing</td>
<td>• Assembly Resolution approving the 2024 Work Plan will be introduced at the 3/19 Assembly meeting</td>
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<tr>
<td>• HLBAC Resolution recommending Assembly approval</td>
<td>• Assembly work session</td>
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<tr>
<td>• Edited Draft to incorporate HLBAC amendments</td>
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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 Ranger Station to the USFS (6-043)
• Assembly authorization for the Holtan Hills disposal (6-011/16/17)
• Acquisition of Laurel Acres parcels for future wetland mitigation (5-041)
• Confirmation of the appointment of Real Estate Director

Projects of interest to the CEDC
• Girdwood Industrial Park (6-057F)
• Girdwood Community Land Trust (6-076)
• Cemetery Projects: Eagle River (1-111), Girdwood (6-018), Natural Burial (2-156)
• Disposal at Lake Otis and Tudor (3-078A-D)
• Potter Marsh Watershed Park (2-127 – 2-136)
Any Questions?

AR 2024-92 • AM 235-2024 • 2024 Work Plan Draft • HLB Website • HLB Map App