

1 CLERK'S OFFICE
2 **AMENDED AND APPROVED**
3 Date: 4-17-01

Submitted by: Assembly Chairman at the
Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: APRIL 17, 2001-

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7 **ANCHORAGE, ALASKA**
8 **AR NO. 2001 - 104**
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11 **A RESOLUTION OF THE ANCHORAGE ASSEMBLY APPROVING THE 2001 HERITAGE**
12 **LAND BANK WORK PROGRAM**
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15 **WHEREAS, AMC 25.40.020.B. provides that the Heritage Land Bank (HLB) Advisory Commission,**
16 **following public notice and hearing, shall recommend, and submit annually for Assembly approval, a**
17 **work program which conforms to the current or proposed five-year management plan and which**
18 **includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and**
19 **disposal activities of the HLB for the coming year, including revenue and expenditure projections of**
20 **the HLB Fund, and a proposed budget for the HLB; and**
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22 **WHEREAS, AMC 25.40.020.B. also requires that a public notice of not less than 45 days is required**
23 **prior to a hearing by the HLB Advisory Commission on the annual work program; and**
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25 **WHEREAS, a draft 2001 HLB Work Program was circulated for review to the Assembly, Anchorage**
26 **Community Councils, HLB Advisory Commission, municipal departments and other interested parties**
27 **in a November 22, 2000 mail-out for comments; and**
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29 **WHEREAS, the HLB Advisory Commission held public hearings on the proposed 2001 HLB Work**
30 **Program on January 10, 2001 and February 14, 2001; and**
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32 **WHEREAS, following the public hearings, the HLB Advisory Commission revised the draft work**
33 **plan and unanimously passed HLB Advisory Commission Resolution No. 2001-01 on February 14,**
34 **2001 (Appendix B) recommending Assembly approval of the 2001 HLB Work Program (Appendix A);**
35 **and**
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37 **WHEREAS, the 2001 HLB Work Program complies with all requirements of AMC 25.40.020.B. and**
38 **provides a proactive vision for the management of HLB land and the HLB Fund during 2001; and**
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40 **WHEREAS, approval of the 2001 HLB Work Program is in the best interest of the Municipality by**
41 **providing a balanced listing of proposed development and conservation activities designed to benefit**
42 **the present and future residents of Anchorage.**
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2 **NOW THEREFORE, THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:**

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4 Section 1. That the 2001 HLB Work Program, attached as Appendix A, is hereby approved
5 for use by the Heritage Land Bank.
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7 Section 2. The 2001 HLB Work Program shall go into effect immediately upon approval.
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12 **PASSED AND APPROVED** by the Anchorage Assembly this 17th day of April
13 2001.
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18 Chairman of the Assembly
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20 **ATTEST**

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24 Municipal Clerk
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2001 WORK PROGRAM

HERITAGE LAND BANK

MUNICIPALITY OF ANCHORAGE



Richard F. Dworsky, Acting Director

HERITAGE LAND BANK ADVISORY COMMISSION

Gayle Knepper, Chair, Anchorage
Paul Wellman, Vice-Chair, Anchorage
Jeff Blake, Anchorage
Jim Cantor, Eagle River
Patrick Gilmore, Anchorage
David Harbour, Anchorage
Mary Jo Thill, Girdwood

DIRECTOR'S MESSAGE

In an attempt to bring about efficient and centralized municipality real property services, the Heritage Land Bank (HLB) has merged with the Real Estate Services division of the Municipality. While the reorganization and crossover of staff and personnel performing real estate services for the municipality will occur, budgets for the respective divisions will remain separate. The HLB will continue to fund projects and operate on a self-sustaining basis drawing only from the Heritage Land Bank Fund. The Real Estate Services division will continue to be budgeted through general government tax revenues. This centralization is reflective of the Wuerch Administration commitment to bring efficiencies to City Hall and general government.

2001 will see the continuation and completion of numerous major projects. In 2001 the Heritage Land Bank will complete a Land Use Study for approximately 150 acres in the Birchwood area. In Girdwood the HLB will initiate development of the Girdwood Industrial Park and a public parking improvement on HLB land in the Old Townsite. In the Anchorage Bowl we will complete the transfer to Parks and Recreation of land in Section 36, fulfill the municipal obligation for settlement of the Alaska Mental Health Trust Agreement and explore the redevelopment 17 acres of residential land on Government Hill. The Heritage Land Bank will also continue to pursue the transfer and conveyance of municipal entitlement lands from the State of Alaska, ~~to include the ultimate conveyance of BLM Campbell Tract lands.~~

Heritage Land Bank land is municipal land managed in trust for all present and future residents of Anchorage. Comprehensive public involvement is essential. *The nature of public land management often requires that the greater public benefit be weighed and measured against vocal special interest groups.* The key to our success in 2001 will be the continued ability to ensure meaningful public participation in HLB actions. As such, we will continue to strive in 2001 to encourage public participation throughout our process as we also comply with applicable law. The public review of this draft Work Program is part of that process.

The HLB looks ahead eagerly to the future and invites you to do the same as we cooperatively strive to make Anchorage an even better place to live and work.

2001 WORK PROGRAM HERITAGE LAND BANK

I. HERITAGE LAND BANK MISSION

It is the mission of the Heritage Land Bank (HLB) to manage uncommitted 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. In accordance with this mission, the HLB manages approximately 8,000 acres of land located throughout the municipality, from Girdwood to Chugiak. Most of this land is vacant, although the HLB manages some leased and improved property. All revenue produced from the management or sale of HLB land is placed in the HLB Fund, a fiduciary trust fund managed on behalf of the citizens of Anchorage. The HLB Fund can be used only for HLB operating expenses, to acquire land needed for municipal use, and to improve existing HLB land.

II. WORK PROGRAM REQUIREMENTS

The Annual HLB Work Program is one part of a comprehensive land and fund management program established under the municipal code to govern the overall activities of the HLB. The other primary parts of this program are the HLB Five Year Management Plan and the HLB Policies and Procedures. Anchorage Municipal Code 25.40.020.B. outlines the specific requirements of the HLB Annual Work Program as follows:

“The Advisory Commission (HLB), following public notice and hearing as specified in this chapter, shall recommend, and submit annually for Assembly approval, a work program which conforms to the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year, including revenue and expenditure projections of the Heritage Land Bank Fund, and proposed budget for the Heritage Land Bank. A public notice, as set forth in this chapter, of not less than 45 days, is required prior to a hearing by the Heritage Land Bank Advisory Commission on the annual work program. All new proposed land sale activities not currently in the program will require an Assembly approved amendment. The annual work program shall include a review of Heritage Land Bank activities during the prior year, including but not limited to:

1. a financial audit, if available, of all Heritage Land bank accounts, including income, expenditures and investments;
2. a summary of each transaction involving Heritage Land Bank land or the Heritage Land Bank Fund; and
3. an inventory of all Heritage Land Bank Fund expenditures.

The above referenced requirements contemplate that the major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved only after public hearings before the HLB Advisory Commission and the Anchorage Assembly. In addition, the public notice for the HLB Advisory Commission public hearing on the annual work program must be provided no less than 45 days prior to the hearing. By comparison, all other HLB public hearings require that the public notice precede the hearing by no less than 21 days. The additional time provided by this particular notice is intended to ensure that all community councils and other interested parties have sufficient opportunity to review and comment on the proposed annual work program. The public will have additional opportunity to comment when a public hearing is later scheduled on each particular work item included in the approved annual work program. The municipal code requires that the HLB Advisory Commission provide public notice and hold a public hearing prior to taking action on any proposed action, including land disposals (sales, leases, easements), land transfers to other agencies, and appropriations from the HLB Fund.

III. OVERVIEW OF THE 2001 HLB WORK PROGRAM

The 2001 HLB Work Program provides an annual, proactive plan for the allocation and management of HLB land and resources. It also recognizes that the functions and activities of the HLB must be consistent with the public trust and will strengthen public involvement throughout the process. The nature of public land management often requires that the greater public benefit be weighed against the impact of vocal special interest groups, which may constitute the minority opinion. The public perception of both is rarely uniform. However, the HLB will conduct its affairs on behalf of the citizens of the Municipality of Anchorage in a manner that is based upon factual information and consistent with the public trust.

The 2001 Work Program includes several key components

- **Public Involvement** The HLB public involvement process provides an opportunity to identify all pertinent issues, including benefits and impacts, so that decision makers can properly consider them. It is the intent of the HLB that this process takes place in an open, objective and public manner. To assist in this effort, the HLB provides the public with comprehensive staff reports corresponding to each item proposed for action before the HLB Advisory Commission. These staff reports include all pertinent information on a proposed action, including the authority, background, analysis, findings and a recommendation.

The reports are then amended as needed to incorporate public comment. The HLB Advisory Commission actions, usually in the form of advisory resolutions to the Assembly, are based upon these reports.

- **Ongoing Projects** Work will also continue on several major projects that began in 2000 and earlier. The HLB will make a recommendation to the HLB Advisory Commission regarding the classification of land remaining in an undeveloped state in Section 36 in South Anchorage and its rezoning to PLI-p. The HLB anticipates completion of the sale of development rights to Klatt Bog lands early in the year as part of the mitigation requirements for expansion of the Ted Stevens International Airport. With leftover federal funds from the purchase of wetlands near Jewel Lake, another nineteen acres of wetlands are being acquired at the southern edge of Connor's Bog. HLB will work with the Alaska Mental Health Trust Authority to complete the transfer of a 15-acre School Site on the Anchorage Hillside. In Girdwood, work will begin on the platting and surveying of Girdwood Industrial Park and the HLB will initiate a Request for Proposal for a new site specific Land Use Study in the Lower Valley area south of the Girdwood Fire Hall. For more information on these projects, see Section V, below.

* See amendment #2 on last page.

New Projects HLB will initiate several significant new projects in 2001, which include an update of the HLB Five-Year Management Plan and a revision of the HLB Policies and Procedures to assure compliance with the Anchorage Municipal Code. In addition, the HLB will initiate a residential redevelopment of a 17-acre site on Government Hill and construct a public parking facility in the Girdwood Townsite. Reorganization of the HLB is also under way to encompass comprehensive real estate activities through its Real Estate Services division.

IV. SPECIFIC WORK ITEMS

Identified below are the major work items proposed for the HLB during 2001; however, the HLB also recognizes the need to accommodate new projects, or to delete proposed projects if circumstances warrant. Therefore during the course of the year it is likely that some work items will be added, dropped or amended in order to address new developments. Any additions to the proposed list of disposals, however, will require an amendment to the work program with approval by the HLB Advisory Commission and the Anchorage Assembly.

A. Land Management Authority Transfers

The HLB may propose the withdrawal and transfer of HLB land to other municipal agencies, including the Anchorage School District, if such land is needed for the location of public facilities or purposes, including schools and designated or dedicated parks or open space lands.

- 1 Intergovernmental Right-of-Way Permit – In addition to the authorization of existing trails and trail improvements proposed or in existence on HLB land, we will also engage in securing of designated rights-of-way for new municipal trails as necessary.
- 2 Other transfers as needed - It is anticipated that during the course of 2001 the HLB will receive several additional requests from agencies for land management authority transfers. These requests will be processed individually, in accordance with applicable municipal code. Two specific projects appear to be forthcoming: a) land exchange with the State of Alaska to accommodate the construction of a new Department of Environmental Conservation Food Safety Laboratory along Tudor Road, and b) the conveyance of surplus and remainder land within the 330-acre BLM Campbell Tract (PLO No. 6127).

B. Proposed Land Disposals (Sale, Exchange or Lease)

The HLB has determined that the following parcels, pending agency review, have been determined surplus to municipal needs and will therefore be appropriate for sale or exchange consideration by the public. All proposed HLB land sales must occur by an open competitive bid process or be the subject of an equal value exchange for the at least appraised market value of the land.

1. **HLB Parcel 3-007** A 7.02-acre parcel located between Reeve Boulevard and Wrangell Street in Mt. View. The parcel is split-zoned I-1 and I-2, and has a year 2000 appraisal value of \$1.3 million. The property contains a significant quantity of gravel reserves. Disposal of the property is subject to Land Use Permit 2000-02 to Anchorage Sand and Gravel, which expires May 2001 (Appendix A - North Mt. View Community Council).
2. **HLB Parcel 4-043 (Hollywood Vista)** Approximately 17 acres of land located on Government Hill, zoned R-3 with Special Limitations (R-3SL). The special limitations require that no less than 60 percent of the property is to be developed with single-family detached dwellings. Because of the opportunity to stimulate redevelopment efforts on Government Hill, the HLB will commission an independent market feasibility study to determine the type of residential development best suited to the site under current market conditions. Future site master planning and development are subject to approval by both a reconvened Hollywood Vista Task Force and the Municipal Assembly (Appendix B - Government Hill Community Council).
3. **HLB Parcels 4-010, 4-011, 4-012** Three lots located on the northeast corner of 9th Avenue and L Street comprised of over 24,000 square feet and zoned B2-B. Parcels 4-011 and 4-012 are currently used by the Health and Human Services Department as service vehicle and employee parking. Parcel 4-010, located at 727 L Street, is a 1920-vintage single-family house once owned by pioneer Alaskan J. "Vic" Brown.

In 2001 the HLB will work with Anchorage Historic Properties, Inc. to determine the final disposition of the Vic Brown house; options to be considered may include relocation of the structure to another location. A highest and best use determination will be made of the subject lots in preparation for disposal or development by 2003. (Appendix C - Downtown Community Council).

4. **HLB Parcels 4-004, 4-005 and 4-006 (Downtown Anchorage, 7th and I Street)** Three contiguous lots currently permitted to the Anchorage Parking Authority. The lots are encumbered by a deed restriction and "reverter clause" that limits use for Municipal purposes. In 2001 the HLB will attempt to either buy out the reverter clause or have the clause removed by legislation. Following a highest and best use determination options may include termination of the Parking Authority Use Permit in favor of direct HLB management, long term lease or sale by competitive bid (Downtown Community Council).
5. **HLB Parcel 1-007: Jasmine Road in Chugiak** A northern 20-acre portion of this parcel is being platted and will then be available for potential sale when warranted by value. Most of this parcel is already zoned R-10, which allows for a single-family residence (Appendix D - Chugiak Community Council).
6. **HLB Parcels 4-026, 4-027 & 4-028 (Cope Street Properties)** The HLB will actively market these properties as available for long-term lease or sale in 2001 (Appendix E - Spenard Community Council).
7. **HLB Parcel 1-034: TID #015-282-29** a 2.5 acre parcel located in Birchwood adjacent the NW ¼ of Section 25. The parcel is currently zoned PLI; HLB will initiate a rezone to residential prior to offering the parcel for competitive sale (Appendix F - Birchwood Community Council).
8. **HLB Parcel 4-022: (Mabel T. Caverly Senior Center)** The HLB will initiate an environmental and structural assessment of the improvement and make a recommendation based on factual information as to whether or not the improvement is suitable for occupancy or demolition (Appendix G - Downtown Community Council).
9. **HLB Parcel 6-030: TID # 075-061-03.** Lot 40, USS 3044 approximately 5.5 acres located off the Alyeska Highway and Crow Creek Road. Zoned R-11 (residential) the parcel will be offer for competitive sale in the spring of 2001. The appraisal dated 8/28/00 indicates an opinion of market value of \$110,000 (Appendix H - Girdwood Board of Supervisors).
10. **HLB Parcel 6-040: (TID # 075-093-44. Tract 18A, Sec. 18, T10N R2E)** Approximately 40 acres accessed by Sproat Road, and zoned R-11, single family residential. An appraisal is pending. (Girdwood Board of Supervisors)
11. **HLB Parcel 6-043: TID # 075-132-30.** Approximately 4.52 acres leased to the US Forest Service and occupied by the Glacier Ranger District Office. This parcel is under long term

lease to the US Forest Service, for which it paid a lump sum of \$50,000 for the term of the lease through 2023. The Heritage Land Bank proposes to obtain a fair market value appraisal, unencumbered by the lease, and offer a sole source sale of the parcel to the US Forest Service (Girdwood Board of Supervisors).

12. HLB #6-019 and 6-021: Girdwood Town Center Approximately 2.8 acres are proposed for sale to or exchange with the U.S. Postal Service for construction of a new, enlarged facility. Design work is under way by MOA Planning Department to coordinate development of a parking facility adjacent to and west of the post office. HLB will respond to an RFP in February 2001, with construction beginning in early 2002. The two parcels will be replatted to provide for this comprehensive development. A private water well located in 6-021 now limits construction on both parcels; the HLB will work with AWWU to facilitate a new city-wide system to provide a suitable alternative to well users.

13. HLB #3-032: Exchange of Land with the Department of Environmental Conservation The DEC proposes to exchange parcels of like value southeast of the intersection of Boniface and west Tudor Road for the construction of a food safety laboratory. The new laboratory, currently located in Palmer, will be constructed adjoining another DEC facility. An appraisal is under way to establish values of each parcel.

* See amendment #1 on last page

D. Land Acquisitions

The HLB applies for, and receives in the name of the municipality, all land transferred to the municipality from the State of Alaska as part of the municipality's land entitlement under the Municipal Entitlement Act. In addition, the HLB receives land through purchase, donation or other means. Acquired lands are added to the HLB Inventory. Frequently, organizations such as The Great Land Trust as well as private individuals approach the HLB with plans to donate land to the municipality. The HLB will carefully review such requests on a case-by-case basis, addressing status of title, environmental standing and consult with other agencies that may have an interest in or knowledge of parcels being considered for acquisition.

E. HLB Inventory

The HLB maintains an inventory of all HLB land. The inventory identifies all land and interests in parcels that are managed or retained by the HLB. It specifically identifies each parcel of HLB land and describes all related information that may be useful for proper land management. The HLB inventory does not include a description of management intent; instead, the use of HLB

land is now entirely guided by the Comprehensive Plan and implementing measures. It is the HLB's responsibility to perfect the municipality's title to all land in the HLB inventory and maintain complete and accurate public records regarding the location, size and classification of all such parcels. This includes planning and zoning status and the identification of all valid existing rights on each parcel. In 2001, the HLB will complete a new inventory of lands held by the HLB. Copies will be made available in the HLB office for sale at a price to be determined based on the cost of publication.

F. Land Use Studies

The following land use studies are proposed for 2001. These studies may be initiated independently or, depending upon funding and priorities, incorporated into the Comprehensive Plan.

- 1. North Eagle River HLB Land Use Study** The HLB has received several proposals to use HLB Parcels 1-072, 1-073 and 1-074 for a variety of uses. These three parcels are located north of Eagle River near the Harry J. McDonald Recreation Center. During 1995 the HLB Advisory Commission denied an application to purchase HLB Parcel 1-073 due to concerns over the timing of development in the area. Part of Parcel 1-074 may be needed for expansion of the Center. Before proceeding any further with commitments for this land, the HLB will complete a land use study to determine future land uses, including any areas appropriate for sale or lease (Appendix I - Eagle River Community Council).
- 2. Northwest Quarter of Section 25** The HLB manages approximately 160 acres of land in Section 25, generally located in the Birchwood area that has the potential for mixed use. The area is located southwest of Chugiak High School, adjacent to the Alaska Railroad right-of-way and Beach Lake Park. The Eagle River – Chugiak Comprehensive Plan designates the fifty parcels for mixed uses: recreational and low-density residential. Hill Loop Ski Trail exists on parcels adjacent to the railroad right-of-way. In addition, the lands are subject to ADL Serial No. 33019 – Free Use Gravel Permit to the State Department of Highways, for an indefinite term (Appendix J – Birchwood Community Council).
- 3. Lower Girdwood Valley (commonly known as the Golf Course Study Area)** Lower Girdwood Valley commercial/recreation area – is commonly known as the Golf Course Study Area, and will be the subject of a site-specific land use study in 2001. The study will comply with the order of the Alaska State Superior Court and will address: a) the need for community facilities; b) identification of historical landmarks, natural hazards and environmentally sensitive lands; c) public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility with adjacent areas; and f) consistency with land uses identified in the Girdwood Area Plan.
- 4. Master Plan for 3500 Tudor Road** This former site of the MOA Public Works Department offers a suitable construction site for various public uses. A master plan will provide a framework and strategy for future land use decisions.

V. PROJECTS

The HLB will continue work on several major projects that began in 2000 and earlier. These include:

1. **Section 36 (Anchorage Hillside)** In accordance with the Settlement Agreement dated November 2, 1995, Tryck Nyman Hayes, Inc. in conjunction with Terrasat, Inc. have completed the Soil Testing and Groundwater Monitoring on Section 36 of the Anchorage Hillside. Based on Report findings, Study Area acreage in all probability will yield a relatively small number of developable lots for an unreasonably high development cost. Therefore, the Heritage Land Bank Advisory Commission will consider whether all three classifications of land should remain in an undeveloped state and be rezoned to PLI-p consistent with the remainder land of Section 36, or whether some other zoning is appropriate. The HLB will consider the rezone and replatting of Section 36 in order to transfer management authority to the Department of Cultural and Recreational Services. During the replatting process and pursuant to the 1995 Agreement (Section A.7) future access rights on the roadway through Tracts G, H and D for the property owners to the east of Section 36 will be addressed and resolved.
2. **Klatt Bog (South Anchorage)** - The HLB anticipates the completion of the sale of "development rights" to Klatt Bog lands to include the acceptance of additional Klatt Bog acreage in order to facilitate U.S. Corps of Engineers off-site mitigation requirements for development and expansion at Ted Stevens International Airport. A Conservation Easement will be executed that encumbers Klatt Bog mitigation lands preserving these lands in their natural state for future generations.
3. **Girdwood Industrial Park. (Girdwood)** Wetland delineation, platting, surveying, utility extensions and the initial stage of construction will begin in the spring of 2001 for the Girdwood Industrial Park.
4. **Strawberry Meadows (Southwest Anchorage)** The HLB will complete the acquisition efforts of approximately 18 acres of wetlands at the southern edge of Connor's Bog and will be numbered HLB Parcel 5-020 and 5-021. Funding source for this acquisition of wetlands is from leftover federal funds not used in the acquisition of the Jewel Lake wetlands.
- ~~5. **Alaska Mental Health Trust Settlement Agreement (AO 95-138)** The HLB will facilitate the rezone from PLI in order to complete the transfer of 120 acres of HLB land located on the Anchorage Hillside in the vicinity of Goldenview and Potter Valley.~~

5. **Glacier-Winner Creek Resort Economic Feasibility Study** The Girdwood Area Plan designates an area of HLB land near the confluence of Glacier and Winner Creeks in the Upper Girdwood Valley for future resort development. Already one commercial company has initiated Snowcat and helicopter skiing in the area. Additional interest has been expressed for developing an eco-tourism hut and/or day lodge development. However, before any intensive resort development occurs in the area, an economic feasibility study is needed that will assist the HLB to both promote and/or evaluate future development (Girdwood Board of Supervisors).

VI. FUTURE PROJECT

North Anchorage Land Agreement Implementation In 1982 the municipality entered into an agreement with Eklutna, Inc. and the federal government regarding the future disposition of certain military lands in North Anchorage which are now part of Ft. Richardson. Among other things, the North Anchorage Land Agreement (NALA) provides that if certain military lands are declared surplus to military needs, the land will be transferred to the municipality and Eklutna. The MOA sponsored the first NALA meeting in 1998, Eklutna sponsored the 1999 meeting and the 2000 meeting is scheduled for ~~December~~ May. The December 2000 meeting established small working groups to address the inventory of NALA military lands and proposed a process for MOA/Eklutna land selection should NALA military lands become surplus in accordance with the agreement. The municipality has and will continue to meet regularly with Eklutna representatives on matters of the North Anchorage Land Agreement. (All Anchorage Bowl and Eagle River Community Councils).

2001-----

VII. 2000-2001 HLB EXPENDITURE AND REVENUE PROJECTIONS

The budget for the Heritage Land Bank is established as part of the annual municipal budget process. The HLB is a department under the Mayor's office. At this time, the HLB has not planned any HLB Fund expenditures that are not already part of the proposed HLB 2001 Operating Budget and the proposed HLB 2001 Capital Budget.

The figures below reflect all budget revisions approved through September 30, 2000

Heritage Land Bank Budget* 2000-2001

		<u>2000</u>		<u>2001</u>
		<u>Revised</u>	<u>(8/31/00) YTD</u>	<u>Approved</u>
Personal Services	\$	303,600	\$ 114,175	\$ 322,460
Supplies		3,200	2,356	3,200
Other Services		185,030	24,603	169,440
Capital Outlay		13,180	12,873	-0-
Total Dir. Cost	\$	505,010	154,007	495,100
Revenues		646,300	344,721	630,370

*Does not include Real Estate Services' budget.

VIII. SUMMARY OF TRANSACTIONS INVOLVING LAND BANK FUNDS

From January 1, 2000 through October 1, 2000, the following transactions occurred involving HLB funds:

- \$ 7,873.00: Capital costs for moving of HLB offices and tenant/building improvements from second to first floor.
- \$ 2,404.00: Computer hardware and software upgrades for new Land Management Officer position.
- \$ 6,509.00: 2000 Liability insurance.
- \$ 6,133.00: Work station and filing cabinetry for HLB offices in new first floor location.
- \$25,380.00: Appraisal services through vendor contracts with local appraisers
- \$ 2,455.00: Phase 1 environmental site assessment of Tract A, Cook Subdivision (Midtown Park).
- \$ 9,567.00: 2000 Expenses for outside legal counsel through Robertson Monagle and Eastaugh for Girdwood Golf Course/Nordic Ski trail litigation.
- \$ 4,022.00: Outside legal counsel through Hughes Thorsness Powell, etc., for sale of MacKay Annex and attached HLB properties to Blight Busters, Inc. (Marc Marlow).

\$1,646,416.00: HLB Fund's share for purchase of Tract A, Cook Subdivision, for the Cuddy Family (Midtown) Park.

X. SUMMARY OF TRANSACTIONS INVOLVING HLB LANDS

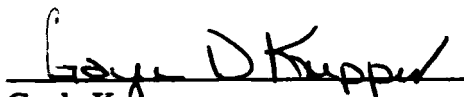
The following Heritage Land Bank parcels were sold in 2000:

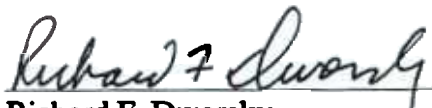
HLB #	Parcel #	AO #	BUYER	PRICE	TERMS	CLOSED
1-062	051-281-04	99-151	Barber	\$35,101.05	Cash	1/2000
1-098	051-283-10	99-151	Foster	\$33,500	Cash	1/2000
1-026, 27, 42 & 43(ptn.)	051-282-01, 051-282-02, 051-282-37, 051-283-01	2000-42(S)	Ak. Railroad Corp.	\$	Cash	Pending
1-004 (prtn.)	052-051-01	2000-52	Western Alaska Council, Boy Scouts of America	\$80,000	Cash	6/2000

1. The following is a list of 2000 Heritage Land Bank Advisory Commission Resolutions passed in 2000:

RESOLUTION NUMBER	SUBJECT	DATE	ACTION
2000-01	Approval for Section 25 Land Use Study in Birchwood	1/12/00	Amended and Approved
2000-A	Special Resolution Recognizing Michelle Weston York's 3+ years as Land Management Officer	1/12/00	Approved
2000-B	Special Resolution Recognizing Bill Inscho's Service to the HLB Advisory Commission	4/12/00	Approved
2000-C	Special Resolution Recognizing Becky Gay's Service to the HLB Advisory Commission	4/12/00	Approved
2000-02(S)	Appropriation of \$1,488,235 from HLB Fund #221 for Purchase of Tract A, Cook Subdivision, for Mid-Town Park	5/10/00	Approved
2000-03	Approval of Lease of HLB Parcel #4-010 at 727 L Street to Alaska Youth and Parent Foundation	7/12/00	Amended and Approved
2000-04	Sale of Development Rights and Establishing a Conservation Easement on HLB Parcel #5-018 (Tracts A & B, Klatt Bog)	8/9/00	Approved
2000-05	Recommendation for Competitive Sale of HLB Parcel #3-007 on Commercial Drive and Reeve Blvd.	9/13/00	Approved
2000-06	Designation of Mitigation Funds in HLB Fund #221 for Restricted Use to Wetlands Purchases Only	9/13/00	Approved
2000-07	\$17,500 Appropriation of HLB Funds for Joint Purchase of Property for the Expansion of the South Fork Fire Station in Eagle River	11/8/00	Approved
2000-08	Transfer of HLB Parcel #5-005 to the Anchorage School District, and Transfer of HLB Parcel #5-006 to Cultural and Recreational Services – Parks and Beautification Division.	11/8/00	Approved

The 2001 Heritage Land Bank Work Program was amended and adopted by the HLB Advisory Commission on February 14, 2001.


 Gayle Knepper
 HLBAC Chair


 Richard F. Dworsky
 HLB Director (Acting)

Amendments to AR 2001-104:

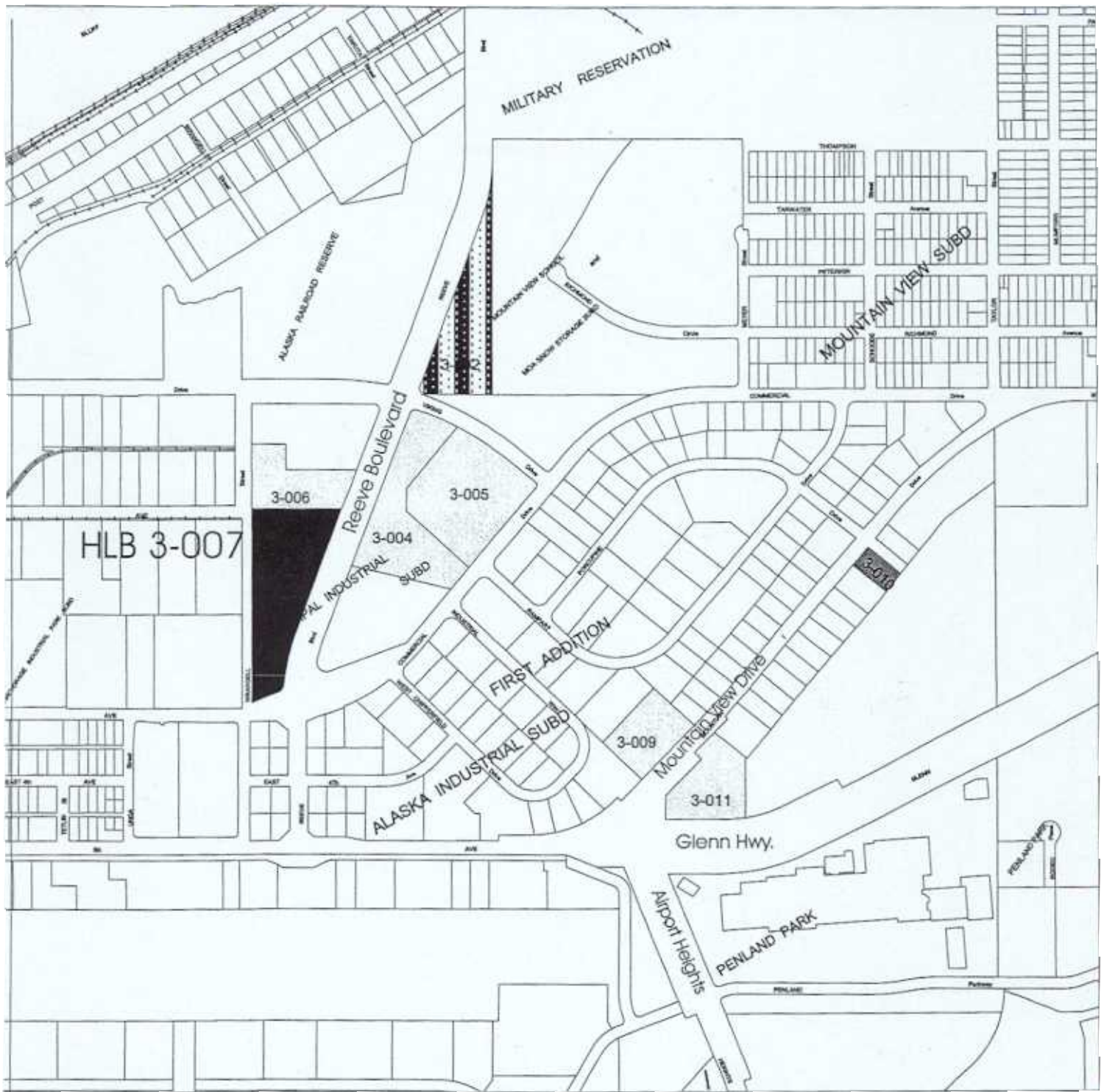
1 To Section IV, paragraph B, Proposed Land Disposals add the following:

14. HLB #3-041, 3-044, 3-045 AND 3-046: Long-term lease to Alaska Botanical Garden

The Heritage Land Bank Advisory Commission on April 11, 2001 authorized a 55-year lease to negotiated, subject to final review of terms. Approximately 68 acres of land now occupied by the Alaska Botanical Garden under a Use Agreement, located at the intersection of Tudor and Campbell Airstrip Roads, and lying West of North Fork Campbell Creek, is proposed for disposal by lease to provide for financing requirements. The Botanical Garden proposes continued development of improvements to the garden, including fencing and construction of several gardens, utilities, a visitors center and staff offices. ABG asks for a lease rate of \$1 per year.

2. To Section III, Ongoing Projects, add the following.

HLB will continue to work with the Assembly's Joint School Site Selection Committee to select and acquire a site for a new middle school in the Muldoon area.



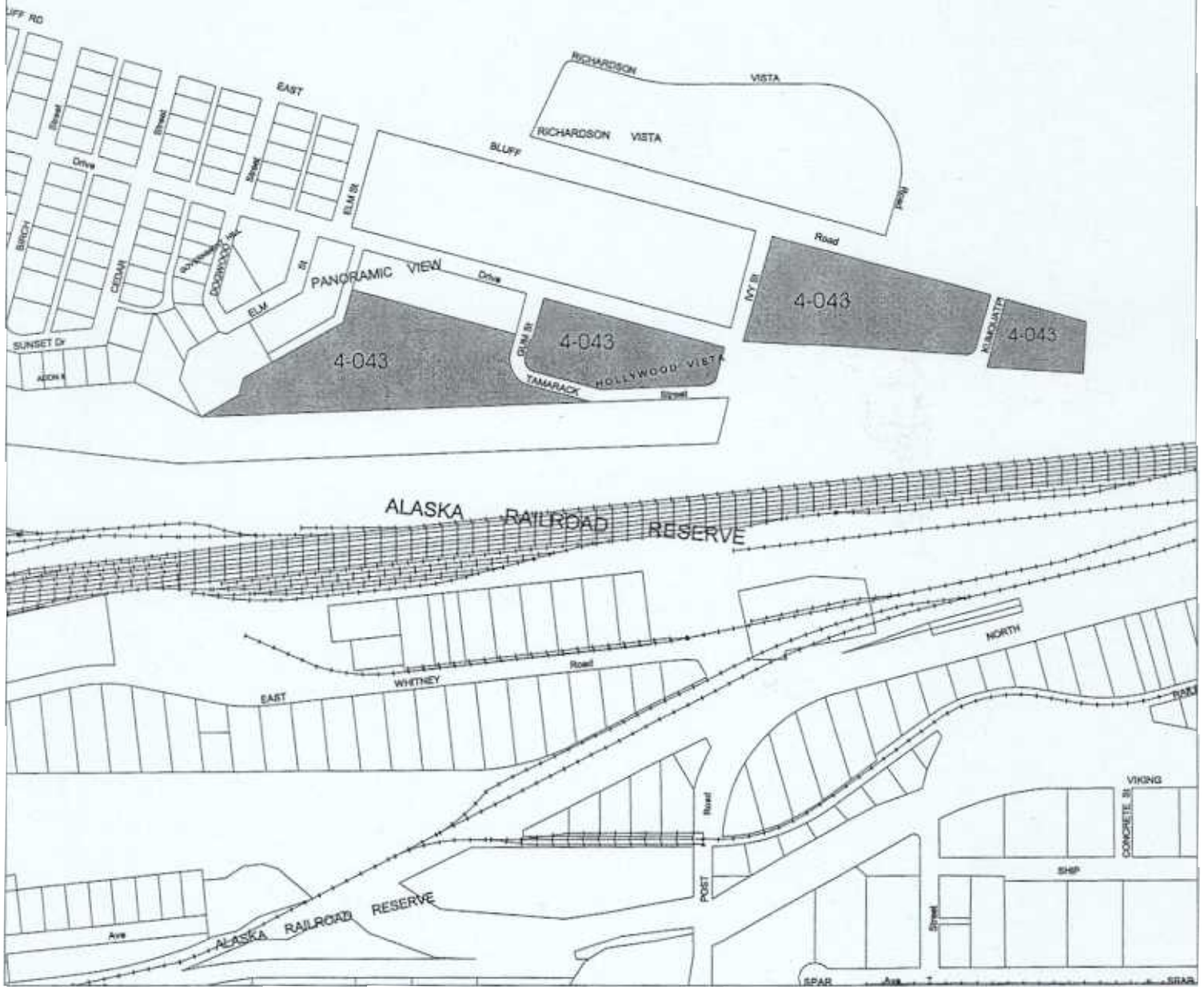
Appendix A

HLB Parcel #3-007 Proposed
Land Sale

North Mountain View Community Council

MILITARY

RE



500 0 500 1000 1500 2000 2500 Feet

Scale 1" = 500'

Appendix B

Government Hill Comm. Council

Management Status



Inventory



Easement



Intergovernmental Permit (IGP)



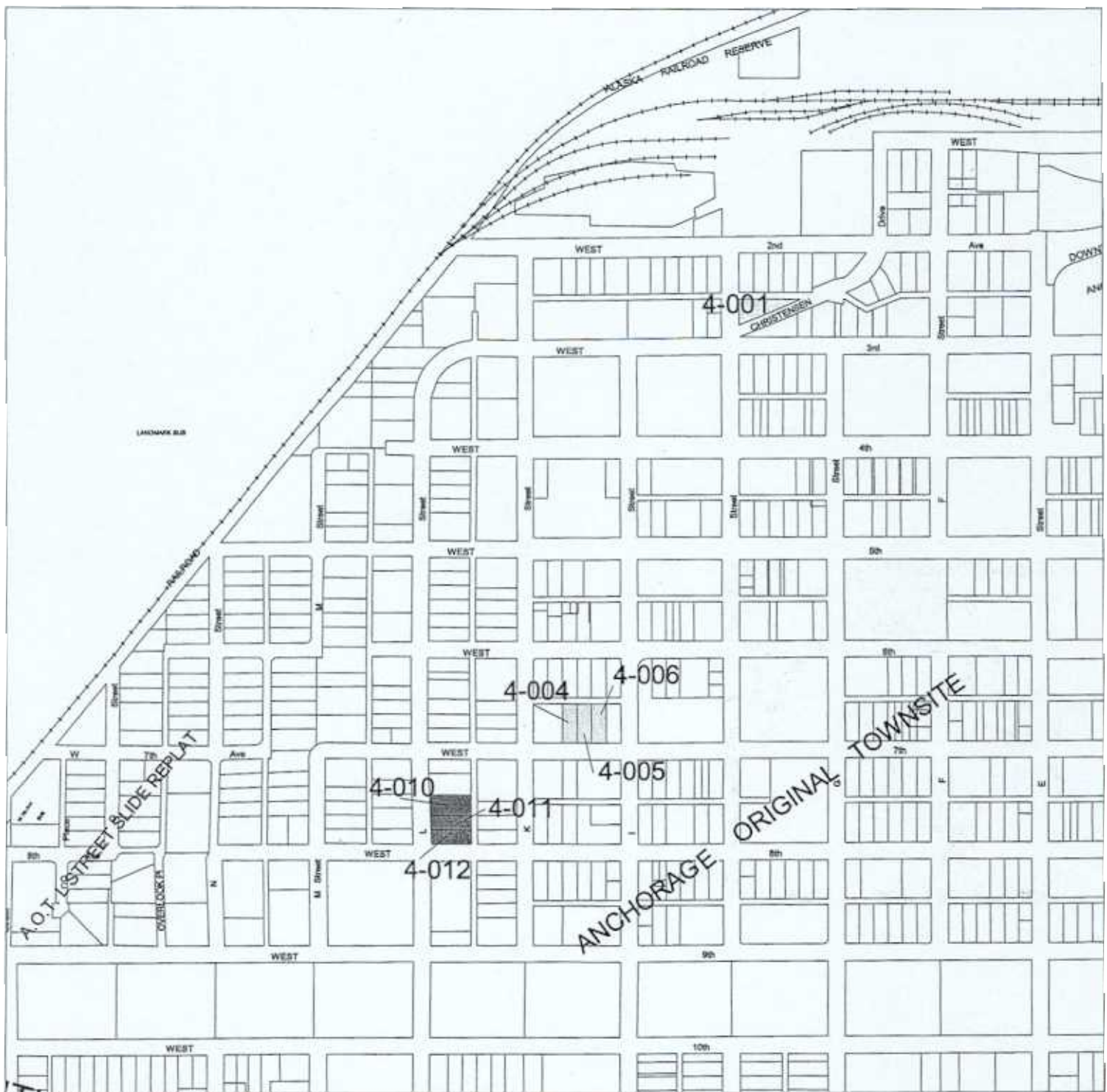
Land Management Transfer



Lease



Hollywood Vista
Heritage Land Bank
Municipality of Anchorage







500 0 500 1000 1500 2000 Feet




Scale 1" = 500'

Appendix C

Downtown Community Council

Management Status

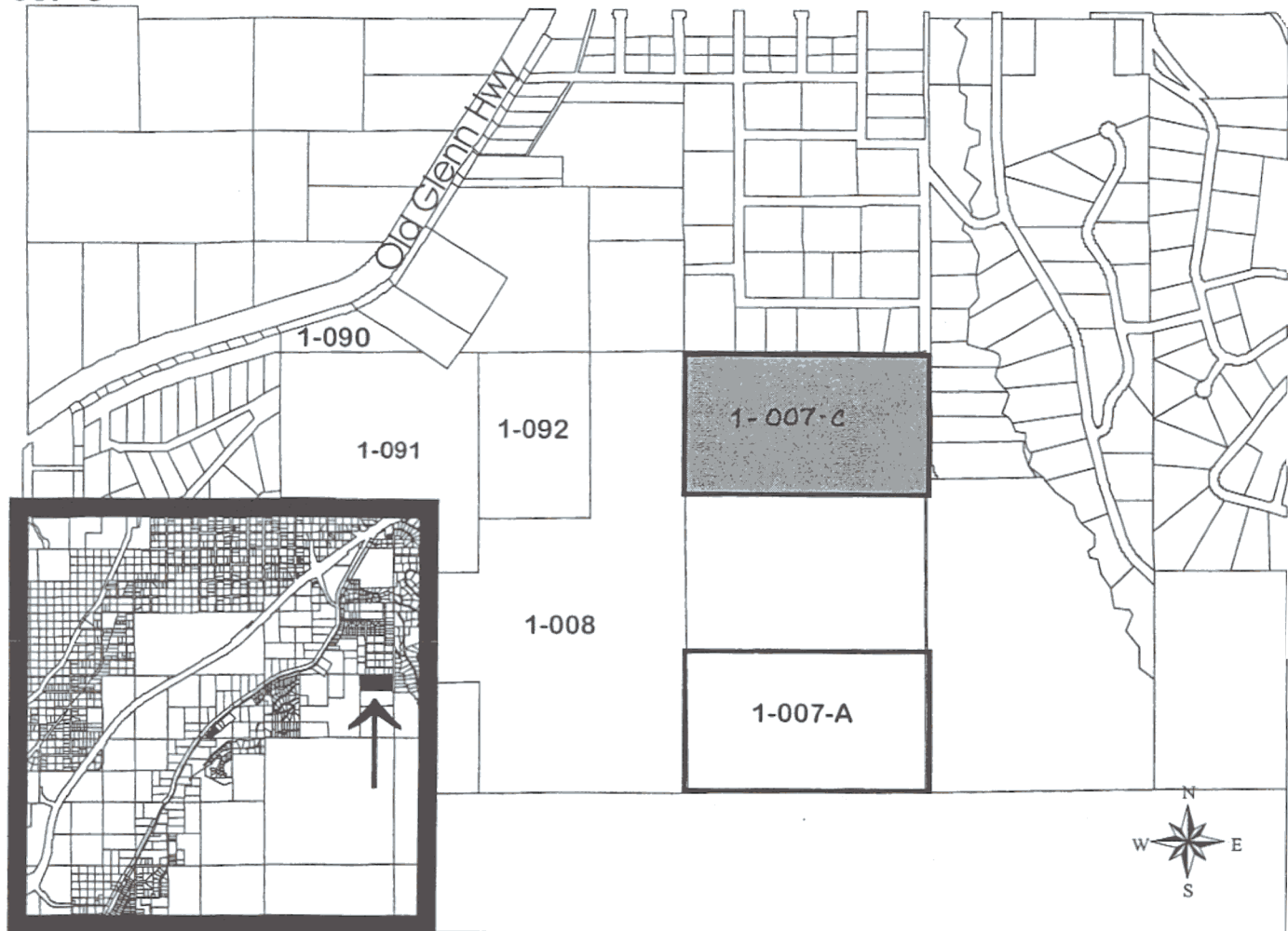
-  Inventory
-  Proposed Disposal
-  Lease
-  Leasehold Interest

-  Easement
-  Intergovernmental Permit (IGP)
-  Land Management Transfer



Downtown West
Heritage Land Bank
Municipality of Anchorage

1-007-C



Appendix D

HLB Parcel 007-C
Proposed Land Disposal

Chugiak Community Council



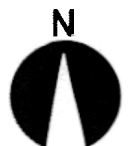
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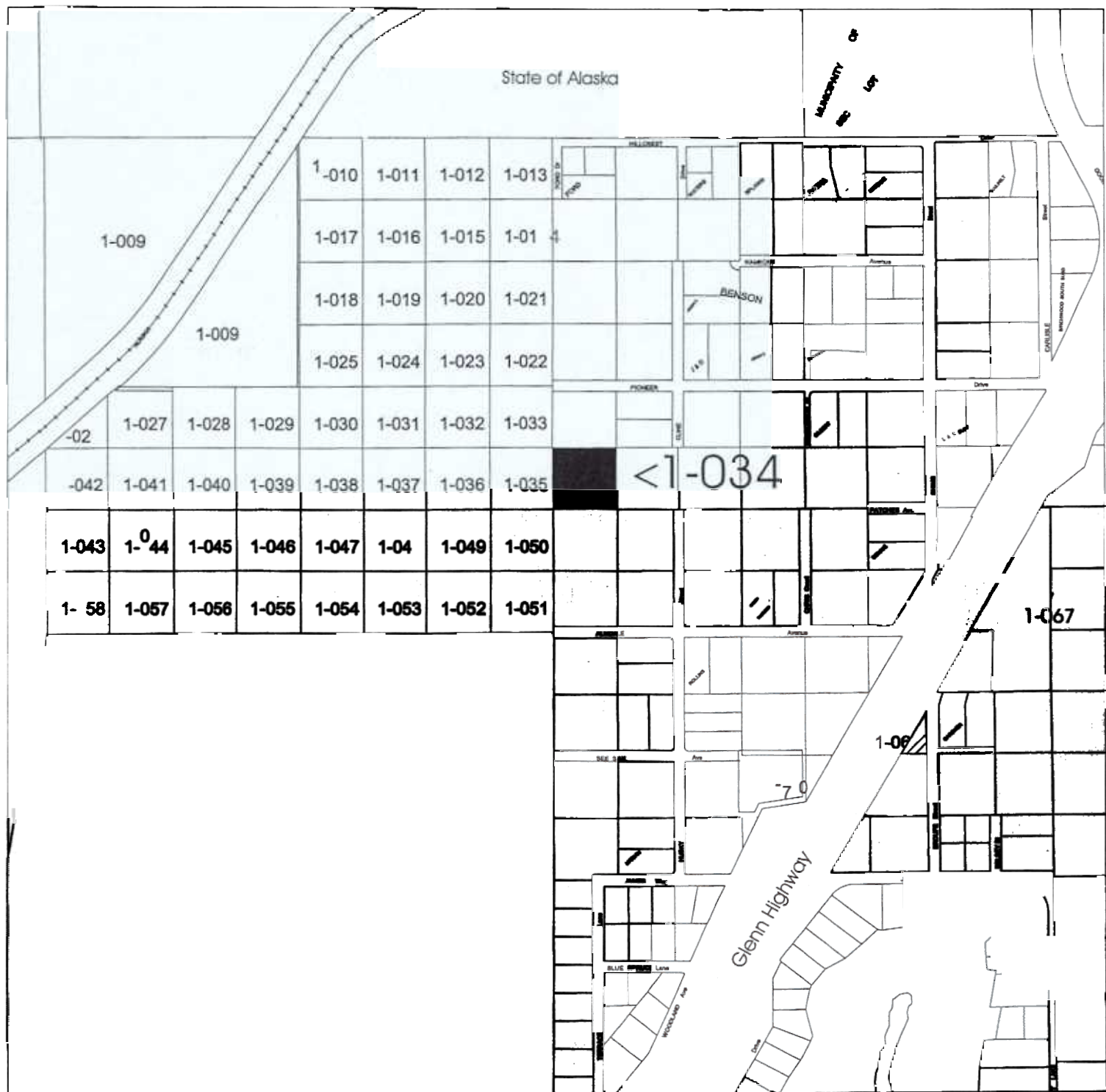
Appendix E



HLB Property

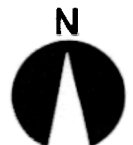
HLB Parcels 4-026, 4-027 & 4-028
Proposed Land Sale or Long-Term Lease
Spenard Community Council





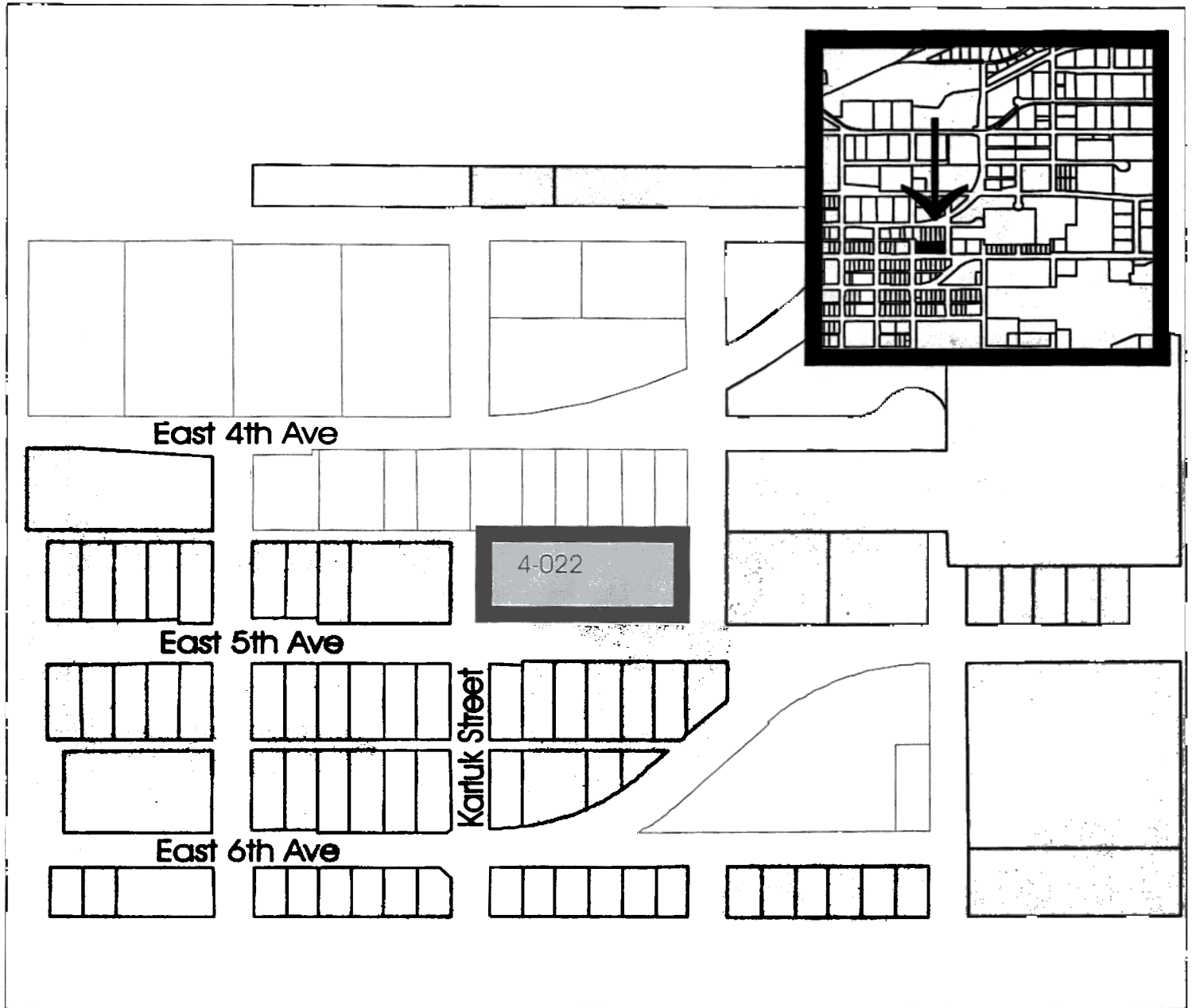
 Proposed Action

Scale 1" = 750'



Appendix F

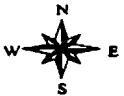
Birchwood Proposed Land Disposal
Birchwood Community Council

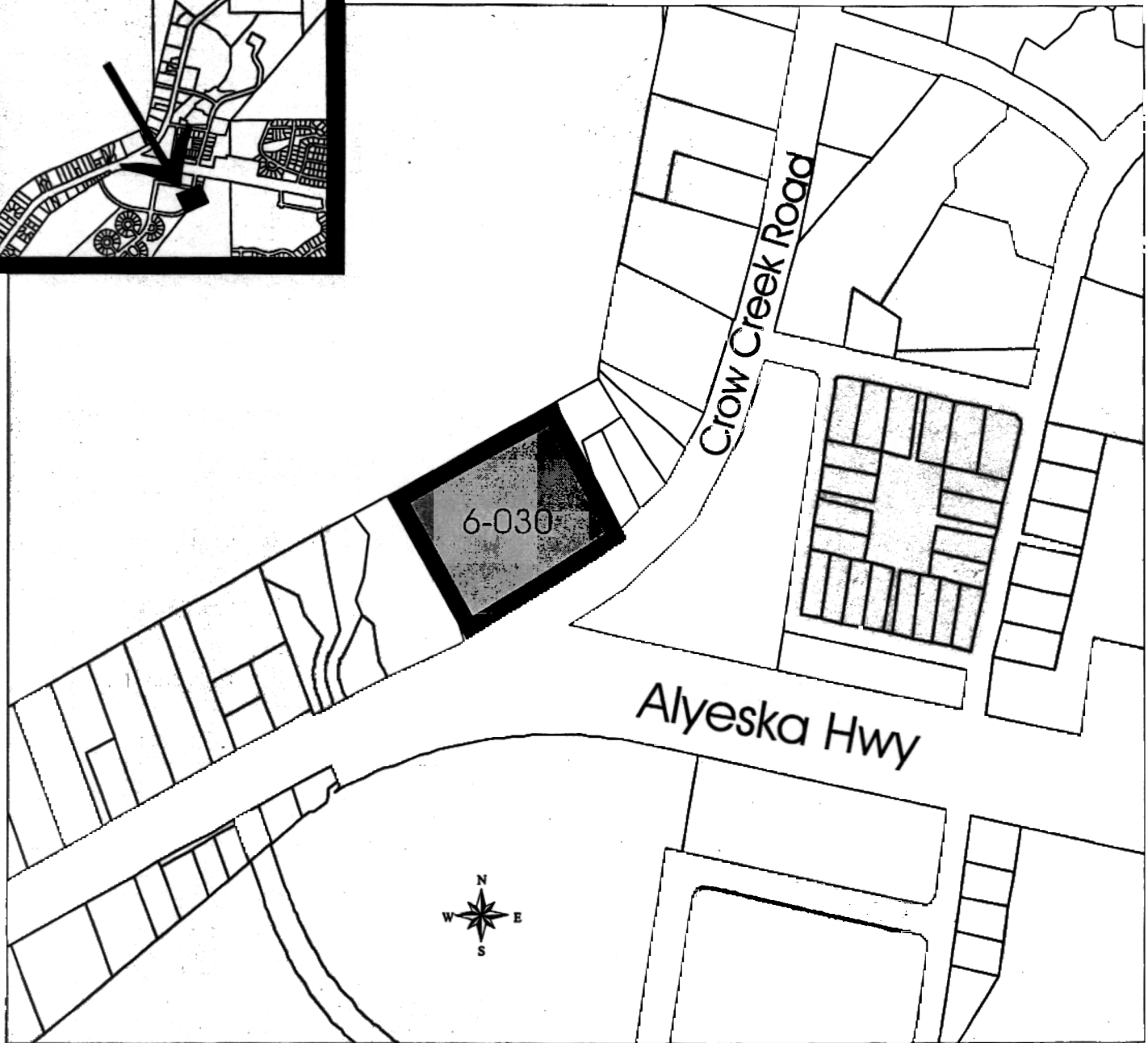


HLB Parcel 4-022

Appendix G

Proposed Land Disposal
Downtown Community Council



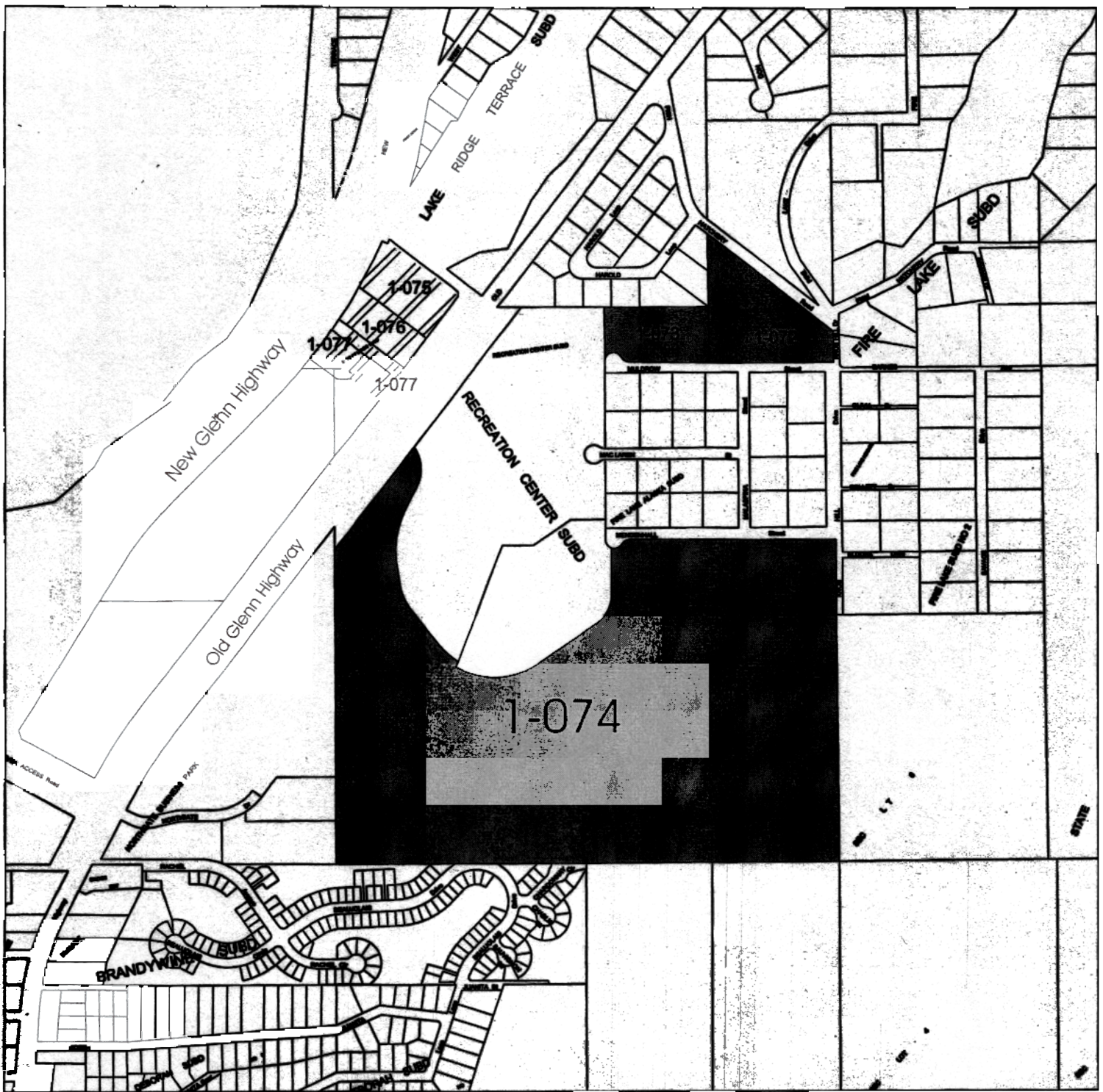


Appendix H

HLB Parcel 6-030

Proposed Land Disposal

Girdwood Board of Supervisors



750 0 750 1500 2250 3000 Feet

Scale 1" = 750'



Proposed Action

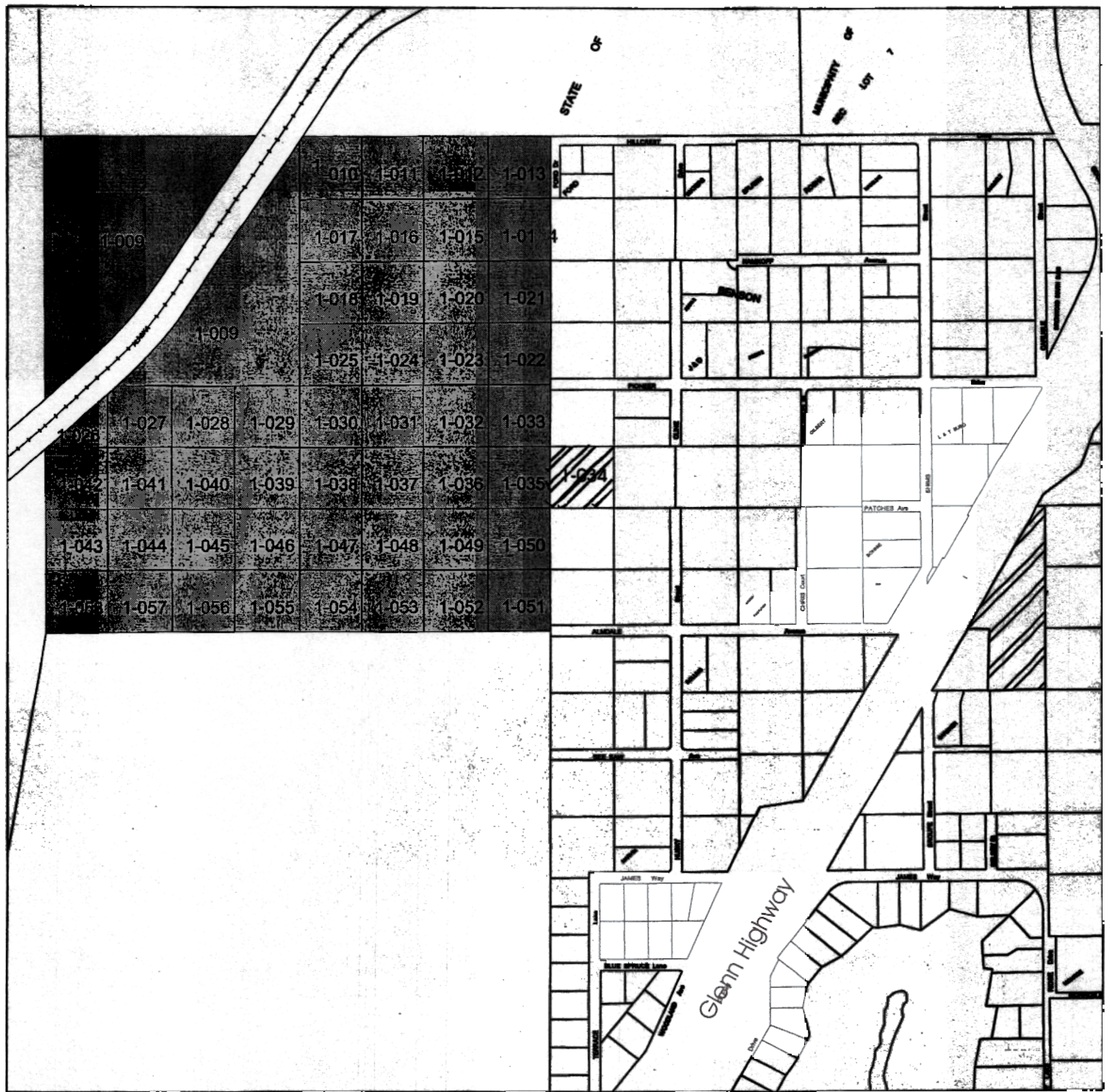


Adjacent HLB Property

Appendix I

HLB Parcels 1-072, 1-073 and 1-074
Proposed Land Use Study
Eagle River Community Council



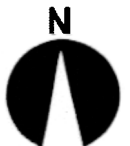


750 0 750 1500 2250 3000 Feet

 Proposed Action

Scale 1" = 750'

 Adjacent HLB Property



Appendix J

Northwest Quarter Section 25
Completion of Land Use
Study
Birchwood Community Council

Appendix B

HERITAGE LAND BANK ADVISORY COMMISSION RESOLUTION 2001- 01

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2001 HERITAGE LAND BANK (HLB) WORK PROGRAM

WHEREAS, the Heritage Land Bank 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" (AMC 25.40.010); and

WHEREAS, AMC 25.40.010.B. provides that the HLB Advisory Commission, following public notice and hearing, shall recommend and submit annually for Assembly approval a work program which conforms to the current or proposed five-year management plan and which includes detailed description of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year, including revenue and expenditure projections of the HLB Fund, and proposed budget for the HLB; and

WHEREAS, the draft 2001 HLB Work Program was circulated for public review on November 22 and 27, 2000, including mailing of individual programs to all Anchorage Community Councils, the Anchorage Assembly, the HLB Advisory Commission and interested parties. Furthermore, public notice of a public hearing before the HLB Advisory Commission on the proposed work program was published in the *Alaska Journal of Commerce* on December 16 and 23, 2000 January 6, 2001, and December 21st in the *Eagle River Star*; and

WHEREAS, the HLB Advisory Commission held a public hearing on the draft 2001 HLB Work Program on January 10, 2001 and February 14, 2001 for purposes of gathering public comments for amending and approving the draft; and

WHEREAS, the 2001 HLB Work Program includes a balance of activities and projects designed to benefit the current and future citizens of Anchorage, including proposed land sales, leases, exchanges, land management

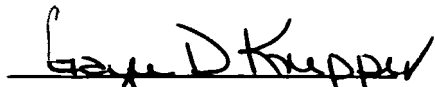
transfers, land use studies, acquisitions and other activities regarding its inventory;

NOW THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS THE FOLLOWING:

- Approval of the 2001 HLB Work Program following public hearing and consideration of any and all proposed amendments to be contained therein.
2. That the Anchorage Assembly approves the 2001 HLB Work Program as presented and amended.
 3. That the 2001 HLB Work Program is hereby adopted and incorporated into use and reference by the HLB for 2001.

PASSED AND APPROVED this 14TH day of February, 2001.

Approved:


Gayle Khepper, Chair
Heritage Land Bank Advisory
Commission

Attest:


Richard F. Dworsky,
Acting Director,
Heritage Land Bank



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 324-2001

FROM: Mayor Wuerch

MEETING DATE: APRIL 17, 2001

SUBJECT: AR 2001-104 2001 Heritage Land Bank (HLB) Work Program

The administration forwards for your consideration a resolution approving the proposed 2001 HLB Work Program. AMC 25.40.020.B. requires that the HLB Advisory Commission shall submit, and recommend for Assembly approval, an annual work program for the HLB. The annual work program must conform to the current five year HLB Management Plan and must include detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the HLB for the coming year, including revenues and expenditures of the HLB Fund.

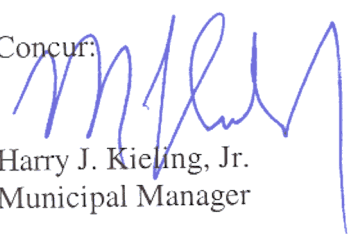
AMC 25.40.020.B. also requires public notice of not less than 45 days prior to a public hearing by the HLB Advisory Commission on the annual work program. In response to this requirement, the HLB sent on Wednesday, November 22, 2000, notice to all Anchorage Community Councils, Assembly members, Municipal departments and other interested parties, informing them of the opportunity to comment on the proposed 2001 HLB Work Program, and giving notice of a January 10, 2001 HLB Advisory Commission public hearing – a 49-day advance public notice. The public hearing continued February 14, 2001 on the work program, and the resultant amended work plan was approved on that date.

The 2001 HLB Work Program complies with all requirements of AMC 25.40.020.B. and provides a proactive plan for the near-term allocation of HLB land and resources. The work program also provides a detailed listing of all land acquisition, inventory, transfer and disposal activities proposed by the HLB during the year. Key project components proposed during 2001 include enhanced public involvement, four proposed land use studies, and the completion of numerous ongoing projects and the initiation of several significant new projects. New projects include the completion of a new inventory of HLB lands, sale or trade of parcels in Girdwood for a new U.S. Post Office and continuation of fulfillment of the 1986 Agreement for Conveyance of Lands of the State of Alaska to the Municipality of Anchorage. Ongoing projects include the development of infrastructure improvements to the Girdwood Industrial Park, completion of acquisition of wetlands at the southern edge of Connor Bog in west Anchorage, and rezone project to transfer HLB property on the Anchorage Hillside as part of the Alaska Mental Health Trust Settlement Agreement.

Following the January 10th and February 14th public hearings on the proposed work program, the HLB Advisory Commission voted unanimously to recommend that the Assembly approve the attached 2001 HLB Work Program. Your favorable consideration is now requested.

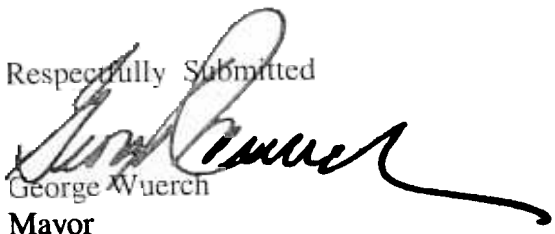
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Concur:



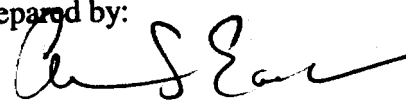
Harry J. Kieling, Jr.
Municipal Manager

Respectfully Submitted



George Wuerch
Mayor

Prepared by:



Arthur S. Eash
Land Management Officer,
Heritage Land Bank