HERITAGE LAND BANK ADVISORY COMMISSION
MEETING
January 14, 2016, 11:30 a.m.
Permit & Development Center conference room 170
4700 Elmore Road, Anchorage, Alaska

Meeting Minutes

I. Call to Order

Commission Vice-Chair Di Whitney called the meeting to order at 11:37 a.m.

Commissioners Present:
Tim Trawver, Chair (by phone)
Peggy Looney, Commissioner
Diana Stone-Livingston, Commissioner (by phone)
Di Whitney, Vice-Chair
Ryan Mae Lucas, Commissioner

Staff Present:
Robin E. Ward, Land Management Officer
Nicole Jones-Vogel, Land Management Officer
Tawny Klebesadel, Office Manager

Commissioners Absent:
Lottie Michael, Commissioner (Unexcused)

II. Mayor Remarks

Mayor Ethan Berkowitz shared his vision for the Municipality as it relates to HLB and responsible real estate development. The more that we can put land into play both commercially and residentially the better. We are working with the State of Alaska and our congressional representatives to put additional lands into play and lifting reversionary clauses. Commissioner Stone-Livingston commented she appreciates putting HLB land in Girdwood to good use. Chair Trawver comments he appreciates the HLB staff continued commitment to that vision.

III. Approval of the January 14, 2016 Agenda and October 16, 2015 Meeting Minutes

Commissioner Stone-Livingston motioned to approve the agenda as presented and the minutes of October 16, 2015 and items passed unanimously. Later Commissioner Stone Livingston motioned a revision to the minutes to replace “less” with the word “more,” it was seconded and passed unanimously.

IV. Director’s Report

Acting Director Robin Ward announced we will be putting the 2016 Draft Work Plan out in the next few weeks. Ms. Ward also shared attendance requirements and the importance of which was relayed.

V. Public Hearing and Proposed Action Items

a. HLBAC Resolution 2016-01: A Resolution recommending Assembly approval of the disposal by perpetual easement(s) for Egloff Drive improvements on a portion of HLB Parcel 6-036 legally described as Tract 1 Glacier View Estates Subdivision (Plat 2008-18)(PIC 075-104-71).
Nicole Jones-Vogel stated as you know we are working with DOWL for the Egloff Drive improvement project which requires a public use easement. We found that in the design phase for Tract D-5, an additional sliver is needed for the project on HLB Parcel 6-036. DOWL is here to answer any questions.

Commissioner Stone-Livingston shared she was supportive and that presentations were made for the Girdwood Board of Supervisors (GBOS) and public committee meetings and the community approves and is very much in favor. Chair Trawver commented it’s a necessary addition to the ROW for the project, the community supports it and I think it’s in the best interest of the community to proceed forward.

Michelle Ritter, DOWL presented the project designs. Commissioner Peggy Looney asked if the curve of the road was close to the creek. Ms. Ritter states it will be a natural multi-use pathway with vegetation and explained the diagram/slides. Todd Jacobson, DOWL stated that the water main is in the middle of the road and ultimately at bare minimum it would be stubbed out to the right and that in the future when extension of the water would be done, the pathway would be disrupted with construction. Ms. Ward shared that HLB staff were looking into funding a capital project for this purpose. Vice-Chair Whitney inquired if funding was found would the item go back to the HLBAC for approval. Ms. Ward shared HLBAC normally approves disposals but not funding for capital projects. Commissioner Stone-Livingston inquired about the cost. Mr. Jacobson stated conservatively between 250-$300,000. Ms. Ward clarified that would mean the water line would extend to the end of the pavement. Mr. Jacobson affirmed. Commissioner Stone-Livingston stated it makes sense to do it now since construction is underway. Ms. Ward shared that we agree and will be looking at it very seriously.

Commissioner Stone-Livingston motioned to approve, motion seconded, and item passed unanimously.

This motion: PASSED 5 – 0

b. HLBAC Resolution 2016-02: A Resolution recommending Assembly approval of the disposal by lease with development requirements of HLB Parcels 5-010, 5-011 and 5-012, legally described as Lots 3, 4 and 5 Tract 3 Maui Industrial Park Subdivision (Plat 77-133)(PID 016-042-24; 016-042-25; 016-042-26).

Ms. Ward provided the staff report and emphasized the lifting of the reversionary clauses through an agreement with the State for the Glenn Highway/Muldoon Interchange in exchange for a necessary public use easement for that project. She further shared that the plan is a ground lease(s) with development restrictions. Commissioner Ryan Lucas inquired if leasing would be the highest generation of revenue and our process. Ms. Ward shared we would go out to sealed competitive bid, but we anticipate the neighboring property owners to be the most interested in expanding their operations. Commissioner Lucas asked if there was an interest from the neighboring property owners. Ms. Ward confirmed there has been a lot of interest in these properties and feels confident we will be able to lease them out. Commissioner Looney shared her understanding that leasing would be a money maker versus outright selling it. Ms. Ward projected the lease revenue of the 11 properties to be $60,000 per year. Chair Trawver congratulated staff for the negotiations with the State on their endeavors.

Commissioner Looney motioned to approve as written, item seconded, and approved unanimously.

This motion: PASSED 5 – 0

VI. Persons or Items Not on the Agenda
There were no further comments from persons not on the agenda.

VII. Commissioner Comments

There were no further comments from Commissioners.

VI. Next Meeting

The next regular scheduled commission meeting date is currently slated for 11:30 a.m. Thursday, February 11, 2016.

VIII. Adjournment

Following the completion of business, the meeting was adjourned at 12:08 p.m.

PASSED and APPROVED on this, the 10th day of March, 2016.

Tim Trawver, Chair
Heritage Land Bank Advisory Commission

Respectfully submitted for the Heritage Land Bank Advisory Commission by:
Tawny Klebesadel, RED Office Manager

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