

Holtan Hills RFP and Project Background Information As of December 2, 2022

This document was prepared by the Anchorage Assembly's Legislative Services with a review from the MOA Planning Department on December 2, 2022.

Holtan Hills RFP Timeline

Date	Event
Prior to 2021	The project has been attempted before and has been planned/mentioned in multiple HLB work plans/5-year plans as being intended to be disposed of to the private sector
2/4/2021	A developer (Andre Spinelli) initially contacts HLB via email with a completed disposal application form; HLB Code requires a competitive disposal, so an RFP was developed for the project – an RFP allows HLB to articulate stipulations and goals for the project; HLB disposal guided by AMC § 25.40.025.H
4/9/2021	RFP was issued by HLB. From RFP: “The intent of the Request for Proposal (RFP) is to develop a portion of three parcels currently in the Heritage Land Bank inventory located in Girdwood Alaska,” “in a manner that is consistent with the goals of the Girdwood Area Plan and the Crow Creek Neighborhood Land Use Study (Plans) and which provides the highest and best use of the site”
4/20/2021	RFP Informational Meeting via TEAMS
5/14/2021	RFP Due – deadline later extended to 6/6/2021
6/15/2021	Two proposals were sent to the HLB Review Committee of nine comprised of MOA subject matter experts and local residents, assembled by MOA
6/22/2021	Review Committee Meeting via TEAMS
6/29/2021	Results of scoring published/proposers notified of results and intent to negotiate; summary memo issued with scores of the selected bidder (CY Investments LLC) and 2 nd proposal (Andre Spinelli)
Dec 2021	Appraisal was obtained – market value at that time: \$2,100,000
Jun 2021- Apr 2022	Contract negotiations on the Development Agreement; HLB conducted surveying, wetlands delineations, etc.
4/29/2022	Development Agreement signed
11/2/2022	Five-tract plat hearing at Platting Board to create smaller tracts for disposal (~449.0 acres total – only 16.1 acres will be disposed of initially in Phase I. 75% of lot sales in one phase must be complete before financing will be provided for additional phases – likely 2026-2030). The approval of this preliminary plat will be made final if Platting Board Resolution 2022-007 is adopted during the Platting Board’s December 7 th meeting.
11/4/2022	Assembly worksession #1 on Holtan Hills
11/9/2022	AO 2022-103 an ordinance authorizing the HLB land disposal was introduced at the Assembly meeting for a public hearing on 12/6/2022
12/2/2022	Assembly worksession #2 on Holtan Hills

What Comes Next

1. Assembly votes on an ordinance authorizing the HLB land disposal (AO 2022-103 scheduled for 12/6/2022)
2. Conveyance of Tract I (Phase I Tract) and financing (2023)
3. AWWU installation of sewer (\$2.5M Congressional Earmark – planned for Summer 2023)
4. Entitlements (CUP-PUD Phased Subdivision) through P&Z (2023-2024)
5. Break ground on Phase I (2024 if no appeal, likely 2025 if appeal)
6. Lot sales (Likely 2025)
7. New owners plan and build (2026)
8. Phase II groundbreaking (Likely 2026)

Holtan Hills – Additional Steps Allowing Public Input

1. Conditional Use Permit for a Residential Planned Unit Development (CUP-PUD)
 - a. GBOS Land Use Committee (2 meetings – old business/new business)
 - b. GBOS Meeting (2 meetings - old business/new business)
 - c. Planning and Zoning Commission Public Hearing
2. Phased Subdivision (May be done concurrent to CUP-PUD)
 - a. The Crow Creek Neighborhood Plan serves as the area master plan for this project
 - b. GBOS Land Use Committee (2 meetings – old business/new business)
 - c. GBOS Meeting (2 meetings - old business/new business)
 - d. Planning and Zoning Commission Public Hearing
3. Variance(s) – if applicable
 - a. If variances are requested, they will be heard concurrently by the appropriate decision-making body along with the associated higher entitlement (CUP-PUD or Subdivision)
 - b. If variances are not requested concurrently, then each variance request will go before the appropriate decision-making body below:
 - i. Dimensional – Zoning Board of Examiners and Appeals
 - ii. Design – Urban Design Commission
 - iii. Subdivision – Platting Board
4. Section Line Easement Vacation – DNR Surveying
 - a. This is publicly noticed by the State of Alaska for comment
5. Purchase of lot – construction decisions
 - a. Available for purchase by anyone
 - i. Individuals (CY and HLB offered a 2-week resident-only purchase period before any other buyers could make offers but community didn't appear to see value in this)
 - ii. Builders
 - iii. Nonprofits
 - iv. Public entities/housing authorities

- b. Construction thereon limited only by HOA and PUD design standards
- c. Housing cost/quality in the hands of the buyer

Project Risks

1. Assembly could vote down or amend the land disposal
2. Financing might not come through – Must show enough profitability on pro forma for lender to underwrite
3. Sales in Phase I – 75% of lots in Phase I must be sold, and loan satisfied before Phase II may be funded by lender
4. Clear title and conveyance – not likely, but possible
5. Developer walks away or defaults (see development agreement for financial implications)
6. Municipality defaults (see development agreement for financial implications)

Background Documents

- Visit <https://www.muni.org/Departments/Assembly/Pages/Meetings-Worksessions.aspx> for the documents posted on the Holtan Hills worksessions on 11/4/22 and 12/2/22
- Visit <https://www.muni.org/Departments/hlb/Pages/HLBCommission.aspx> for Holton Hills documents presented to the HLB Advisory Commission
- Visit <https://www.muni.org/Departments/hlb/Pages/HotTopics.aspx> for HLB information on the MOA Real Estate website